

Hobe Sound Storage Rezoning Public Comment

May 8, 2023

MAY - 8 2023

Honorable Sarah Heard
County Commissioner
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Dear Commissioner Heard,

Please forgive the handwritten note; my computer is not working.

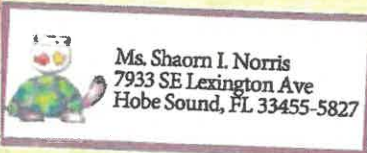
I am writing about the property next door to the Lutheran Church on U.S. 1 just south of Heritage Ridge. The owner is for the third time requesting the property be changed from residential to commercial. Attached is the information they sent to Livingston Wood residents. The Local Planning Agency meeting date is January 5, 2017. This is from the last effort when the County Commissioners voted unanimously to keep the property residential permanently.

Why would they try again. They have been told several times it is residential property. Any developer could easily sell homes built on this property. It is a prime residential location.

I would like to meet with you to discuss this if you have time one day.

On the meantime if the Planning Agency is going to meet on this, the date needs to be moved to a later date since we have not been notified.

Sincerely
Shaun Norris



772-546-4811 home

561-632-9073 cell

From: [Daphne Schaub](#)
To: ["Stephen Hampe"](#)
Subject: RE: 2023-5-9 Zoning comment
Date: Tuesday, May 9, 2023 12:58:00 PM

Thank you for your comments. I have included this communication into the public comments record for this application.

Daphne C. Schaub
Senior Planner
Growth Management Department
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
dschaub@martin.fl.us
772-288-5930

From: Stephen Hampe <slhampe@hampeco.com>
Sent: Tuesday, May 9, 2023 12:54 PM
To: Daphne Schaub <dschaub@martin.fl.us>
Subject: 2023-5-9 Zoning comment



Ms. Daphne Schaub
Dschaub@martin.fl.us
County Administrator Martin County

As a resident family living on property adjacent and directly east of the approximate 4.0 acre undeveloped site located on the east side of S.E. Federal Hwy, approximately half a mile north from S.E. Constitution Blvd in Hobe Sound, which is being reviewed for rezoning, my hope is that the requested change will be refused. We have lived in Lexington Wood for over a decade and enjoyed its quiet residential atmosphere. As a result of the new retention pond project which is adjacent and south of this piece of property it would be out of character for all the property between SE Heritage Blvd. and Constitution Blvd if it is allowed to become zoned General Commercial. We believe Our residential property neighborhood appearance and attendant property values would definitely be negatively impacted by any commercial development of this parcel of land. We strongly request that no zoning change be approved.
Thank you for your consideration of our request.

Kindest regards,
Stephen L. Hampe
Vicki Pontello
7944 SE Lexington Ave.
Hobe Sound, FL. 33455
314 550 0314

RECEIVED

MAY 18 2023

GROWTH MANAGEMENT
DEPARTMENT

Date: May 15, 2023
Memo to: Lexington Wood Residents
From: Frank Boyer and Sharon Norris
Subject: Flood Control Canal and Lot Between Bethal Lutheran Church
and Martin County Water Control Project on U.S.1
-----Hobe Sound Storage (CPA 23-02)-----

In 1955 the State of Florida recognized the area north of Osprey was at a lower elevation and in need of flood control. Lateral Ditch 1 (what we refer to as the "canal") was established. An 80ft right of way for the "canal" was designated as property owned by the State of Florida. The actual construction date is not known but it was estimated to be around 1970.

When Heritage Ridge North and the Heritage Ridge Golf course were built, a series of lakes were constructed and a device was constructed at 3 locations to carry excess water from the lakes to the canal. There is one of these structures between the lake by the Heritage Ridge North Pool and the canal.

The canal originates on the west side of U.S. 1 in Poinciana Gardens, goes east under U.S.1, turns north and proceeds past Cambridge, and then adjacent and thru Heritage Ridge North and the Heritage Golf Course (a separate entity). The canal then continues north thru Mariner Sands and ultimately flows into Manatee Pocket in Port Salerno.

Martin County has been replacing all of the metal drain pipes under their roads with concrete pipes. The pipe where the canal flows under Lexington Avenue could not be replaced as there is no alternate access available for residents to go over the canal. Martin County had the original metal pipe lined with concrete.

The Lot between Bethal Lutheran Church and pre-school and the Martin County Water Project was originally zoned A-1 – small farms district. The doctor who is responsible for the ownership of the property has been trying to build on it for years. His first effort in 2006 was to build townhouses from U.S. 1 to the canal right of way. A group of Lexington Wood residents, with the approval and endorsement of the President of HRNPOA (Dick Phelps), put together a package to oppose the development. The back

portion of the lot is wetlands and cannot be built upon, plus there were other problems with the proposal. The Lexington Wood group appeared before the Board of County Commissioners, and with the help of many professionals who volunteered their time and expertise, we presented our case.

The Board of County Commissioners unanimously voted to assign the zoning RS-6 (six single family residences) to the portion of the property that could be developed. Since that time, the owner of the lot has tried unsuccessfully to change the zoning to commercial in order to build a warehouse(s). The applications have been denied.

He is now making an effort again and a meeting of the County Planning Board is scheduled for June 1, 2023 to consider the requested change. It is important that no runoff of water from this property flow into the canal. The canal has flooded in the past when we have had heavy tropical storms. It flooded to the point where the roads in Lexington Wood and Lexington Avenue were flooded. The Board of County Commissioners is scheduled to hear the requested zoning change on Tuesday, June 20, 2023.

We are asking all Lexington Wood residents to email the County Administrator to voice our concerns. Her name and email are: Ms. Daphne Schwab, County Administrator, at Dschaub@martin.fl.us.

If you cannot email, just drop a note off at my home, Sharon Norris, 7933 S.E. Lexington Avenue and we will deliver it to the County Administrator.

May 18, 2023

The Honorable Harold Jenkins
Board of Commissioners
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

RECEIVED
MAY 18 2023
GROWTH MANAGEMENT
DEPARTMENT

Subject: Hobe Sound Storage (CPA 23-01)

Dear Commissioner Jenkins:

The Lexington Wood section of Heritage Ridge North POA ((HRNPOA) is located directly across the State Flood Canal behind the proposed zoning change for the Hobe Sound Storage project.

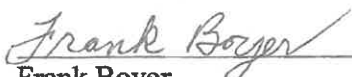
In 2006 the same owner of this parcel proposed changing the existing zoning to build townhouses from U.S. 1 to the rear of the property. A group of residents of Lexington Wood approached the President of HRNPOA and asked for permission from the HOA to oppose this project. We knew there was a large portion of wetlands at the rear of the property. The President of the HOA, Mr. Richard Phelps, gave us his full support and we kept him posted of our efforts. The attached memorandum covers the history of the canal from its construction sometime in around 1970 to the current date.


Sharon Norris appeared before the County Commissioners as the Advocate for the residents of Lexington Wood. We had input from various professionals who volunteered their time to identify the wetlands and other items that would make the townhouse development unsuitable. The County Commission at that hearing unanimously voted to zone the property for six single family homes per acre on the approximately two acres available for construction considering the wetlands and setbacks required.

Since that time on numerous occasions the owners of the property have continued to request that the property zoning be changed so they can construct a warehouse(s) on the property. To the north of the property is the Bethal Lutheran Church and preschool. To the south is the Martin County water conservation project which is under construction. A warehouse between these two properties and across from the single family homes in Lexington Wood is not suitable for the property.

We urge you to oppose this proposed zoning change. We are available to meet with you at your convenience to discuss this proposal.

Sincerely,


Frank Boyer
7924 S.E. Lexington Avenue


Sharon Norris
7933 S.E. Lexington Avenue

From: [STEPHEN MCBROOM](#)
To: [Daphne.Schaub](#)
Subject: Lexington Woods
Date: Friday, May 19, 2023 10:55:09 AM



Hi Ms.Schaub

Just a note hoping that the County Board does not make a zoning change in order to have storage warehouses on US 1. I'm not sure that we could handle the water runoff in the canal behind my house. Don't need anymore flooding.

Thanks.

Steve McBroom

8004 SE Lexington Ave.

[Sent from AT&T Yahoo Mail for iPhone](#)

Daphne Schaub

From: +17163086370@tmomail.net
Sent: Saturday, May 20, 2023 1:16 PM
To: Daphne Schaub
Attachments: text_0.txt

Being a homeowner there since 1990, it is with great hesitation I would want to promote commercializing the land adjacent to our lovely Heritage Ridge! Isn't it enough that we have a fire station on one side and a Dollar General on the other! Hobe Sound is no longer the "best kept secret"! We still have a hint of the charm & character of "old world Florida" as we keep decreasing our residential status!The flood control is necessary, however, this petition for commercial downgrading is not!

I cannot be at the meeting, but I want to express my concerns.

Thank you for your consideration.

Brenda McMaster

7846 SE Trenton Ave.,

Hobe Sound, Fl. 33455

May 20, 2023

Being a homeowner there since 1990, it is with great hesitation I would want to promote commercializing the land adjacent to our lovely Heritage Ridge! Isn't it enough that we have a fire station on one side and a Dollar General on the other! Hobe Sound is no longer the "best kept secret"! We still have a hint of the charm & character of "Old World Florida" as we keep decreasing our residential status!

That being said, the new county flood control is necessary, however, this petition for commercial downgrading of the adjacent lot is not! The gentleman knew when he purchased that lot that there is important wetlands in the back of that property. His constant attempts at changing this for personal gain should not be considered.

I cannot be at the meeting, but I want to express my concerns.

Thank you for your consideration.

Brenda McMaster
7846 SE Trenton Ave.
Hobe Sound, Fl. 33455

From: [Luiz Francico](#)
To: dschaub@martin.fl; [Daphne Schaub](mailto:Daphne.Schaub); Dschwab@martin.fl.us
Date: Tuesday, May 23, 2023 2:38:00 PM



Dear Ms Schwab,

This letter is a statement and request for action in the good faith of residents in the Heritage Ridge North golf community where I reside. Our community is facing a proposed storage project that will deteriorate our community's tranquility and integrity if approved. This project along with the proposed change of zoning is a slap in our faces and a true demonstration of money power by these developers. We understand the need for the county to acquire more revenue, but it can not happen with unlimited actions by the county allowing such a project/zone change.

Many of us are coming to you and in other ways to request your correct sensible action to stop this project from happening. When I bought my home, I understood it was located in a residential area with no commercial buildings like this proposed storage facility will be near. I strongly request this change of zoning and permission for this commercial project be denied for the well of all of us residents of the area.

We greatly appreciate your diligence on this matter as you were elected to help taxpayers like myself to administer our county without depreciating our residential zonings.

--

Luiz S. Francisco
(631)603-7643

From: [Kristina Gregg](#)
To: [Don Donaldson](#); [Harold Jenkins](#); [Kimberlee Levee](#)
Subject: Hobe Sound Storage - CPA 23-02
Date: Wednesday, May 24, 2023 10:31:27 AM



Good morning, Martin County Officials –

As County Administrator, I am writing to you today as a homeowner at [7815 SE Trenton Avenue, Hobe Sound, FL 33455](#) located in the Heritage Ridge North Community – most specifically, the Lexington Wood neighborhood.

I would like to express my concern and hope for the denial of the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

There is a Lateral Ditch 1 (referred to as the “Canal”) which is located through our Heritage Ridge North Community, Heritage Ridge Golf Course, and most important to me – the Lexington Wood neighborhood. This canal has flooded in the past when hurricanes and heavy tropical storms have occurred. The canal has flooded to the point where the roads in our Lexington Wood neighborhood have flooded, became impassable to vehicles, and potential damage to our home structures.

As a homeowner, and proud citizen of Hobe Sound, I ask that you deny the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

Thank you for your support and attention to this matter.

Kristina Gregg
7815 SE Trenton Avenue
Hobe Sound, FL 33455
401-965-7474

From: [Kristina Gregg](#)
To: [Daphne Schaub](#)
Subject: Hobe Sound Storage - CPA 23-02
Date: Wednesday, May 24, 2023 5:22:32 PM



Good afternoon, Ms. Schaub –

As Senior Planner, I am writing to you today as a homeowner at 7815 SE Trenton Avenue, Hobe Sound, FL, 33455 located in the Heritage Ridge North Community – most specifically, the Lexington Wood neighborhood.

I would like to express my concern and hope for the denial of the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

There is a Lateral Ditch 1 (referred to as the “Canal”) which is located through our Heritage Ridge North Community, Heritage Ridge Golf Course, and most important to me – the Lexington Wood neighborhood. This canal has flooded in the past when hurricanes and heavy tropical storms have occurred. The canal has flooded to the point where the roads in our Lexington Wood neighborhood have flooded, became impassable to vehicles, and potential damage to our home structures.

As a homeowner, and proud citizen of Hobe Sound, I ask that you deny the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

Thank you for your support and attention to this matter.

Kristina Gregg
7815 SE Trenton Avenue
Hobe Sound, FL 33455
401-965-7474

From: [ccrunner88](#)
To: [Daphne Schaub](#)
Subject: Hobe Sound Storage - CPA 23-02
Date: Thursday, May 25, 2023 11:12:32 AM



Good morning, Ms. Schaub –

I am writing to you today as a homeowner at 7815 SE Trenton Avenue, Hobe Sound, FL, 33455 located in the Heritage Ridge North Community – most specifically, the Lexington Wood neighborhood.

I would like to express my concern and hope for the denial of the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

There is a Lateral Ditch 1 (referred to as the “Canal”) which is located through our Heritage Ridge North Community, Heritage Ridge Golf Course, and most important to me – the Lexington Wood neighborhood. This canal has flooded in the past when hurricanes and heavy rain events have occurred. The canal has flooded to the point where the roads in our Lexington Wood neighborhood have flooded, became impassable to vehicles, and potential damage to our home structures. Building a storage unit on wetlands will exacerbate our flooding issues even more. Many of us believe this storage unit will not provide an economic benefit as there are already multiple storage units in our local area.

As a homeowner, and citizen of Hobe Sound, I ask that you deny the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

Thank you for your support and attention to this matter.

Ian Gregg
772-285-7120

May 25, 2023

County Administrator,

Mrs. Carlin is a very elderly lady who lives in Lexington Wood. Her house is positioned with the canal running behind her house and on the side of her house before it travels under Lexington Avenue. She asked that I deliver her note to the County Administrator to record her opposition to the Hobe Sound Storage (CPA 23-02) request to rezone the property on U.S.1.

Sharm Dorris
7933 SE Lexington Ave
Hobe Sound, FL 33455
772-546-4811

ENTERED

MAY 26 2023



I am opposed to any
changes in current zoning
laws.

Sandy Corbin
7824 S.E. Lexington

ENTERED

MAY 26 2023

Find comfort, courage and hope by joining us in prayer at stjo.org/prayer.

SJ0223NF

May 28, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Hobe Sound since 1979, and here in Heritage Ridge since 2012, I do not agree with commercializing the land adjacent to Heritage Ridge. We cannot keep decreasing our residential status!

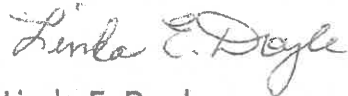
The new county flood control is necessary, however, this petition to change the zoning of the adjacent lot is not! The gentleman knew when he purchased that lot that there are important wetlands in the back of that property. His constant attempts at changing this for personal gain should not be considered.

It is scary to think what could be built next to our local long standing well-loved preschool.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over development.

I cannot be at the meeting due to mobility issues, but I want to voice my opinion and express my concerns.

Thank you,



Linda E. Doyle

6225 Georgetown Place
Hobe Sound, FL 33455
(772) 403-3511

May 29, 2023

emailed

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Hobe Sound since 2007, I do not agree with commercializing the land adjacent to Heritage Ridge. While my property does not back up to this lot, it is important to everyone that we not keep decreasing our residential status!

The new county flood control is necessary, however, this petition to change the zoning of the adjacent lot is not! The gentleman knew when he purchased that lot that there are important wetlands in the back of that property. His constant attempts at changing this for personal gain should not be considered.

It is frightening to think what could be built next to our local long standing well-loved preschool.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over development.

I cannot be at the meeting, but I want to voice my opinion and express my concerns.

Thank you,

Anne Wargo

6194 Georgetown Place
Hobe Sound, FL 33455
845-674-0002

May 29, 2023

emailed

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Hobe Sound since 2004, I do not agree with commercializing the land adjacent to Heritage Ridge. We cannot keep decreasing our residential status!

The new county flood control is necessary, however, this petition to change the zoning of the adjacent lot is not! The gentleman knew when he purchased that lot that there are important wetlands in the back of that property. His constant attempts at changing this for personal gain should not be considered.

It is scary to think what could be built next to our local long standing well-loved preschool.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over development.

I cannot be at the meeting since I am away at the moment, but I want to voice my opinion and express my concerns.

Thank you,

Eileen Smyth

6204 SE Georgetown Place
Hobe Sound, FL 33455
845-721-4264

ronaldorr3@bellsouth.net
(772) 204-3323

Ronald Orr, III

8005 SE Trenton Avenue
Hobe Sound, FL 33455

May 30, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

I have lived here since I was 6, around 20 years.

Hobe Sound and Martin County are beautiful areas, and lately they have been expanding fast. They have been expanding fast enough that I don't agree with the turning of residential land into even more commercial land.

The recent water control project removed a lot of trees. Because of that open area, any commercial development in this location would be visible from many homes. I don't think it is right to have the homes look out their window and see a storage unit where there used to be nature.

That and many reasons like it, are why the area has been zoned for residential for decades and why I strongly believe it should stay that way.

Sincerely,



treasure3@bellsouth.net
(772) 708-3312

Ursula M. Orr

8005 SE Trenton Avenue
Hobe Sound, FL 33455

May 30, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Heritage Ridge for 21 years, I do not agree with commercializing the land adjacent to Heritage Ridge. We live in Lexington, where this will have a direct impact on us and our environment, but it is important to everyone that we protect our residential status!

The new county flood control is necessary. However, this petition to change the zoning of the adjacent lot is not! The doctor/Vineyard II Trust knew when he purchased that lot that there are important wetlands in the back of that property, and it was zoned residential. His constant attempts at changing this for personal gain should not be considered.

It is frightening to think what could be built next to our local long standing well-loved preschool. There are other commercial spaces available.

In addition, I have great concerns about keeping this area where wildlife can still thrive and live in harmony with us rather than over development.

I will be at the meeting on June 1st and will be bringing letters from other Hobe Sound/Martin County homeowners, not just from Heritage Ridge. They want to voice their opposition and express their concerns.

We all love Martin County and unfortunately feel we need to fight to keep it. Please hear us.

Sincerely,

Ursula Orr

treasure3@bellsouth.net
(772) 708-3312

Ursula M. Orr

8005 SE Trenton Avenue
Hobe Sound, FL 33455

May 31, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Heritage Ridge for 21 years, I do not agree with commercializing the land adjacent to Heritage Ridge. We live in Lexington, where this will have a direct impact on us and our environment. It is important to everyone that we not keep decreasing our residential status!

The new county flood control is necessary. However, this petition to change the zoning of the adjacent lot is not! The doctor/Vineyard II Trust knew when he purchased that lot that there are important wetlands in the back of that property, and it was zoned residential. His constant attempts at changing this for personal gain should not be considered.

It is frightening to think what could be built next to our local long-standing well-loved preschool. There are other available commercial spaces available.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over-development.

I will be at the meeting on June 1st and will be bringing letters from other Hobe Sound/Martin County homeowners, not just from Heritage Ridge. They want to voice their opposition and express their concerns.

We all love Martin County and unfortunately feel we need to fight to keep it. Please hear us.

Sincerely,



Ursula Orr

May 31, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Martin County for many years, I do not agree with commercializing the land adjacent to Heritage Ridge. It is important to everyone that we not keep decreasing our residential status!

The new county flood control is necessary. However, this petition to change the zoning of the adjacent lot is not! The doctor/Vineyard II Trust knew when he purchased that lot that there are important wetlands in the back of that property, and it was zoned residential. His constant attempts at changing this for personal gain should not be considered.

It is frightening to think what could be built next to our local long-standing well-loved preschool. There are other available commercial spaces available.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over-development.

I will not be at the meeting on June 1st but want to voice my opposition and express my concerns.

We all love Martin County. Please hear us.

Sincerely,

Name: Judith M. Farrington
Address: 770 NW 12th St
Stuart, FL 34994

nick.macleod@me.com
(772) 781-0556

Nicholas MacLeod

7894 SE Mammoth Road
Hobe Sound, FL 33455

May 31, 2023

Office of County Administrator
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Lot on U.S. 1 by Bethel Lutheran Church in Hobe Sound

To Whom It May Concern:

Being a homeowner in Hobe Sound, living in the Arbors off Seabranh Road, since 2009, I do not agree with commercializing the land adjacent to Heritage Ridge. It is important to everyone that we do not keep decreasing our residential status!

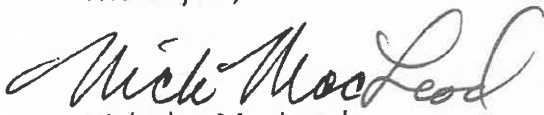
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It is frightening to think what could be built next to our local long standing well-loved preschool. There are other available commercial spaces available.

In addition, I have great concerns about keeping an area where wildlife can still thrive and live in harmony with us rather than over development.

I cannot be at the meeting, but I want to voice my opinion and express my concerns.

Thank you,


Nicholas MacLeod

Sharon I. Norris
7933 S.E. Lexington Avenue
Hobe Sound, FL 33455

June 1, 2023

Planning Board
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

Subject: Hobe Sound Storage (CPA 23-02)

Members of the Planning Board:

In 2006 Dr. Babic wanted to sell the subject property for a large multi-family townhouse development. A group of Lexington Wood residents (Lexington Wood is directly across the flood control canal from the subject property), with the support of the Heritage Ridge Property Owners Assoc., formed a Committee to object to the multi-family zoning. It had already been documented that a large portion of the property on the east side near the canal is wetlands. During the County's investigation of the site at that time it was determined that with the wetlands and scrub habitat were at least 1.59 acres. At that time staff recommended no more than a RM-6 zoning.

We appeared before the Board of County Commissioners on April 25, 2006. I served as Advocate for our group and we made a thorough presentation to the Commissioners on the unsuitability of the site for multi-family development. Following our presentation and the presentation of the attorney representing the developer, the Commission voted unanimously to give the site a RS-6 single family designation.

The canal at the rear of the site cannot take any additional run-off. In the years since the 2006 Commission decision the homes in Lexington Wood that border the canal have had water from the overflow of the canal during storms come up to the rear of their homes. When the canal was built in 1970 there was little development on U.S. 1 north of Osprey. Now we have a large grocery store, a sport utility dealership, and a convenience store. We also have more residential development on the west side of U.S. 1. The canal system is well designed but it was not designed to support the increased water flow. When Heritage Ridge North homes and the privately owned Heritage Ridge Golf Course

were built, a complicated draining system was built that consists of several large lakes where all the runoff from the community flowed into the lakes. The lakes are all connected and at three locations the overflow from the lakes flows in the canal from "Weirs". There is one weir that is located in the Lexington Wood complex. The overflow from that weir flows into the canal that is at the rear of many Lexington Wood homes and under the road that is the only entrance/exit for the majority of the Lexington Wood homes. When the County started their project to replace the metal drainage pipes under County roads they could not replace this pipe because it is the only access to the Lexington homes. The County lined the pipe with concrete to preserve it. When the canal behind the homes on Lexington Avenue has overflowed into their yards it is due to the fact that the canal cannot flow at a rapid rate thru the pipe under Lexington. The whole area around the lake located at the weir has flooded in the past during severe tropical storms. The State is at some time in the future going to re-route the canal to flow directly from south of Lexington Wood to a point north of Lexington Wood. Unfortunately that project is delayed to an uncertain date. Even when the project is completed, Lexington Wood will always be subject to excess water because the weir located near Lexington Avenue will still be getting the runoff from several communities in the event of a storm.

We urge you to keep the RS-6 designation for the site. Dr. Babic's trust would make a considerable profit if he developed the homes as zoned. There is a considerable demand for single family homes in Martin County and one located adjacent to a lovely conservation lake would be very desirable.

We urge the Planning Committee to vote to retain the current zoning which is the appropriate zoning for the property, not a large storage facility with heavy lighting that would mean all of the available property would be covered by concrete.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "S. Norris". The signature is written in black ink and is positioned above the printed name.

Sharon I. Norris

Sharon I. Norris
7933 S.E. Lexington Avenue
Hobe Sound, FL. 33455
772-546-4811

RECEIVED
JUN 05 2023
GROWTH MANAGEMENT
DEPARTMENT

June 5, 2023

Mr. Paul Schilling, Director
Growth Management
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Hobe Sound Storage (CPA 23-01)

Dear Mr. Schilling:

On June 1, 2023, the subject application to change the zoning on a property located on U.S. 1 directly across the canal from Lexington Wood was heard by the Local Planning Agency. I dropped off my letter in opposition to the zoning change before the meeting. At the time of the meeting, a Lexington resident turned in approximately six letters in opposition to the change from Lexington residents.

When a Lexington resident contacted Martin County, she was told that residents should send an email to Dschaub@martin.fl.us. We provided this address to our Lexington Wood residents. Several residents said they emailed Ms. Schaub and received a confirmation that their email had been received. I attended the Planning Agency meeting on June 1 and spoke during the section of the meeting where speakers had three minutes to voice their opinion.

There were four residents of Lexington Wood in attendance. It was raining in Hobe Sound and was not a suitable evening to be out. I checked the County web site several times to make sure the meeting was not canceled. None of the emails from the Lexington Wood residents were included in comments received from residents. Only the letter I delivered to the County office building and the approximately six turned in at the meeting were acknowledged. This would give the impression that the residents of Lexington Wood were not concerned about the proposed zoning change.

We feel the Planning Agency did not receive an adequate response from Lexington Wood residents as to their opinion relative to the proposed rezoning. Would you explain why the emails were not included in the responses from residents relative to the zoning change. Will these emails be presented to the Commissioners when they consider this issue?

Respectfully,

A handwritten signature in cursive script that reads "S. Norris".

Sharon I. Norris

From: [STEPHEN MCBROOM](#)
To: [Harold Jenkins](#)
Subject: Storage Facility
Date: Thursday, June 8, 2023 9:18:59 AM

This Email Sent From External Sender

Dear Mr.Jenkins

As a resident of Lexington Wood in Heritage Ridge, I am very concerned about the needless storage facility proposed by the property owner. I think almost everyone would prefer to see a few single family homes on that lot.

It would not only be more fitting to the neighborhood, but would save problems with water runoff in the future.

As a 35 year employee of Lainhart & Potter in Jupiter and 11 years at JM Lumber in Hobe Sound, I certainly admire your history with Jenkins Landscape and the continuing business that it is.

Hope the board considers the concerns that we have.

Thank you.

Steve McBroom

Sent from my iPhone

From: [Kathryn Cannistraci](#)
To: [Comish](#)
Subject: Board of County Commissioners Meeting 6/20/23 -- Property South of Bethel Lutheran Preschool
Date: Tuesday, June 13, 2023 10:37:54 AM



Hello,

This letter is for the Board of County Commissioners Meeting taking place on Tuesday, June 20, 2023 and is in regard to the property just south of Bethel Lutheran Preschool on US-1. My name is Kathryn Cannistraci and I am resident of Stuart, Florida and my son attends Bethel Lutheran Preschool and has attended since he was a year old.

My submission is to show that I am against the re-zoning of this property from residential to commercial. I believe that the property owners proposal for another storage facility (2-story facility) should be denied and the property should stay zoned as residential.

I am all for improving and growing our wonderful town, but this particular property would increase the safety risks and traffic concerns if it were to be changed to commercial. I would be extremely concerned about the safety of my child and the other children that attend Bethel if a commercial building or storage facility were to be built on this property. I believe this property is better suited for a nice neighborhood, that would increase the value and looks of that stretch of US-1. A storage facility creates additional traffic, an influx of non-residents in close proximity to a school, and is an extreme eye sore.

I hope the Board truly takes into account that the residents of Hobe Sound and Stuart do not want this change, and we would be very appreciative if the Board would deny the proposal for re-zoning indefinitely. Thank you for your time.

Best,
Kathryn Cannistraci
Martin County Resident and Mother

From: [Bethel Lutheran Preschool](#)
To: [Comish](#)
Subject: My request for you to VOTE no on the Zoning Change SE Federal Highway, Hobe Sound
Date: Tuesday, June 13, 2023 11:20:54 AM



Good morning ,

First I would like to introduce myself to you all. My name is Elizabeth Brown, a resident and registered voter in Hobe Sound since 2000. I am a parent, homeowner, active member of the community and also work full time here. I am the Director at Bethel Lutheran Preschool which is on site of Bethel Lutheran Church at 7905 SE Federal Highway, Hobe Sound.

I wanted to reach out to all of you in regards to an issue on the docket for the upcoming Board of County Commissioners Meeting on Tuesday, June 20, 2023. The owners of the property just to the south of our Church and Preschool will be going in front of you all to ask that their property zoning be changed to Commercial so that they can build a large 2 story Storage facility. The property is currently zoned residential.

While I am all for progress and improving our area, as the preschool director, I am concerned about what adding a storage facility right next to us would mean in regards to safety, security and traffic. We have 110 children here and it is our number one responsibility to keep them safe and danger away. What would it mean to have people coming and going at all times of the day mean to our student body? What about the increases in the possibility of break ins after hours? If you google crime rate associated with storage facilities it is a reported fact that these facilities are a haven for crime and drugs. As it pertains to me as a homeowner in The Oaks of Hobe Sound, also on SE Federal, do we really need to change the landscape and continuity on our stretch of the Federal Highway? These large commercial utilitarian buildings do nothing for our visual landscape and appeal. I want Martin County to continue growing but with some thought on how and where the changes should occur and be permitted. There are plenty of areas off our main thoroughfare where such building would fit in and still be accessible to their patrons.

Again as a parent, voter and residents I am imploring you to think of Martin County's future, not just our smallest and most precious children, but for our the aesthetic look as well and possibly posing less safety concerns for all our local residents.

Please call or email me with any questions or follow up.

Prayers,
Elizabeth Brown, Director

Bethel Lutheran Preschool
772-546-7506
Fax 772-546-9847
cell 772-341-7606



From: [Tammy Nadeau](#)
To: [Comish](#)
Subject: Vote NO
Date: Tuesday, June 13, 2023 4:11:10 PM

This Email Sent From External Sender

We do not want anymore storage or nursing homes on US 1, especially near the site of Lutheran Bethel Church in HS. Please keep this residential! And please consider some landscaping on this area in Route 1. It looks awful!!

Thank you.

Tammy Nadeau

Please excuse the brevity. This message was sent from my iPhone.

From: [ramon hernandez](#)
To: [Comish](#)
Subject: Hobe Sound zone
Date: Tuesday, June 13, 2023 5:54:45 PM

This Email Sent From External Sender

Good afternoon,

I will vote for not changing any more zones to commercial in Hobe Sound.

I live at The Oaks.

Thank you,
Ramon Hernandez

Comment from Facebook below:

How many of you know that Martin County Commissioners are meeting next Tuesday, June 20 to discuss changing the zoning on the property just South of Bethel Lutheran Church and Preschool from residential to Commercial so the owners can build a huge 2 story STORAGE facility?? Please email the county commissioners to tell them NO! This impacts all of us, does our pretty stretch of US 1 really need another storage facility or nursing home or should it stay zoned residential? Please email comish@martin.fl.us and tell them VOTE NO!

Sent from my iPhone

From: [Daria Kosis](#)
To: [Comish](#)
Subject: Zoning change
Date: Wednesday, June 14, 2023 7:08:54 AM

This Email Sent From External Sender

To whom it may concern,

Good morning, my name is Daria Kosis. I have been a resident in Martin County since 2005. Martin county is cherished by the residents because of its slow growth and residential zoning. It has come to my attention that the area just south of heritage ridge and Bethel Lutheran church on US 1 may be experiencing a zoning change. This specific location is directly next to a beloved church and preschool. The area is covered in beautiful oak trees, and you can hear the children laugh and learn. Progress is inevitable but we CAN choose what is developing. The care that a residential community would take on the property would be far better than a commercial zone. Please consider keeping our community as residential as possible for the integrity of our county.

Sent from my iPhone

From: [rlynn211](#)
To: [Comish](#)
Subject: Zone change- Residential to commercial
Date: Wednesday, June 14, 2023 10:43:35 PM



Hello,

I vote NO to changing the zoning on the property just South of Bethel Lutheran Church and Preschool from residential to Commercial so the owners can build a huge 2 story STORAGE facilities.

David and Ramona Athey, Hobe Sound residents.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Maria G](#)
To: [Comish](#)
Subject: Zoning Change
Date: Wednesday, June 14, 2023 12:00:55 PM



Good afternoon,

I am writing to express my concern about the construction of a commercial facility being considered on the property adjacent to my son's preschool, Bethel Lutheran Preschool. The surrounding area is residential, which provides parents with a sense of comfort, knowing the minimal traffic and individuals closest to the school, are local families. Adding a commercial building would cause increased traffic, pollution and congestion through the area. My family moved to Hobe Sound because it was one of the most charming towns we had seen in a very long time, and that's what kept us here. I support progress and updates, but not at the expense of my child's safety and request that you reconsider changing this area from residential to commercial.

Thank you,
Maria Albanis

From: [Bethel Lutheran](#)
To: [Comish](#)
Subject: My request is to vote NO on Zoning Change, from RS-6 to Commercial on SE Federal Highway, Hobe Sound, for the proposed Hobe Sound Storage Facility.
Date: Thursday, June 15, 2023 11:57:36 AM



Good Morning,

My name is Joyce Salvatoriello, I am a resident of Hobe Sound. I am a registered voter, a Mother and a GrandMother, a Homeowner and I live in Poinciana Gardens. I also work for the Bethel Lutheran Church. I am the Assistant Administrator. I am wanting to address the proposed zoning you are looking to change. The site next to Bethel Lutheran Church and School is for R-6 **NOT Commercial. The owners of that property want their property to be changed to Commercial. NO,NO,NO.** We don't need a three story Storage facility here especially right next door to a preschool. We have precious little ones here and we do not want nor do we need the added storage building. We think about Safety first for our children and Seniors who come to Church and preschool here. We worry about security, traffic and safety.

We worry about drugs, people just hanging out at this facility all they want is a place to put this building, near a preschool and Church is NOT IT.

Please do not let them win this one. Let's tell them to put this facility somewhere else. I'm all for Hobe Sound to grow, but this is not what we need to have right on our main highway. I, as a resident of Poinciana Gardens, do not want to come out of my neighborhood and have to see a big three storage building right in front of me. We have plenty of Storage facilities in Stuart.

Please make the right decision and vote NO for this change.

I thank you in advance for your time in this matter.

Joyce Salvatoriello

From: [Sarah Collins](#)
To: [Comish](#)
Subject: Land use change in Hobe Sound
Date: Friday, June 16, 2023 7:48:24 AM

This Email Sent From External Sender

To whom it may concern,

I've been seeing more and more yellow proposed development signs as I drive around lately and as a native Floridian it is disheartening to see what is happening with our landscape. My children all attend Bethel Lutheran Preschool where an adjacent property has just requested to switch from residential to commercial zoning to make way for a storage facility. To anyone with common sense that takes time to drive around Martin county, there are already ample amount of storage facilities being developed. When does it stop? I understand that progress and development are inevitable, especially when outsiders with a lot of money see the potential of growth in our small town, but putting a storage facility next to a beautiful community church and preschool instead of a responsible housing development in the future is a waste of space and natural resources.

I get that all you see is more tax dollars and money in your pocket at the end of the day but hope you take this email into consideration when you vote on June 20th and think about all the constituents to voted you into the positions you're in based on good faith of slower and responsible development within our beautiful city. If we're not careful our children won't get to experience the true coastal florida living I knew growing up in 10 years time because we'll just be the victims of corporate/big development greed who want to make this the next Palm Beach and Broward county. Please don't let that happen to my families home and yours.

Kindest regards,

Sarah Johnson, DPT
(561) 951-9619

From: [charles scaife](#)
To: [Comish](#)
Subject: Ref:zones in Hobe Sound/us 1
Date: Friday, June 16, 2023 8:47:33 AM

This Email Sent From External Sender

Please do not allow a 3 story storage facility to go through
C scaife

Sent from my iPhone

From: [Susan Rogers](#)
To: [Comish](#)
Subject: Building next to Bethel Church on US-1 Hobe Sound
Date: Friday, June 16, 2023 8:50:20 AM

This Email Sent From External Sender

Good morning.

I write in reference to the above. We don't need more storage units. We don't need more concrete. We have had a slew of wildlife appear here in the Retreat, more than usual. Our fellow creatures need habitat. We humans want quality of life which includes natural beauty.

Stop this please.

Thank you for your consideration.

Sincerely,
Susan Rogers

Sent from my iPhone

From: classicfungames@aol.com
To: [Comish](#)
Date: Friday, June 16, 2023 1:42:52 PM



There is a Martin county commissioners meeting Tuesday June 20. They are voting to rezone area across from Poinciana Gardens and the Oaks. They want to make it commercial instead of residential. They are planning to put a three-story, yes three-story storage building there. This picture was only a two-story building. They changed it to a three-story now. Please write to the commissioner and tell them NO, NO we don't want more concrete. It would be on SE Federal Hwy next to the Bethel Church and Preschool. Please send emails to the commissioner. This is their email.

HAROLD STOP THIS THREE-STORY CRAP AND REZONING IN HOBE SOUND.
James's Brother Nick

From: [Gai Ingram](#)
To: [Comish](#)
Subject: Proposed rezoning of single family home (RS-6) to General Commercial
Date: Friday, June 16, 2023 8:21:30 PM

This Email Sent From External Sender

To Whom It May Concern:

My husband and I have lived in the Lexington Woods subdivision of Heritage Ridge since 1998. We want our objection of the above rezoning plan to be on the record. We are against this proposal of having a commercial storage building on the property and we feel it will be a negative and detrimental addition to our community.

William and Gabrielle Ingram
7845 SE Trenton Ave
Hobe Sound, Fl 33455
(772) 341-9616

Please excuse my typos as this is being sent from my iPhone

From: [Martha Porter](#)
To: [Comish](#)
Subject: RE: Hobe Sound Storage (CPA 23-02) Zoning adjustment from RS-6 Medium Density Residential to General Commercial
Date: Friday, June 16, 2023 10:34:54 PM
Attachments: [Objection Letter-Hobe Sound Storage \(CPA 23-02\) .pdf](#)



Board of County Commissioners,
Please see attached.

Thanks,
Martha

**LEXINGTON WOOD
MARTHA PORTER
7934 SE LEXINGTON AVENUE
HOBE SOUND, FL 33455**

June 16, 2023

Board of County Commissioners
2401 S.E. Martin Monterey Road
Stuart, Florida 34996

Hearing Date: June 20, 2023

RE: Hobe Sound Storage (CPA 23-02) Zoning adjustment from RS-6 Medium Density Residential to General Commercial

As a property owner located directly behind the subject property, I request that the pending application mention herein be **DENIED** by the board on the following grounds:

- **Compatibility:** The proposed use is not compatible with the existing use in the surrounding areas. Wetland sits to the south of the property line. To the west & east sit two large residential communities with single-family homes and townhomes. To the north sits Bethel Lutheran Preschool, a worship center and fully operational preschool zoned RM-8.
- **Flooding:** The subject property backs up to a canal on the east side of the property line just beyond the wetlands. Residents of Lexington Wood, who also back up to the canal are concerned the storm water run-off into the canal will cause flooding. A storage unit is not suitable for the property based on environmental constraints.
- **Safety:** Building a large storage unit adjacent to Bethel Lutheran Preschool is cause for concern regarding the children's safety due to the high volume of traffic.

Thank you for your consideration.

From: treasure3@bellsouth.net
To: [Comish](#)
Subject: 8 letters of opposition for rezoning of the 4-acre lot adjacent to Bethel Lutheran Church and School on Rt 1 in Hobe Sound
Date: Saturday, June 17, 2023 2:27:47 PM
Attachments: [Copies of 8 letters.pdf](#)



Dear Commissioners:

Attached are copies of eight letters that were handed in on June 1 at the local planning agency meeting in opposition to the rezoning of the 4-acre lot on Rt. 1 in Hobe Sound from RS-6 to General Commercial for a large storage facility. They are not just from families in Heritage Ridge. They are also from Seabranh Road and from Stuart. They want to voice their opposition.

We are proud of the Loxa-Lucie Initiative. Please don't ruin your good work by changing this small spot on Rt 1. It will have a big impact on the beautiful entrance to Martin County.

We can not attend your meeting on June 20, but we all love Martin County and want to express our concerns.

Thank you,
Ursula Orr

From: cowsertfl@aol.com
To: [Comish](#)
Subject: Proposed Rezoning from RS-6 to General Commercial
Date: Sunday, June 18, 2023 1:43:01 PM



I am writing to the Zoning Commission today to express my objection regarding the proposed zoning change of the lot adjacent to Bethel Lutheran Church and School from RS-6 to General Commercial. If this zoning change is approved, the negative impact will be inflicted upon several large residential communities, parts of which have been in existence for forty years or more.

<!--[if !supportLists]-->1. <!--[endif]-->This property was zoned RS-6 in 2006 for good reason. That reason still exists today, easily proven by the number of new homes built since then and the number of families that live in them.

<!--[if !supportLists]-->2. <!--[endif]-->Bethel Lutheran Church and School as well as the homes in this residential area are single story structures, 13 or 14 feet tall. The proposed structure is to be three stories tall, somewhere between 35 and 40 depending on design. It is definitely not in proportion to structures surrounding it.

<!--[if !supportLists]-->3. <!--[endif]-->Ridgeway and Heritage Ridge in particular have experienced flooding for years and are located in flood zones. These neighborhoods have just begun to address the flooding issues. Adding more hard surfaces that create even more flooding from runoff can undo all the progress that's been made to address these issues.

<!--[if !supportLists]-->4. <!--[endif]-->The lighting required for a large storage facility will make a three story commercial building seem even larger, especially at night. And many families will find their back porches, back yards and even some front yards lighted by a source they can't control all night every night.

Commissioners, I ask you this simple question: would you like a three story commercial building in your back yard? My hope is your answer would be no.

Sincerely,

Barb Cowser
7936 SE Trenton Avenue
Hobe Sound, FL 33455

From: [Sheri Strauch](#)
To: [Comish](#)
Subject: "No" to Rezoning land next to Bethel Lutheran Church & School Play Ground on US #1 in Hobe Sound!
Date: Sunday, June 18, 2023 3:42:59 PM

This Email Sent From External Sender

MC Commissioners:

Please do not rezone the Residential to Commercial land on the east side of Federal Highway in Hobe Sound next to Bethel Lutheran Church. We don't want anymore natural habitat taken away from us. The animals who live there have nowhere else to go, except out on Federal Highway to be killed. Also, the Bethel Lutheran Church School children's playground backs up to that area and it would be too dangerous for them with cars/trucks coming and going right next to them all day and night. We do not need a 3-story storage unit building there nor any more concrete in Hobe Sound or anywhere else in Martin County for that matter. Put it out west past I-95, which would be much more fitting and less obtrusive. Please leave it zoned Residential. Enough is enough! Thank you for your time and consideration in this matter, which is of the utmost concern. I am a 30-plus year Hobe Sound resident, who has seen enough change from our limited Residential area to Commercial in a very short period of time. Maybe build more houses if you must, but no storage units, fast food restaurants, car washes, gas stations, cheap apartment buildings and everything else we don't need nor want. Thanks again!

From: [Denise Rogers](#)
To: [Comish](#)
Subject: Building across from oaks /poinsettia
Date: Sunday, June 18, 2023 8:50:17 PM

This Email Sent From External Sender

Please as a Martin county resident, do not approve this building . Martin county should not become strip malls, commercial buildings , and part of urban sprawl. Keep Hobe Sound simple and refined!

Denise A Rogers
8498 SE retreat dr
Hobe Sound
Sent from my iPhone

From: [Kristina Gregg](#)
To: [Comish](#)
Subject: Hobe Sound Storage - CPA 23-02
Date: Monday, June 19, 2023 7:57:56 AM



Good morning Martin County Commissioners-

I am writing to you today as a homeowner at 7815 SE Trenton Avenue, Hobe Sound, FL, 33455 located in the Heritage Ridge North Community – most specifically, the Lexington Wood neighborhood.

I would like to express my concern and hope for the denial of the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA during tomorrow’s Commission meeting.

There is a Lateral Ditch 1 (referred to as the “Canal”) which is located through our Heritage Ridge North Community, Heritage Ridge Golf Course, and most important to me – the Lexington Wood neighborhood. This canal has flooded in the past when hurricanes and heavy tropical storms have occurred. The canal has flooded to the point where the roads in our Lexington Wood neighborhood have flooded, became impassable to vehicles, and potential damage to our home structures.

As a homeowner, and proud citizen of Hobe Sound, I ask that you deny the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA during tomorrow’s Commission meeting.

Thank you for your support and attention to this matter.

Kristina Gregg
7815 SE Trenton Avenue
Hobe Sound, FL 33455
401-965-7474

From: [Ian Gregg](#)
To: [Comish](#)
Subject: Hobe Sound Storage - CPA 23-02
Date: Monday, June 19, 2023 8:13:11 AM



Good morning,

I am writing to you today as a homeowner at [7815 SE Trenton Avenue, Hobe Sound, FL, 33455](#) located in the Heritage Ridge North Community – most specifically, the Lexington Wood neighborhood.

I would like to express my concern and hope for the denial of the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

There is a Lateral Ditch 1 (referred to as the “Canal”) which is located through our Heritage Ridge North Community, Heritage Ridge Golf Course, and most important to me – the Lexington Wood neighborhood. This canal has flooded in the past when hurricanes and heavy rain events have occurred. The canal has flooded to the point where the roads in our Lexington Wood neighborhood have flooded, became impassable to vehicles, and potential damage to our home structures. Building a storage unit on wetlands will exacerbate our flooding issues even more. Many of us believe this storage unit will not provide an economic benefit as there are already multiple storage units in our local area.

As a homeowner, and citizen of Hobe Sound, I ask that you **deny** the application for the storage facility on US1 between the Bethel Lutheran Church and the County STA.

Thank you for your support and attention to this matter.

Ian Gregg

From: [Melissa](#)
To: [Comish](#)
Subject: Objection to zoning change
Date: Monday, June 19, 2023 12:05:27 PM



I am a resident of Lexington wood in heritage ridge north in hobe sound. I am concerned about the possibility of rezoning the land across the street from my house from residential to commercial. My main concern is the problems we have already with flooding. We are already in a flood zone and the canal near my home floods extremely easy already. Please consider my objection to the rezoning of the property.

Melissa leigh
7883 se Lexington ave
Hobe sound fl 33455

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

January 24, 2024

Mr. Paul Schilling, Director
Growth Management
Martin County
2401 S.E. Monterey Road
Stuart, FL 34996

RECEIVED

JAN 24 2024

GROWTH MANAGEMENT
DEPARTMENT

Re: Hobe Sound Storage (CPA 23-01)

Dear Mr. Schilling:

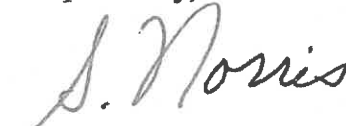
On June 20, 2023, Agenda Items 23-0481 and 23-0810 relative to the rezoning of the single family home property to change the zoning to General Commercial District were pulled from the Commissioners Agenda. The petitioner indicated to some of the Lexington Wood residents that he intended to refile his Agenda Items.

I served as "intervenor" for the Lexington Wood residents on April 25, 2006, when the Commissioners voted unanimously to change the "A-1 Small Farms District" zoning to RS-6 on the portion of the property available to be developed. The residents again requested that I serve as "intervenor" for the Lexington Avenue residents close to this property when the subject agenda items were to be heard by the Commissioners.

Surveyors were recently observed on the subject property. Is the property once again going to be considered for the rezoning? If so, please advise as to the procedure that will be followed. It has been seven months since the item was pulled from the Commission agenda.

When the County worked to install a conservation lake area on the adjoining property to the south, they discovered almost all of the County property is wetlands. The property is now almost all lakes. The property the applicant wants to build a large storage facility on should be reexamined to determine how much of the property is wetlands. The subject property is located in a flood zone.

Respectfully,



Sharon I. Norris
7933 S.E. Lexington Avenue
Hobe Sound, FL 33455

From: [Stacey Dowd](#)
To: [Comish](#)
Subject: Zoning Change on Property South of Bethel Lutheran
Date: Thursday, January 9, 2025 11:00:54 PM



To whom it may concern -

I am writing as it has come to my attention that on February 11th, there will be a meeting regarding changing the zoning for the property just south of Bethel Lutheran Preschool and Church.

The property is currently zoned as residential. If the property's zoning is to be changed to commercial, and a large, three story storage facility is built on that land, I cannot help but be concerned about the various consequences that could pose for the surrounding area, such as traffic, safety, and security - especially for the potential impact this could have on Bethel Lutheran.

I am for the progress, growth, and improvement of our beautiful area in which we are so fortunate to live. However, I am disheartened to learn about this proposition. I cannot support the concept of changing the landscape on this stretch of Federal Highway for the sake of erecting (yet another) storage facility. While I understand that something will undoubtedly be built upon this land at some point, I could support residential building, rather than commercial.

Thank you for your time,
Stacey Dowd

From: [Bethel Lutheran Preschool](#)
To: [Comish](#)
Subject: My request for you to VOTE no on the Zoning Change SE Federal Highway, Hobe Sound
Date: Thursday, January 9, 2025 12:48:45 PM



Good morning ,

First I would like to introduce myself to you all. My name is Elizabeth Brown, a resident and registered voter in Hobe Sound since 2000. I am a parent, homeowner, active member of the community and also work full time here. I am the Director at Bethel Lutheran Preschool which is on site of Bethel Lutheran Church at 7905 SE Federal Highway, Hobe Sound. I have sent you all my thoughts on this before when it was up for consideration in 2023. My feelings and those of our families have not changed.

I wanted to reach out to all of you in regards to an issue on the docket for the upcoming Board of County Commissioners Meeting on Tuesday, February 11, 2025. The owners of the property just to the south of our Church and Preschool will be going in front of you all to ask that their property zoning be changed to Commercial so that they can build a large 2 story Storage facility. The property is currently zoned residential.

While I am all for progress and improving our area, as the preschool director, I am concerned about what adding a storage facility right next to us would mean in regards to safety, security and traffic. We have 110 children here and it is our number one responsibility to keep them safe and danger away. What would it mean to have people coming and going at all times of the day mean to our student body? What about the increases in the possibility of break ins after hours? If you google crime rate associated with storage facilities it is a reported fact that these facilities are a haven for crime and drugs. As it pertains to me as a homeowner in The Oaks of Hobe Sound, also on SE Federal, do we really need to change the landscape and continuity on our stretch of the Federal Highway? These large commercial utilitarian buildings do nothing for our visual landscape and appeal. I want Martin County to continue growing but with some thought on how and where the changes should occur and be permitted. There are plenty of areas off our main throughfare where such building would fit in and still be accessible to their patrons.

Again as a parent, voter and residents I am imploring you to think of Martin County's future, not just our smallest and most precious children, but for our the aesthetic look as well and possibly posing less safety concerns for all our local residents.

Please call or email me with any questions or follow up.

Prayers,
Elizabeth Brown, Director

Bethel Lutheran Preschool
772-546-7506
Fax 772-546-9847
cell 772-341-7606



From: [MELISSA FORTE](#)
To: [Comish](#)
Subject: Concern Regarding Zoning Change for Property Near Bethel Lutheran Church
Date: Thursday, January 9, 2025 1:08:39 PM



To Whom it May Concern,

I hope this email finds you well. I am writing to express my concern regarding the upcoming request to the County Commissioners to change the zoning of the property just south of Bethel Lutheran Church and Preschool. The property is currently zoned residential, and there is a proposal to rezone it to commercial in order to build a large, three-story storage facility.

While I am all for progress and the improvement of our community, I have significant concerns about the impact this development could have on the safety, security, and traffic in our area. A storage facility next to Bethel Lutheran Church and Preschool could create additional risks, particularly considering the number of children and families who regularly visit the church and preschool. Furthermore, the increased traffic around the Federal Highway could lead to congestion and potential safety hazards, especially for pedestrians.

I also question whether a large commercial development is the best use of this land, especially when it comes to maintaining the integrity and continuity of the neighborhood. Do we really want to change the landscape of our stretch of the Federal Highway in such a dramatic way?

While I understand that something will eventually be developed on this property, I believe that affordable homes or townhouses would provide a more aesthetically pleasing and safer alternative for the neighborhood.

Thank you for taking the time to read my concerns. I hope that together we can make a difference and ensure that this area continues to be a safe and welcoming place for our families.

Sincerely,
Melissa Reilly

772-678-2795

From: [Lyndsi Beery](#)
To: [Comish](#)
Subject: Storage Units
Date: Thursday, January 9, 2025 1:13:22 PM



Hello,

I would like to be another voice advocating against the rezoning of the property along Federal HWY in Hobe Sound near Bethel Lutheran Church. We do not need any more storage facilities and we do not want one right there. Please consider the public opinion on the matter.

Thank you,
Lyndsi Beery

From: [Katie Cannistraci](#)
To: [Comish](#)
Subject: Board of County Commissioners Meeting 2/11/25 — Property South of Bethel Lutheran Preschool
Date: Thursday, January 9, 2025 1:19:55 PM



Hello,

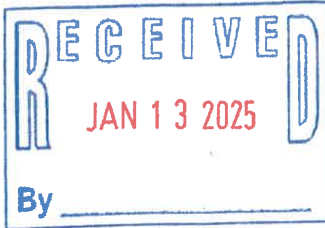
This letter is for the Board of County Commissioners Meeting taking place on Tuesday, February 11, 2025, and is in regard to the property just south of Bethel Lutheran Preschool on US-1. My name is Kathryn Cannistraci and I am resident of Stuart, Florida and my son attends Bethel Lutheran Preschool and has attended since he was a year old.

My submission is to show that I am against the re-zoning of this property from residential to commercial. I believe that the property owners proposal for another storage facility (2-story facility) should be denied and the property should stay zoned as residential.

I am all for improving and growing our wonderful town, but this particular property would increase the safety risks and traffic concerns if it were to be changed to commercial. I would be extremely concerned about the safety of my child and the other children that attend Bethel if a commercial building or storage facility were to be built on this property. I believe this property is better suited for a nice neighborhood, that would increase the value and looks of that stretch of US-1. A storage facility creates additional traffic, an influx of non-residents in close proximity to a school, and is an extreme eye sore.

I hope the Board truly takes into account that the residents of Hobe Sound and Stuart do not want this change, and we would be very appreciative if the Board would deny the proposal for re-zoning indefinitely. Thank you for your time.

Best,
Kathryn Cannistraci
Martin County Resident and Mother



Growth Management Director

January 10, 2025

**Growth management Department
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34966**

To whom it may concern:

We reside at 7944 SE Lexington Ave. in Hobe Sound Fl. The back of our property borders the canal which also borders the east end of the property on US 1 being considered for a change of Zoning.

Approximately four years ago the above-mentioned canal flooded to a level within three inches of entering our home with water over three feet deep covering parts of our back lawn. Currently when it rains for an hour or more the canal still rises several inches despite the improvements in the downstream culverts that have been made.

We are deeply concerned that the proposed zoning change and building with its parking will seriously impact the already strained ability of the canal to provide adequate runoff of storm water. We strongly oppose any change of zoning that would provide building beyond the current residential zoning.

Kindest regards,

Stephen L. Hampe and Vicki D Pontello

314 550 0314

Stephen L. Hampe

Vicki D Pontello