

10/22/2024
PH-1 through PH-17

From: KAREN DANCHENKO
To: Sarah Heard
Subject: Comp plans
Date: Thursday, September 19, 2024 9:10:32 AM



The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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

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

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

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

Sincerely,
Karen Danchenko

4-10-2024
11-11-2024

From: Jan DeMiranda | Realtor
To: Comish; Sarah Heard; Harold Jenkins; Doug Smith; Edward Ciampi; Stacey Hetherington
Subject: Comp Plan Workshop
Date: Thursday, September 19, 2024 9:09:08 AM



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Sincerely,

Jan DeMiranda

Hobe Sound Resident

--

From: [stacey hetherington](#)
To: [Patricia Higginbotham](#)
Cc: [Stacey Hetherington](#)
Subject: Fwd: Sept. 24 Public Hearings
Date: Thursday, September 19, 2024 5:37:23 AM



Regards,
Stacey Hetherington

Begin forwarded message:

From: "Donna S. Melzer" <donnasmelzer@gmail.com>
Date: September 19, 2024 at 3:13:06 AM EDT
To: stacey hetherington <hetheringtonstacey@gmail.com>, hetheringtonstacey@martin.fl.us
Subject: Sept. 24 Public Hearings

To Commissioner Hetherington,

Please continue the PUBLIC HEARINGS on Comp Plan Amendments, Zoning, and Variances.

Sincerely,
Donna Melzer
DonnaSMelzer@gmail.com

From: dm5855@icloud.com
To: Sarah Heard
Subject: Public hearings 9/24/2024 & 10/22/2024
Date: Thursday, September 19, 2024 12:13:15 PM



Dear Martin County Commissioners,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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

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Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

From: Ruth Mead
To: Commissioners
Date: Thursday, September 19, 2024 8:48:57 AM



Shame on current County Commisioners who are well aware of recent voters overwhelming wishes to keep Comp.Plan and slow growth actions. Rushing through Rural Land agreements,etc. before newly elected commissioners can put in place what voters want !!Next Tuesday's agenda is too packed for County action to be well done. Act like responsible citizens !!!! Ruth Mead

From: Candy Hile
To: Sarah Heard
Subject: Growth in Stuart
Date: Thursday, September 19, 2024 10:59:33 PM



Ms. Heard,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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

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

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

Sincerely,

Candy Hile

Sent from my PAD!

From: Donna S. Melzer
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance
Date: Thursday, September 19, 2024 4:58:39 AM



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

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

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

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

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

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

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

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that

takes time. Sept. 24 and Oct. 22 scheduled public hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

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

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

Sincerely,

Donna Melzer, Martin County resident

From: Deana Peterson
To: Comish
Subject: Stop changes to comprehensive plan
Date: Thursday, September 19, 2024 1:34:10 PM

This Email Sent From External Sender

Hello commissioners,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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

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Sincerely,

Deana Peterson

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

From: [Sabrina Roemisch](#)
To: [Commish@martin.fl.us](#); [Sarah Heard](#); [eciampi@martin.fl.us](#); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](#); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)
Subject: Hearings for comprehensive plan amendments
Date: Thursday, September 19, 2024 3:06:28 PM

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

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

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Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

From: [sarah heard](#)
To: [Sarah Heard](#)
Subject: Fwd: If you thought the Martin BOCC couldn't get any worse . . .
Date: Sunday, September 22, 2024 8:37:55 AM



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

From: Virginia Sherlock <vsherlock@lshlaw.net>
Date: Sat, Sep 21, 2024 at 5:30 PM
Subject: If you thought the Martin BOCC couldn't get any worse . . .
To: Virginia Sherlock <vsherlock@lshlaw.net>
CC: Virginia Sherlock <vsherlock@lshlaw.net>

If you thought the Martin County Board of County Commissioners couldn't get any worse when it comes to lack of transparency and acting in the best interests of developers rather than citizens, think again.

Tuesday's agenda is actually worse than the last meeting agenda, cramming into a single meeting 10 Comprehensive Plan amendments, an ordinance eliminating development standards for Category C zoning, three development proposals for projects in Stuart and Palm City, and the final public hearing on the County budget for the fiscal year that begins October 1.

All of the items on the jam-packed agenda will be voted on without the participation of two new commissioners who will be seated in mid-November to replace retiring Commission Chair Harold Jenkins and defeated incumbent Doug Smith.

Staff has requested continuance of one of seven proposed Evaluation and Appraisal Report amendments to the Comp Plan, which will be presented with still more EAR amendments at the October 22 meeting. But six EAR amendments will be presented on Tuesday.

The amendments make changes to the Comp Plan which bear no relationship to the statutory requirement for periodic updates of local plans to comply with newly enacted state laws. And none of the amendments address issues identified as most important in workshops

and a survey which citizens were told would guide the EAR process.

The EAR process usually produces minor changes to two or three chapters of the Comp Plan every seven years to ensure compliance with newly adopted state laws. This year, however, staff – working with the Treasure Coast Regional Planning Council as a paid consultant – is proposing changes to nearly every chapter of the Plan.

On Tuesday, Commissioners will be asked to continue the hearing on a proposed amendment to the Overall Goals and Definitions set out in Chapter 2 of the Comp Plan (Agenda Item PH-1) to October 22.

But staff will move forward Tuesday with requests to approve amendments that include revisions on virtually every page of Chapter 8, the 34-page Coastal Management Element (Agenda Item PH-2) and revisions to Chapter 9, the Conservation and Open Space Element (Agenda Item PH-3) that change “native habitat” references to the ambiguous term “special habitat” and which delete specific types of habitat which must be preserved and protected from development.

Changes to Chapter 10, the Sanitary Sewer Services Element (Agenda Item PH-4), Chapter 11, the Potable Water Services Element (Item PH-5) and Chapter 12, the Solid and Hazardous Waste Element (Item PH-6) are mostly minor revisions that do not appear to be required by any newly adopted laws. Agenda Item PH-7 makes changes on nearly every page of Chapter 10, the 26-page Drainage and Natural Groundwater Aquifer Recharge Element, without explanation or justification provided by staff.

Virtually none of the proposed changes are mandated by the EAR review process.

EAR amendments should be limited to revisions which are necessary to ensure that our Comp Plan is in compliance with new state laws.

Amendments which amount to nothing more than tinkering with the Comp Plan or meeting the demands of developers should not be rammed through under the pretext of the EAR process, especially when voters have selected

new commissioners with clear direction to protect and preserve our environment, our Comp Plan and our quality of life.

The new commissioners can and should be given the opportunity to vote on proposed changes like most of those put forward by staff and the Treasure Coast Regional Planning Council. Action on the proposed amendments should be delayed until commissioners who were overwhelmingly chosen by voters can consider them.

As if dealing with the so-called EAR amendments were not challenging enough, staff will present three additional Comp Plan Amendments at Tuesday's meeting which are contrary to the message sent by voters at the ballot box.

Agenda Item PH-8 is a site-specific text amendment that gives special favor to the 167-acre Martin Commerce Park project (formerly called Martingale Estates) off SW Martin Highway near the Stuart West and Cobblestone neighborhoods by authorizing a new free-standing Urban Services District to provide utilities to the development which is outside the urban boundary.

NOTE: Since the highly unpopular Rural Lifestyle land use designation is permitted on property more than a mile from an Urban Services District boundary, approval of the Martin Commerce Park amendment will open up still more property for Rural Lifestyle development by creating a new USD boundary.

Agenda Item PH-9 is a Future Land Use Map Amendment to change the Martin Commerce Park property land use designation from Agricultural and Agricultural Ranchette to Industrial.

Another Comp Plan amendment that is being rushed through approval before less developer-friendly commissioners take office is Item PH-10, which will increase the number of bedrooms allowed in "golf cottages" authorized in Rural Lifestyle projects. The agenda item calls the Amendment the Three Lakes Golf Club amendment; but it does not apply

solely to Three Lakes Golf Club. It is a text amendment which applies to all Rural Lifestyle projects, allowing mini-hotels to be included in new developments by increasing the number of bedrooms from six to 12 allowed in each “golf cottage” constructed in a Rural Lifestyle community.

In Agenda Item PH-11, staff is proposing elimination of development standards for Category C zoning districts. The proposed amendments to Article 3, Zoning Districts, of the County’s Zoning Code will require re-zoning to a Category A District for any development that requires site plan approval on property currently zoned as a Category C District. The proposed ordinance is not carefully drafted, however, and may produce unintended (or perhaps intended) consequences. For instance, some definitions are changed and others (such as “guest house”) are eliminated. The definition of “owner” includes not only the actual owner of property but the legal holder of a lease when property is subject to a lease. Since out-of-state property owners frequently hire agents to manage properties under leases which identify the leasing agent as the landlord, by defining a lease holder as an “owner” of leased property, the proposed new ordinance may make a leasing agent the “owner” of the property. Staff does not explain why this is a necessary or even appropriate change to the Zoning Code.

A proposed right-of-way width variance proposed for NE Mango Terrace in Jensen Beach (Agenda Item PH-12) is an application that was submitted earlier this year but was withdrawn after several Skyline Drive property owners objected. Factual errors in the proposed resolution remain uncorrected in the item submitted for a vote on Tuesday.

The Resolution presented for BOCC approval is entitled: “A RESOLUTION . . . APPROVING A RIGHT-OF-WAY VARIANCE FROM THE MINIMUM RIGHT-OF-WAY WIDTH FOR NE MANGO TERRACE IN THE AMENDED PLAT OF MANGO LANE INTO THE COUNTY ROAD INVENTORY.”

In addition to the fact that the title makes no sense, the resolution states that “a request was made to the Board of County Commissioners to accept into the Martin County Road Inventory 570 linear feet of NE Mango

Terrace” and “after considering the request on April 09, 2024, the Board of County Commissioners determined that the conditions required by Division 19, Land Development Regulations, Martin County Code, have been met.”

The request before the BOCC is to approve a variance in the required 50-foot roadway width to allow a portion of NE Mango Terrace to be constructed at a 30-foot width. The BOCC is not being asked to accept the roadway into the County’s road inventory, which requires a separate application and approval by the County Engineer. The BOCC did not consider the request on April 9, 2024 (the request first appeared on the April 30, 2024, agenda but was withdrawn at the applicant's request), and the BOCC made no determination that the requirements of Division 19 (Roadway Design) of the LDRs were met.

These defects were communicated to staff prior to the April 30, 2024, BOCC meeting. The materials submitted for approval on Tuesday have not been corrected. This is sloppy, inaccurate, unacceptable work by staff members who are paid by taxpayers to professionally and properly evaluate development requests before making a recommendation for Commission approval.

NOTE: The property owners say they will be unable to develop the four lots they purchased absent approval of the variance and acceptance of the road into the County’s inventory (which requires all County taxpayers to pay for maintenance). But when they purchased the property, the owners knew or should have known that development options were limited by the County Code, which was in effect at the time the property was purchased. The BOCC is not obligated to change or grant a variance from the County Code to benefit a property owner who purchases property with a plan to profit which can be accomplished only if the rules are changed at their request, regardless of the negative impact to existing property owners.

Three other development proposals are on Tuesday’s agenda:

- Item DPQJ-1 is a request for approval of an amendment to the 112-unit

Preserve at Park Trace residential PUD on SE Cove Road near SE Willoughby Boulevard to remove a portion of wetlands and wetland buffer areas from the previously approved preserve area management plan;

- Item DPQJ-2 seeks approval of an amendment to the Cove Royale PUD agreement, which also removes a portion of wetlands and wetland buffer areas for a 117-unit development on 87 acres adjacent to the Preserve at Park Trace; and

- Item DPQJ-3 is a request to approve a plat for Loggerhead Estates, a 23-lot single family residential development and church on SW 34th Street near SW Mapp Road in Palm City.

To the extent that Commissioners and the public are still awake after far-too-many hearings and presentations on Tuesday's agenda, the final hearing will be conducted to discuss the County's 2024/2025 Fiscal Year budget.

In other items on Tuesday's agenda:

- Among the 19 items on the Consent Agenda to be approved in a single vote at the beginning of the meeting, Commissioners will approve the Clerk's warrant reflecting expenditures of \$12,045,259.12 in tax dollars between August 26 and September 8, 2024, without disclosing the payees or the purpose of the payments (Agenda Item CNST-2);

- Commissioners will approve a \$500,000.00 contract for purchase, maintenance, repair and installation of commercial refrigeration and cooling systems in County facilities (five-year continuing services contract to be issued to A/C Doctors, Inc.) (Item CNST-1); and

- Consent Agenda Items CNST-10 and CNST-11 will authorize the County to accept \$8,573.00 to cancel \$89,050.00 in code enforcement liens for violations of the County Code by property owners in Jensen Beach and Golden Gate.

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>

E-mail commissioners about matters that interest you at 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
LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

Phone: (772) 287-0200

Fax: (772) 872-5152

www.LSHLaw.net

From: L Meadows
To: Harold Jenkins
Subject: Asap your help
Date: Monday, September 23, 2024 10:13:06 AM



The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated. In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

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

Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, FL 33455

From: Lydia Ross
To: Harold Jenkins
Subject: No to Martin County Comp Plan Changes
Date: Tuesday, September 24, 2024 9:29:11 AM

This Email Sent From External Sender

Please do not allow changes to our Comp Plan. EAR amendments not presented for transmittal until new commission is seated and makes decisions

Thank you for your service

Lydia Ross
Hobe Sound

From: Sandra Allen
To: Comish
Subject: Changes to comprehensive plan.
Date: Tuesday, October 1, 2024 2:45:08 PM



Changes to the comprehensive plan should not be approved by the sitting lame duck commissioners. To do so would be a slap in the face to the voters who ousted them.

From: Elizabeth Rosenberg
To: Comish
Subject: No changes to Comp Plan please
Date: Thursday, October 3, 2024 12:15:39 PM

This Email Sent From External Sender

Hello all - My husband and I are city of Stuart and Martin County residents and voters. My husband and I have been here since 2000.

I'm writing to ask that you hold off on changes to the MC Comp Plan.

Martin County is a wonderful place to live.

Thank you for your consideration.

Beth and Mike Rosenberg

527 SW Ocean Blvd.

Stuart, FL

From: [carol.fitzpatrick](#)
To: [Comish](#)
Subject: Commission vote on Comp Plan Amendments on Sept. 24, 2024 --
Date: Monday, October 7, 2024 2:31:03 PM



ON EAR Comp Plan Amendments: **All EAR Public Hearings were continued to October 22, 2024** Martin County Commission Meeting. [EAR = Evaluation and Appraisal Report with changes to every critical chapter of the Comprehensive Plan, our local constitution.] **Residents spoke up and BCC heard. But we must stay involved to ensure new Commission has final say and has facts about the impacts of changes.**

ON COMPREHENSIVE PLAN AMENDMENTS - **CPAs 23-09 and 23-10, MARTIN COMMERCE PARK, LLC**, Martin Commerce Park, LLC (formerly known as Martingale Estates) proposal to change 167 acres from ag to Industrial. (located at northmost Martin County I-95 exit):
ACTION TAKEN: By a 4-1 vote, the Board (Commissioner Heard voted No) approved transmittal of CPAs 23-09 and 23-10; residents' concerns were ignored.

The approval to Transmit means these two(2) CPAs now go to the State Land Planning Agency and other state and regional reviewing agencies to review regarding state issues. The Three Lakes CPA (below) is being fast-tracked to get Old Commission Approval in October.
Are these two CPAs also being accelerated and final Approval Vote to be made before the new Commission is sworn in on Nov. 19 but the notice hasn't yet been posted?

- Was there a vote or directive by the BCC for the fast track? The letter on Three Lakes is clearly telling the agency reviewers that they are in a rush since the normal is 10 days to transmit and 30 days to answer? County transmitted CPA 24-23 Sept. 27, 3 days after Sept. 24 vote, stating the Adoption VOTE is planned in October; the scheduled October meetings are Oct. 8, 16, and 22 -- all are less than 30 days from Sept. 27.

Resident comments will be needed to educate the agencies.

.ON CPA 24-23 THREE LAKES GOLF CLUB, A TEXT AMENDMENT increasing permitted building on Rural Lifestyle up number of bedrooms permitted in a golf cottage. **The Board approved 4-1. The process is the same as above except the online email copies show that this packet has already being forwarded to the agencies with a letter dated Sept. 27, 2024 stating:**

"Martin County plans to hold an adoption hearing on the amendment in October 2024." - Was there a vote I didn't find directing staff to rush this?

Resident comments will be needed to educate the agencies.

The critical **Zoning Rewrite and the Mango Terrace Variance were pulled** from the Agenda. Residents emailed and spoke -- lots of strong concerns were voiced.

PH-13 TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 21, ARTICLE 8,
SWIMMING POOLS, SPAS AND HOT TUBS - SAFETY was adopted.

Sent from Outlook

Stephanie Heidt

From: Sam Hay <samhhay@gmail.com>
Sent: Monday, October 14, 2024 8:59 AM
To: Plan.Review@dep.state.fl.us; d4-planningreviews@dot.state.fl.us; CompPlans@fdacs.gov; ComprehensivePlans@commerce.fl.gov; CompliancePermits@dos.myflorida.com; FWCConservationPlanningServices@myfwc.com; CompPlans@fldoe.org; Stephanie Heidt
Subject: Please reject overdevelopment proposals for Martin County
Categories: CPA

To state reviewing agencies:

I strongly oppose the inevitable sprawl and degradation of our natural resources which would be the result of inappropriate development proposals being rushed through the Martin County Commission before our new commissioners are seated. Please reject these proposed changes to our Comprehensive Plan.

Thank you,
Sam Hay, Martin County

From: SHARON
To: Sarah Heard; Doug Smith; Stacey Hetherington; Edward Ciampi
Subject: Re: 25-104 CAPITAL IMPROVEMENTS ELEMENT, A TEXT AMENDMENT
Date: Monday, October 14, 2024 4:02:40 PM



Why does MC expect residents to accept the level of service from Fire and rescue to increase from **6 to 8** minutes in our urban area and from **15 to 20** minutes in rural areas? MC needs to plan to maintain, if not improve, response time. If this change is the result of added housing units without a growth in fire/ rescue infrastructure, then proposed development plans need to address the need for more fire/rescue before approval.

(7) Fire/r-Rescue response for Life Support and Fire Suppression: (a) 1) ~~Advanced Life Support~~ 8 minutes 90% of the time in Urban areas (b) 2) ~~Advanced Life Support~~ 20 minutes 90% of the time in Rural areas (8) 3) ~~Basic Life Support~~ 6 minutes 90% of the time in Urban areas 4) ~~Basic Life Support~~ 15 minutes 90% of the time in Rural areas 5) ~~Fire Response~~ 6 minutes 90% of the time in Urban areas 6) ~~Fire Response~~ 15 minutes 90% of the time in Rural areas

From: [Randy Garcia](#)
To: [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)
Cc: [Morris Crady](#); ["Josh Long"](#); [Sarah Woods](#); [Don Donaldson](#); ["pschilling@martin.fl.us"](#); [Clyde Dulin](#); [Jake Cremer](#); [Kenneth Metcalf](#); [Tammy Simmons](#)
Subject: Martin County Proposed Evaluation-Based Comprehensive Plan Amendments
Date: Tuesday, October 15, 2024 5:14:02 PM
Attachments: [Martin County EAR CPA Comments 101524.pdf](#)



Good Afternoon Commissioners,

Please find the attached correspondence from Attorney Jacob Cremer and Ken Metcalf regarding Martin County Proposed Evaluation-Based Comprehensive Plan Amendments.

Thank you,

Randy

Randy Garcia, Legal Assistant to
Jacob T. Cremer, Jessica M. Icerman,
and Nicole A. Neugebauer
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100 | Tampa, FL 33602
Direct: 813-222-5046

STEARNS WEAVER MILLER

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10/22/2024
PH-1

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jacob T. Cremer
401 East Jackson Street, Suite 2100
Tampa, FL 33602
Direct: (813) 222-5051
Fax: (813) 222-5089
Email: jcremer@stearnsweaver.com

October 15, 2024

VIA - EMAIL: dsmith@martin.fl.us; shetherington@martin.fl.us;
hjenkins@martin.fl.us; sheard@martin.fl.us; eciampi@martin.fl.us

Commissioner Smith
Commissioner Hetherington
Commissioner Jenkins
Commissioner Heard
Commissioner Ciampi
Martin County
2401 SE Monterey Road,
Stuart, FL 34996

RE: Martin County Proposed Evaluation-Based Comprehensive Plan Amendments
File No. CPA 24-04, CPA 24-01 and CPA 24-02
Transmittal Hearing October 22, 2024

Dear Commissioners:

Stearns Weaver Miller has the pleasure of representing Kolter Land LLC, Kanner/96th Street Investments, LLC, and their affiliates. We submit these written comments and recommendations on their behalf in regard to Martin County's proposed evaluation-based Comprehensive Plan amendments. As described in detail below, these proposed amendments are not in compliance with state law. Please enter these comments into the record at the upcoming transmittal hearing on October 22, 2024.

I. Background

Growth Management staff have proposed amendments to Future Land Use Element policies 4.1D.3 and 4.1D.5 concerning the methodology for projecting future residential housing demand and for conducting the related residential capacity analysis for the purpose of determining whether future land use map amendments are warranted in response to population and growth demands. Please note that these comments are based on the attached excerpted draft amendments (**Attachment "1"**) presented to the Martin County Local Planning Agency at its public hearing held on October 3, 2024 ("Draft Amendments") and that are scheduled for consideration by the Board of County Commissioners at the October 22, 2024 public hearing. This letter also addresses concerns regarding the draft Residential Capacity Analysis, dated September 6, 2024, that was included with the background documents provided by staff.

4602/SC/ai
2-49

It is important to note that Kolter Land filed an application on March 26, 2024 that proposed text amendments to the above referenced policies. This application has not yet been scheduled for public hearings before the Local Planning Agency and the Board of County Commissioners. As discussed in that submittal, the County's approach to determining land use need is inconsistent with statutory changes enacted in 2011 with the passage of the Community Planning Act, as well as other statutory requirements set forth in Section 163.3177, Fla. Stat. Those comments are attached (**Attachment "2"**) and summarize the concerns of Kolter Lands in regard to the County's approach for determining the need for land use allocations.

II. Martin County's Policies Must Not Preempt Use of Best Available Data and Professionally Accepted Methodology

In effect, the County has determined through its policies that best available data which may exist at the time of a future plan amendment application will not be considered if it is not listed in the County's policies. The County's policy approach is prescriptive in nature. It mandates the use of certain data, while prohibiting consideration of other data. It is not appropriate and is not in compliance with s. 163.3177(1)(f), Fla. Stat., to prescribe that only certain data can be considered to the exclusion of other data.

Another major compliance concern is that the County's policies specify one particular methodology rather than allowing the County to consider an alternative, professionally acceptable methodology for calculating housing demand and residential capacity. Section 163.3177(6)(f)2, Fla. Stat., specifies that local governments cannot require one particular methodology over another professionally accepted methodology. Yet, the County's policies preempt consideration of any other professionally accepted methodology before even reviewing alternative methodologies that may be prepared by an applicant in reliance on best available data. In effect, the County has determined that it will consider only its preferred methodology to the exclusion of any other professionally accepted methodology, which is facially inconsistent with statutory requirements.

III. Martin County's Mandated Methodology Utilizes Overly-Simplified and Unrealistic Assumptions That Fail to Account for Real World Conditions

The two major policy deficiencies described above are exacerbated by the County's particular methodology requirements that fail to rely on best available data and fail to react appropriately to best available data. For example, the County's policies in prescribing use of only certain data does not allow consideration of basic data routinely utilized in land use needs analyses, such as *persons per household*. It also fails to differentiate between single family and multifamily units in determining land use allocation needs and doesn't consider how demand varies by unit type, location, development form and community type. These are basic considerations that are required in order for a methodology to be considered professionally accepted. The County's methodology ignores market realities and assumes that the demand for a single family unit in a conventional, low density subdivision is the same as the demand for a multifamily unit in a high density setting within a neo-traditional new town or urban village. These are very different market preferences that are completely homogenized by the County's *one-size fits all* approach.

The County's methodology also fails to consider those same market preferences in determining the extent to which land use allocations potentially respond to and satisfy projected

housing demands. Most notably, the Draft Amendments require the County's residential capacity analysis to count the units from all approved Master Plans and Final Site Plans toward overall capacity without any distinction based on the market preferences of future residents. Similar to the one size fits all demand projection methodology, the residential capacity analysis considers all units to be the same regardless of unit type, location, development form and community type. Newfield is a perfect case in point. The Residential Capacity Analysis, dated September 6, 2024, counts 4,200 units approved for Newfield toward residential capacity without any supporting analysis estimating how much of the projected housing demand will be satisfied by the single family and multifamily housing planned for that project in a neo-traditional development form as compared to more conventional, lower density single-family neighborhoods. The County applies very simplistic assumptions in its one-size fits all prescriptive methodology that completely ignores market preferences. As such, the County's policies are not consistent with s. 163.3177(6)(a)4, Fla. Stat.

The County's methodology for determining residential capacity similarly fails to react appropriately to best available data concerning development potential of vacant lands. Rather than evaluate actual trends, the County's policies prescribe that all vacant lands must be assumed to develop to the maximum density permitted by the applicable land use category and that density within wetlands must be assumed to count at 50% of the maximum density permitted by the applicable land use category. Actual development trends documented over decades prove that these unfounded assumptions are simply unrealistic and greatly overstate potential capacity based on the character of the undeveloped lands and applicability of policies governing land use compatibility, density transitions, wetland protection and that provide guidance for regulatory requirements that realistically limit development potential. Section 163.3177(6)(a)2 requires an analysis of such factors so that land use allocations are based on the study of actual data and trends over time rather than mandating over-simplified assumptions that are not consistent with real-world development limitations that yield the average densities documented by long-term trends. The market will develop to the maximum density achievable based on the character of the undeveloped land (i.e., topography, habitat conditions, floodplain conditions, etc.), taking into account required policies and regulations. It is internally inconsistent to adopt policies that ignore the effects of the County's comprehensive plan policies that limit ability to achieve maximum densities.

IV. Martin County's Methodology for Estimating Residential Capacity Is Internally Consistent with Other Comprehensive Plan Elements and Is Not Coordinated with Other Agency Plans

It is also evident that the County's need methodology is not consistent with the data-driven plans prepared by other agencies, including the Martin County MPO and the South Florida Water Management District (SFWMD). The Martin County Long Range Transportation Plan forecasts future population and housing growth by Traffic Analysis Zone based on average development trends rather than assuming maximum densities. In fact, this is how all of the MPOs/TPOs plan for transportation needs throughout urban counties in Florida. Similarly, the SFWMD prepares its Regional Water Supply Plan based on average development trends as do all of the other Water Management Districts. Martin County has developed its methodology for land use allocation purposes based on mandates assumptions and data exclusions that are internally inconsistent with the methodologies and forecasts utilized to prepare its transportation and various infrastructure

elements. As such, the County's policies fail to achieve internal consistency as required by s. 163.3177(2), Fla. Stat. Mandating unrealistic assumptions and data exclusions by policy in advance of receiving a future plan amendment contravenes statutory requirements. Such policies fail to allow the County or an applicant to consider best available data at the time of a future plan amendment application submittal. Moreover, the methodology itself is not professionally accepted.

Another major problem concerning the residential capacity methodology is that it fails to differentiate antiquated subdivisions from successful subdivisions. Again, the prescriptive methodology requires that all vacant lots in a platted subdivision must be counted toward capacity, regardless of whether the subdivision has experienced poor absorption as a result of poor design, lack of amenities, infrastructure deficiencies or other factors that have resulted in the market bypassing the approved subdivision for other preferred subdivisions. Without any consideration for absorption rates, the County's methodology unrealistically assumes that such antiquated subdivisions will satisfy housing demands through the 2045 plan horizon. This short-sighted policy approach ignores best available data and effectively precludes the ability of the housing market to provide higher quality residential housing products in response to market preferences.

V. **Martin County Has Not Implemented the Community Planning Act and other Related Statutory Provisions Addressing Community Needs and Market Preferences**

Finally, it is important to recognize that Martin County has not implemented the statutory changes resulting from the Community Planning Act. Section 163.3177(6)(a)2 specifies that comprehensive plan policies must be based on studies and surveys addressing the amount of land required to accommodate anticipated growth taking into account the character of undeveloped lands, the need for job creation, capital investment and economic diversification, and the need to modify land uses and development patterns within antiquated subdivisions. Martin County has a legal obligation to study development trends resulting from its own policies. If policies have not been successful in achieving maximum densities or retrofitting antiquated subdivisions, then Martin County must acknowledge those policy limitations rather than mandating over-simplifying assumptions that ignore the effects of its own policies. Martin County should study growth and development trends carefully and provide a transparent, candid evaluation of how its policies affect development in the market place. Rather than imposing a methodology designed to constrain development based on unsupported assumptions, Martin County should embrace the spirit of the Community Planning Act and comply with its requirements. In regard to land use allocations, Section 163.3177(6)(a)4 sets forth a broader approach for determining community needs. It states:

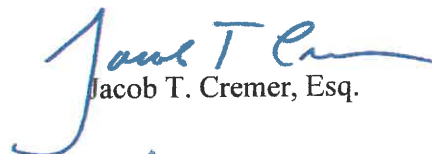
The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population.

Martin County's formulaic policy approach was not amended in response to the Community Planning Act that was enacted to ensure local governments allocate land uses in response to the overall needs of the community. Housing prices have increased substantially, and the County's prescriptive methodologies only exacerbate the problem by precluding consideration of best available data and imposing unrealistic assumptions designed to under-project housing demand and overstate capacity.

We acknowledge that the Draft Amendments attempt to correct two significant shortcomings of the County's methodology. In particular, the proposed amendment to Policy 4.1D.3 adjusts the County's formula by multiplying Total Housing Units by the percentage increase in projected population to calculate increased demand for housing compared to the existing housing base. However, this amendment still does not account for other factors affecting housing demand as discussed in the foregoing. Similarly, the proposed amendment to Policy 4.1D.5 eliminates the unsupported 3% excess vacancy provision. However, the proposed methodology adjustments do not correct the fundamental legal deficiencies inherent with the County prescriptive, formulaic approach that prevents use of best available data, doesn't react appropriately to available data, mandates unrealistic assumptions in lieu of undertaking appropriate studies, and precludes consideration of other methodologies that are professionally accepted. At the very least, the County should amend its policies to allow applicants to utilize other professionally accepted methodologies.

In conclusion, while the Draft Amendments have some notable improvements that we commend the County on considering, as a whole the Draft Amendments are not in compliance as defined by section 163.3184(1)(b), Fla. Stat. We would be happy to meet with you or staff to discuss ways to ensure that any amendments that are approved are in compliance.

Sincerely,


Jacob T. Cremer, Esq.


Kenneth B. Metcalf, AICP

CC:

Morris A. Crady, AICP (mcrady@lucidodesign.com)

Josh Long, Kolter Land LLC (jlong@kolter.com)

Sarah Woods, Martin County Attorney (swoods@martin.fl.us)

Don Donaldson, Martin County Administrator (ddonaldson@martin.fl.us)

Paul Schilling, Martin County, Growth Management Director (pschilling@martin.fl.us)

Clyde Dulin, Martin County, Comprehensive Planning Administrator (cdulin@martin.fl.us)

10/22/2024
PH-17

Revision: 10/16/2024
10/18/2024

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

AGENDA ITEM 4B5

From: Staff

Date: October 11, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-01ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on September 27, 2024 and contains one text amendment to the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises Policy 4.13A.18(c)(8) of the County's CGMP regarding the number of bedrooms permitted for golf cottages in the Rural Lifestyle (RL) future land use designation and is not specific to any individual project.

The Rural Lifestyle future land use designation is available for communities with a minimum 1,000 acres contiguous to an urban service district or 3,000 acres within 6,000 feet of a Primary or Freestanding urban service district. Like the Agricultural future land use designation, the RL future land use designation permits golf courses and densities of one unit per twenty acres. Unlike the Agricultural future land use designation, RL allows a maximum of 54 golf cottages and six bedrooms per cottage (a maximum of 324 bedrooms) in each minimum 1,000-acre community. Each Rural Lifestyle community must be developed pursuant to a Planned Unit Development agreement approved by the Board of County Commissioners.

The proposed text amendment would allow the design of each cottage to be one or two stories, with 2 to 12 bedrooms. The amendment limits the overall total number of cottages or bedrooms

was/00/01
71-49

permitted in a Rural Lifestyle community to 324 bedrooms, but adds flexibility in the number of bedrooms per cottage by amending the existing 6 bedroom maximum, and is not applicable to any other future land use designation. The proposed amendment is shown below in ~~strikeout~~ and underline format:

Policy 1.13A.18(c)(8) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two stories with 2 to 12 bedrooms per golf cottage.

County staff recommends approval of the proposed text amendment because it:

- should have little or no effect on compatibility with surrounding properties;
- does not change the maximum number of cottages or the maximum number of bedrooms and should have no additional impacts on public facilities; and
- reduces the potential height of cottages from four stories to two stories.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on September 30, 2024. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and FloridaCommerce.

Council Action – October 18, 2024

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, moved approval of the staff report. Vice Mayor Langowski from the City of Westlake seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- | | |
|---|----------------------|
| 1 | General Location Map |
| 2 | Public Comments |

Exhibit 1
General Location Map

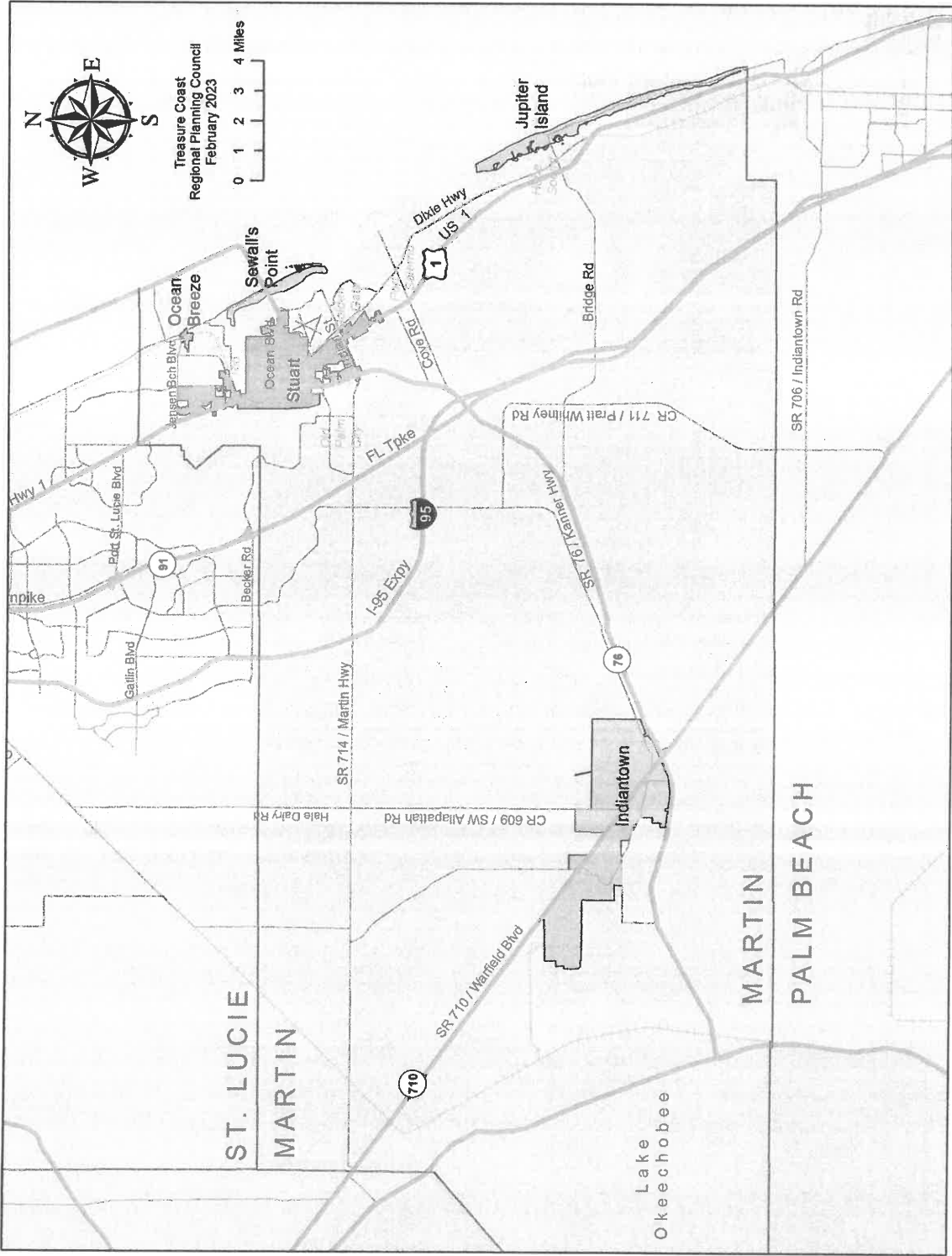


Exhibit 2

Public Comments

Stephanie Heidt

From: Angela Rantinella <angrlr@comcast.net>
Sent: Sunday, October 13, 2024 4:21 PM
To: Plan.Review@dep.state.fl.us; d4-planningreviews@dot.state.fl.us; CompPlans@fdacs.gov; ComprehensivePlans@Commerce.fl.gov; CompliancePermits@DOS.MyFlorida.com; FWCConservationPlanningServices@myfwc.com; CompPlans@fldoe.org; Stephanie Heidt
Subject: Why The Rush?
Categories: CPA

To Whom It May Concern:

Please tell me why there is such a push to pass changes to the Comprehensive Plan of Martin County when clearly this should wait until after the election and the new BOCC is in place? The majority of residents in Martin County are against urban sprawl and irresponsible growth and have voted in the primary elections to reflect that. It only seems logical that the newly elected officials should represent the citizens in this and all upcoming matters. Why else wouldn't you? I would really appreciate an explanation and truly hope you postpone these very important decisions.

Thank you for your time and consideration,
Angela Rantinella`

From: [Paul Schilling](#)
To: [Clyde Dulin](#); [Joan Seaman](#); [Maria Harrison](#)
Subject: FW: FWC's Comments on Martin County 24-01ESR (CPA 24-23, Three Lakes Golf Club)
Date: Friday, October 18, 2024 7:59:49 AM

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

From: Irving, Robert <Robert.Irving@MyFWC.com>
Sent: Friday, October 18, 2024 4:53 AM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Conservation Planning Services <conservationplanningservices@MyFWC.com>;
DCPexter@Commerce.fl.gov; Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>
Subject: FWC's Comments on Martin County 24-01ESR (CPA 24-23, Three Lakes Golf Club)



Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Robert Irving
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
Phone: (850) 354-3578

Martin County 24-01ESR_60100

Clyde Dulin

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, October 18, 2024 3:36 PM
To: Clyde Dulin; Plan_Review
Cc: Paul Schilling; Samuel Amerson; Elysse Elder; Samantha Lovelady
Subject: RE: Martin County 24-01ESR Proposed

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Thank you, Clyde. We look forward to reviewing the County's upcoming amendment to address s. 163.3177(6)(c)3, F.S. Please see our revised technical assistance letter below:

To: Paul Schilling, Growth Management Department Director

Re: Martin County 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes (F.S.). The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, it appears that Martin County has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. As such, the County has failed to meet the requirements in statute and must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

The Department is providing technical assistance comments consistent with Section 163.3168(3), F.S. The comments will not form the basis of a challenge. Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

From: Clyde Dulin <cdulin@martin.fl.us>
Sent: Friday, October 18, 2024 3:27 PM
To: Plan_Review <Plan.Review@dep.state.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Samuel Amerson <samerson@martin.fl.us>; Elysse Elder <eelder@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: RE: Martin County 24-01ESR Proposed

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Ms. Weaver,
Thank you for taking my telephone call. As we discussed, the Rural Lifestyle future land use designation (subject of 24-01 ESR) permits the use of water and sewer service. Septic tanks will not be used to serve the golf cottages. Also, as we discussed Martin County is scheduled to hold a transmittal hearing on Chapters 10 and 11, Sanitary Sewer and Potable Water elements, respectively. Attached to this email are excerpts from each of the two Board agenda items. They include changes regarding consistency with s. 163.3177, F.S.

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Friday, October 18, 2024 2:31 PM
To: Clyde Dulin <cdulin@martin.fl.us>; Joan Seaman <jseaman@martin.fl.us>; Maria Harrison <mharriso@martin.fl.us>
Subject: FW: Martin County 24-01ESR Proposed

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

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, October 18, 2024 2:24 PM
To: Paul Schilling <pschilli@martin.fl.us>; DCPexter@commerce.fl.gov
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 24-01ESR Proposed

To: Paul Schilling, Growth Management Department Director

Re: Martin County 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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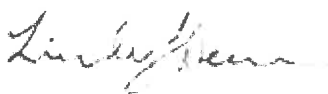
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Based on the Department's records, it appears that Martin County has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. As such, the County has failed to meet the requirements in statute and must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



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**Customer
Service
Survey**

From: M. Ryan
To: Doug Smith
Subject: EAR amendments
Date: Saturday, October 19, 2024 8:44:51 AM



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to your constituents.

Mary Lou Ryan
Stuart, FL taxpayer

Clyde Dulin

From: Mary Lou Ryan <mryan2007@gmail.com>
Sent: Saturday, October 19, 2024 8:51 AM
To: Clyde Dulin
Subject: Comp plan

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Be Suspicious of Attachments, Links, and Requests for Login Information**

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to represent the wishes of martin county residents.

Mary Lou Ryan
Stuart, FL taxpayer

From: ajudgeo@aol.com
To: [Sarah Heard; eciampi@martin.fl.us](mailto:Sarah.Heard@eciampi@martin.fl.us); [Doug Smith](mailto:Doug.Smith); [Harold Jenkins](mailto:Harold.Jenkins); hetheringtonstacey@martin.fl.us; [Sarah Woods](mailto:Sarah.Woods); [Don Donaldson](mailto:Don.Donaldson); [Kimberlee Levee](mailto:Kimberlee.Leeve); [Clyde Dulin](mailto:Clyde.Dulin); [Paul Schilling](mailto:Paul.Schilling); [Samantha Lovelady](mailto:Samantha.Lovelady)
Subject: No votes until newly elected board members are seated
Date: Monday, October 21, 2024 9:00:56 AM



Greetings:

I urge the BOCC not to vote on any bills involving spending taxpayer dollars or to approve any new construction until the newly elected board members are seated in November.

Yours truly,
Audrey Capozzi
Hobe Sound

Samantha Lovelady

From: Parkplace <parkplace1999@aol.com>
Sent: Saturday, October 19, 2024 11:01 AM
To: Sarah Heard; Harold Jenkins; Sarah Woods; Don Donaldson; Samantha Lovelady
Subject: DELAY Public Hearings

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

October 19, 2024

To:

Commish@martin.fl.us; sheard@martin.fl.us; eciam.pi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klev.ee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be **after November 19.**

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, residents/voters and taxpayers repeatedly stated that they do not want changes to our Comp Plan.

This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Don't say these are just "housekeeping" changes!

The residents/voters and taxpayers said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines.

From: John Stasky
To: Doug Smith
Subject: Voting on our comp plan while you are a lame duck
Date: Saturday, October 19, 2024 11:30:41 AM



Commissioner Smith,

You have been voted out of office. I'm sure you will run for some other position in the future. If you plan on getting support, do not vote for the changes to the comp plan on October 22. What you are trying to accomplish got you removed. We have a long memory and will react to any future plans you might have.

John & Theresa Stasky
Stuart, FL

From: Susan Ramsthaler
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Oct. 22 Public Hearings
Date: Saturday, October 19, 2024 11:52:31 AM



BOCCMC,

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

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

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

Susan Miller Ramsthaler

2969 SE Kingsmill place

Stuart

From: Peggy Healy Stearns
To: Commish@martin.fl.us; Sarah Heard; ecampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Delay Consideration of EAR Amendments
Date: Saturday, October 19, 2024 11:54:45 AM



To whom it may concern:

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. Residents made it clear that ALL votes on the Comp Plan Amendments All EAR Amendment votes should delayed until after November 19.

To consider these amendments before the new commission is seated constitutes a blatant disregard for the will of your constituents and undermines the democratic process.

Thank you.

Peggy Stearns
80 N Sewalls Point Road
Sewalls Point, FL 34996

From: [Dick Landrum](#)
To: [Commish@martin.fl.us](#); [Sarah Heard](#); [eciampi@martin.fl.us](#); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](#); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)
Subject: Postpone EAR Amendments to Comp Plan
Date: Saturday, October 19, 2024 12:11:15 PM



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments. **All EAR Amendment votes should be after November 19.**

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most expressed item on the wish list that staff asked citizens to compile. Please, don't say these are just "housekeeping" changes!

Citizens said:

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

Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead, some proposals encourage costly urban sprawl, harm the environment and waterways, and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excessive approvals/overbuilding that have led to irreparable damage in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents'/voters' choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, YOUR VOTE on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Dick Landrum
Palm City

From: Kate
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: No EAR amendments until after Nov. 19
Date: Saturday, October 19, 2024 12:19:37 PM



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

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

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

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Kate and Bill Miller, 103 River Rd., Hobe Sound, FL 33455

From: Leslie Ertl
To: Stacey Hetherington; Doug Smith; Harold Jenkins; Edward Ciampi
Cc: Sarah Heard
Subject: STOP RUINING MARTIN COUNTY WITH YOUR GREED!!!!!!!!!!!!!!
Date: Saturday, October 19, 2024 1:55:14 PM



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

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

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections. Hopefully, the new commissioners will not be greedy liars who lied to us Heatherington.

You are not doing your jobs, not following your constituents wishes, and ruining our county.

Leslie Ertl

Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters and taxpayers choice for stronger, not lesser, Comp Plan protections.

Your vote on October 22 will not be forgotten.

When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Michelle Mercier
Stuart, Florida

Samantha Lovelady

From: carol fitzpatrick <carolfitz@hotmail.com>
Sent: Sunday, October 20, 2024 1:04 PM
To: Comish; Clyde Dulin; Don Donaldson; Paul Schilling; Samantha Lovelady
Subject: Comp plan

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

- Voters spoke in August for a change in direction - don't let that vote be ignored now before the new Commission is sworn in on November 19!

As a resident of Martin County for the past 24 years, I say stop bowing to developers ,who do not pay your salaries. Put Martin County first.

Frustrated for the past 5 years
Carol Fitzpatrick
924 SW Balmoral Tr.

Sent from Outlook

From: Bradford Davey
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: EAR comprehensive plan amendments
Date: Monday, October 21, 2024 7:25:23 AM



Good morning,

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19. Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

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

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections. The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections.

Sincerely,

Bradford Davey

164 NE Edgewater Dr. Stuart, FL

Bradford Davey, Ed.D.
Senior Researcher

Technology for Learning Consortium, Inc.
bdavey01@gmail.com
(401) 465-9323

I arise in the morning torn between a desire to improve the world and a desire to enjoy the world. This makes it hard to plan the day.
E.B. White

Clyde Dulin

From: Paul Schilling
Sent: Monday, October 21, 2024 7:56 AM
To: Clyde Dulin; Joan Seaman; Maria Harrison
Subject: FW: Comp plan amendments

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

From: M Ryan <mryan2007@gmail.com>
Sent: Saturday, October 19, 2024 8:48 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Comp plan amendments

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

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to represent the wishes of martin county residents.

Mary Lou Ryan
Stuart, FL taxpayer

Samantha Lovelady

From: Bruce Montefusco <brucemon1@comcast.net>
Sent: Monday, October 21, 2024 10:43 AM
To: Commish@martin.fl.us; Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: October 22, 2024 Public Hearings need to be delayed until the new commission is seated

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

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

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

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead, some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Bruce Montefusco
Hobe Sound

Clyde Dulin

From: LINDA BOOTHBY <lkb8@aol.com>
Sent: Monday, October 21, 2024 1:14 PM
To: Clyde Dulin
Subject: Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.
Linda Boothby, Hobe Sound

Samantha Lovelady

From: LINDA BOOTHBY <lkb8@aol.com>
Sent: Monday, October 21, 2024 1:17 PM
To: Samantha Lovelady
Subject: Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.

Linda Boothby, Hobe Sound

Clyde Dulin

From: Paul Schilling
Sent: Monday, October 21, 2024 1:20 PM
To: Clyde Dulin; Joan Seaman; Maria Harrison
Subject: FW: Comp Plan

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

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

From: LINDA BOOTHBY <lkb8@aol.com>
Sent: Monday, October 21, 2024 1:16 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.
Linda Boothby, Hobe Sound

Samantha Lovelady

From: Leslie Ertl <lesertl@yahoo.com>
Sent: Monday, October 21, 2024 1:20 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Development of Martin County

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

Commissioners and staff:

Please stop and listen to your constituents. You are not doing what you are paid for and instead, making \$ off of developers. Has there been a tally of who wants this that is reliable? Other than developers? Once you start this over-development, Martin County will be trashed just like Palm Beach, Broward, and Dade counties. Has there been studies regarding increased traffic, water quality and flow issues, increases in school enrollments and where the children would attend. that is, has anything been studied by other than the developers?

You are not following the comp plan and disregarding your responsibilities. The people of Martin County are highly over our commissioners.

Leslie Ertl

Clyde Dulin

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Monday, October 21, 2024 3:04 PM
To: Clyde Dulin; Doug Smith; Edward Ciampi; Harold Jenkins; Stacey Hetherington
Subject: October 22, 2024 Comprehensive Growth Plan and (EAR) Evaluation and Appraisal Review

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

Commissioners and Staff:

We are very concerned about tomorrow's meeting where 19 Amendments and changes to the Comprehensive Growth Plan will be "Railroaded Through" without public comment.

We are Especially concerned about the "ploy" to implement these changes without the Legally elected 2 new Commissioners being able to vote; whereas we have the 2 recently Unelected Commissioners voting!!!

CPA 23-24 Concerning the # Lakes Golf Courses. Possibly also considered Amendment PH-17 Martin County residents Never had a chance to even learn about this development before approval possibilities. Originally; no residential building; then 6 "golf cottages" and now from 6 bedrooms, request is made for 12. First of all; we should not be building more golf enormous amount of water and fertilizers draining into the native habitat surrounding this rural area.

We also object to changes being considered to:

- Chpt. 2 Goals
- Chpt. 4 Future Land Use including Urban Boundary Land Use and zoning categories
- Chpt. 8 Coastal Management including shorelines
- Chpt. 9 Conservation and Open Space
- Chpt. 10 Sewer Changes
- Chpt. 11 Potable Water
- Chpt. 12 Solid Waste
- Chpt. 13 Drainage
- Chpt., 14 Capital Improvement

In conclusion, all these items Should be decided upon by the New BOCC to take Control on November 15, 2024.

Sincerely,
Barbara Gingras Schmucker
John McArdle
3130 SE Indian Wells Place

Clyde Dulin

From: Elysse Elder
Sent: Monday, October 21, 2024 4:04 PM
To: Clyde Dulin; Paul Schilling
Subject: Fw: EAR Amendments



Elysse A. Elder, Esq.
Deputy County Attorney
Martin County Board of County Commissioners
2401 SE Monterey Rd., Stuart, FL 34996
(772) 288-5925 elder@martin.fl.us

From: Sarah Woods <swoods@martin.fl.us>
Sent: Monday, October 21, 2024 3:46 PM
To: Elysse Elder <elder@martin.fl.us>
Subject: FW: EAR Amendments

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
[772-288-5446](tel:772-288-5446) (o) [772-288-5439](tel:772-288-5439) (f)

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Monday, October 21, 2024 12:35 PM
To: Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>
Cc: Don Donaldson <ddonalds@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: EAR Amendments

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

Commissioners,

Please ask staff to identify each state statute which requires changes to the Comprehensive Plan which are being presented at tomorrow's BOCC meeting as part of the EAR process.

As you know, EAR updates are required to make the Comp Plan consistent with newly adopted state statutes. The EAR process is not supposed to be used to tinker with the language and make changes to the Comp Plan which are not related to the requirements of new state laws.

Please ask staff to identify each state law that is the basis for each of the changes proposed in the 16 EAR amendments you are being asked to transmit.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

Samantha Lovelady

From: claussen <claussen@colostate.edu>
Sent: Monday, October 21, 2024 1:04 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: October 22 Public Hearings for EAR amendments

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

Dear Commissioners:

As a resident of Martin County and a member of HIPI, it has been brought to our attention that you want to push through votes in an inappropriate manner. Martin County residents have been very clear on their expectations and who are going against the majority of residents. I am appalled that you are not listening to your constituents. The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

It was clear in the public workshops hosted by the Treasure Coast Regional Planning Council, that citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes! Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said. The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

And this is way some of you are no longer in office.

Sincerely,

Brian and Debby Claussen
1357 NE Ocean Blvd, 107

From: [The Guardians of Martin County](#)
To: [Sarah Heard](#)
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM



[View this email in your browser](#)

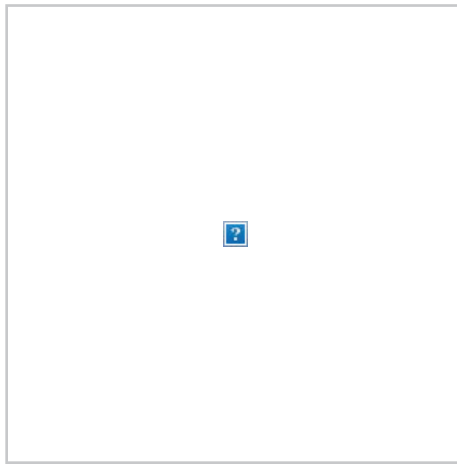


The Guardians continue engagement with [Martin County](#) regarding proposed amendments to the County's [Comprehensive Growth Management Plan \(Comp Plan\)](#) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

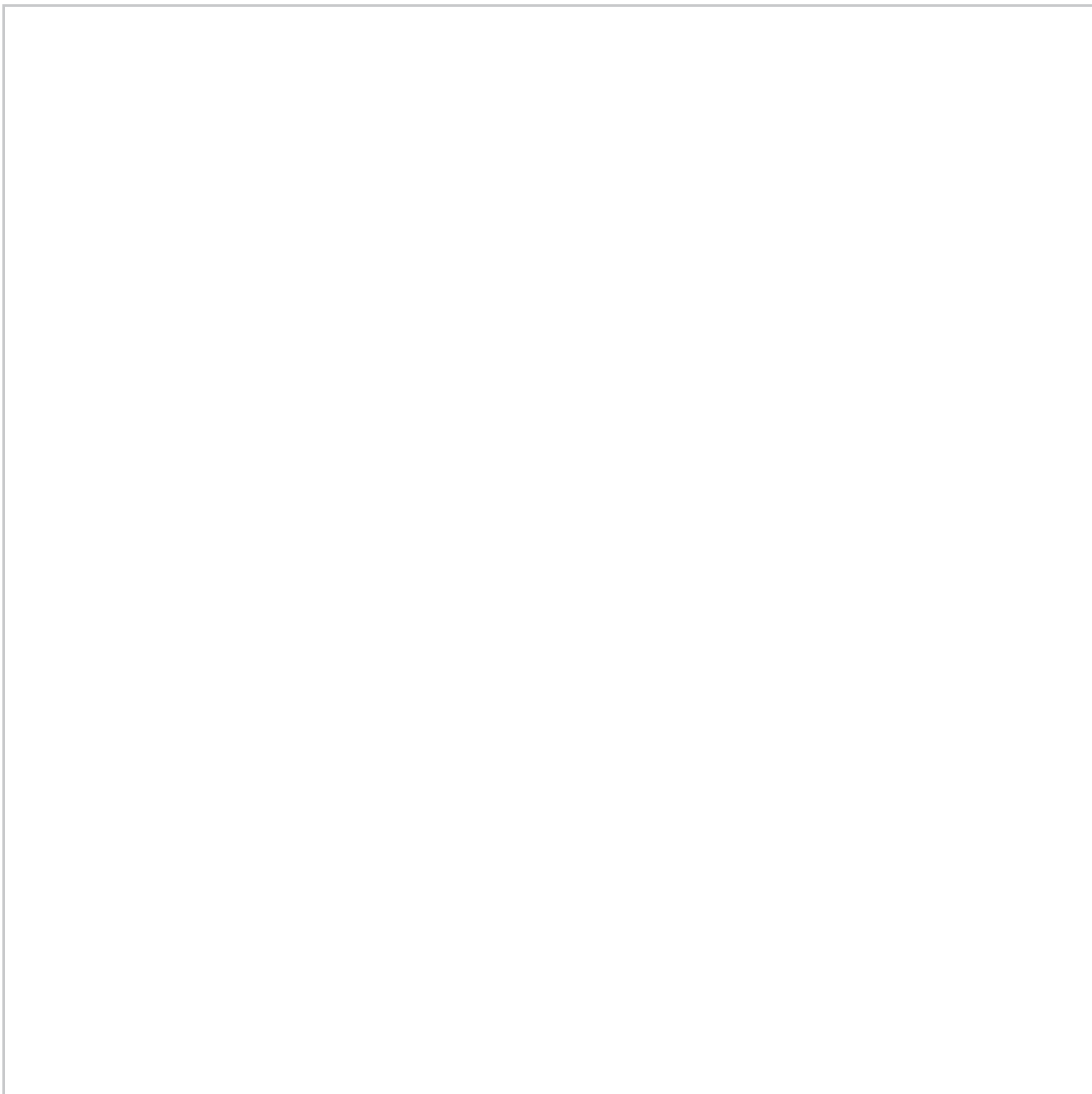
The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies. It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.



Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024



Contact Information

Commissioner Sarah Heard

 sheard@martin.fl.us

Executive Aide Sarah Philion

 comaide4@martin.fl.us

(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

[FEMA](#) 800-621-3362

[Hope Florida](#) 833-438-4673

[United Way](#) 772-283-4800

[House of Hope](#) 772-286-4673

[Elevate Hope](#)

[Salvation Army](#) 772-228-1471

Martin County Human Services SHIP Assistance, 772-288-5456

[Covenant Fellowship Baptist Church](#)

[Catholic Charities](#) 561-345-2000

Senator Gayle Harrell, 772-221-4019

Representative Toby Overdorf, 772-221-4961

John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

[CNST-13](#) was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

[PH-8](#) was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

- a. Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public facilities are available; or
- b. Growth in the area has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or
- c. The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or
- d. The proposed change would fulfill a public service that enhances the health, safety or general welfare of County residents.

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland delineation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered by the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.

In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

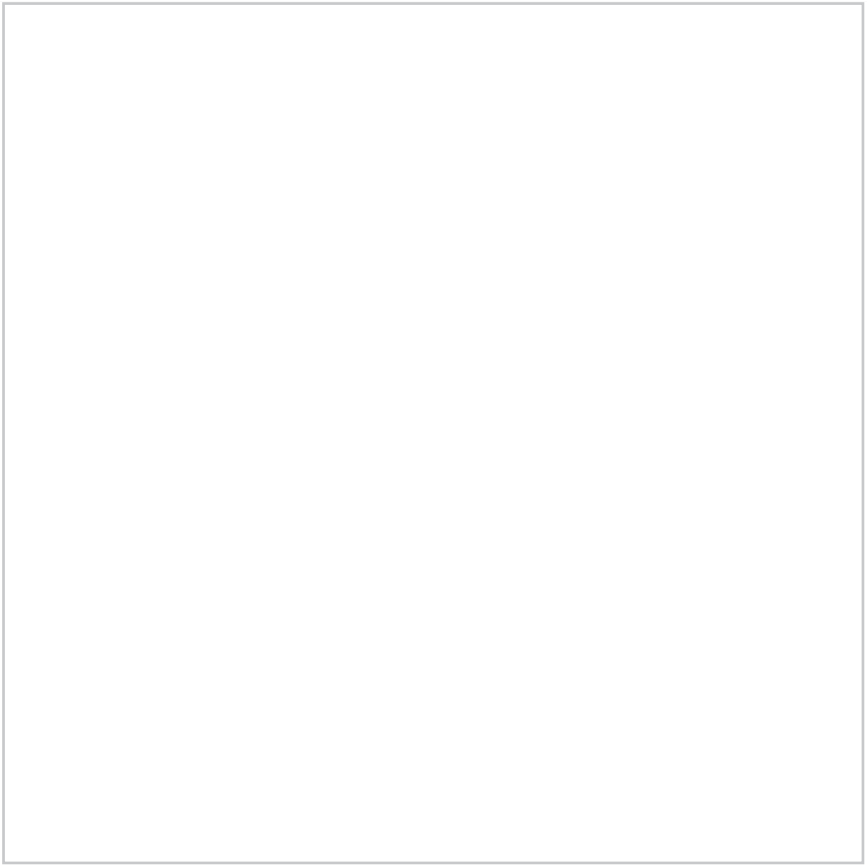
The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dining building, access improvements and associated site work.

The project was approved unanimously.

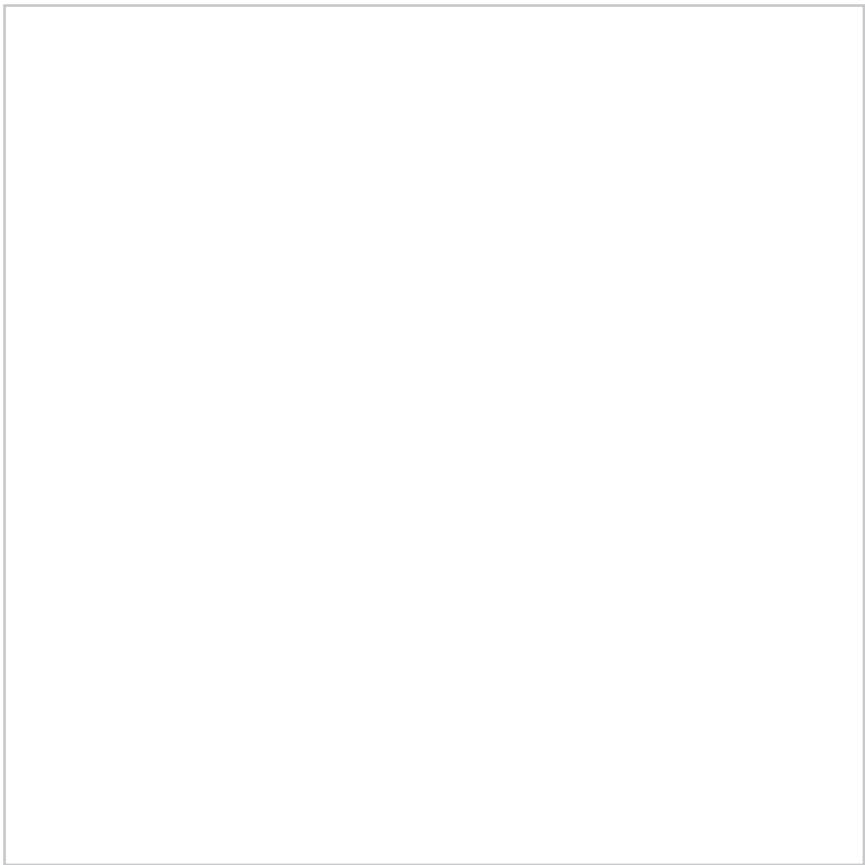
DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this [link](#) to see the presentation.



Veterans Workshop



Disaster Recovery Center



Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

*Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996*

November 12, 2024

November 19, 2024

December 10, 2024

MCTV Television Information - [MCTV Links and Info](#)
Martin County YouTube Chanel: [YouTube Channel Click Here](#)

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AT 1-800-HELP-FLA (435-7352) OR <http://www.FloridaConsumerHelp.com>. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

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From: [Elaine Macomber](#)
To: [Comish](#)
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM



Dear Commissioners:

I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

**Elaine Macomber
Palm City, FL 34990**

John 3:16

From: seglh@comcast.net
To: [Stacey Hetherington](#)
Subject: Re: This coming Tuesday Commission meeting
Date: Sunday, February 23, 2025 7:18:39 PM



Thanks for your reply, Stacey. I do remember that you stated that you were against development of the western area of Martin County when you were running for election to the Board of Commissioners. When you were then elected to the Board you immediately voted FOR such development. Have you forgotten that? I haven't. That was lying. It's difficult to trust what you say when your actions show differently. That particular vote certainly did not show growth restraint, but just the opposite. In this situation, why not enlist studies before you vote to support changes? Just to be sure. Is there a rush?

If you are going to use Florida state pressure as an excuse, then be aware that many Martin County residents are not impressed with the current De Santis administration. There is nothing in this admin's record to advise that we here in Martin County must succumb to any of their wishes. Horrid decisions have been made that endanger our residents and our state resources. Hatred, bias, misogyny, lack of empathy and greed are the mainstays of the GOP at this point in time. Apparently, GOP control in Martin County has bred a lack of concern for our environment, also.

Martin County has been able to fight the forces of over-development for years until recently; the forces of evil have landed, and we are now in the midst of total political control with no guardrails to protect the residents of the state. I sincerely thought that when the voters ousted Doug Smith and Harold Jenkins that we would have better representation. I'm not sure now that that will be the case.

Tax revenues over years in the past were seemingly sufficient for those past leaders, but now we have a majority of developer-happy commissioners who have forgotten the tenets of slow growth. If this vote is so innocuous then why am I receiving emails that indicate the exact opposite?

Your words have not convinced me, Stacey. You lost me as soon as you voted FOR the project that you initially said was a NO.

Sharon Garland

On 02/23/2025 5:10 PM EST Stacey Hetherington <shetherington@martin.fl.us> wrote:

Dear Sharon.

Thank you for reaching out and sharing your concerns regarding the updates to Martin County's Comprehensive Growth Management Plan. I appreciate your commitment to preserving the unique character and quality of life that make our community special. As a fourth-generation native of Martin County, I share that commitment and want to assure you that this process is focused on maintaining our values while complying with state requirements. At no time have I ever lied to get elected to this seat to represent our residents, and I would be happy to discuss any of my decisions with you at length. I weigh every decision I make and cast my vote, with the information I have, on what I believe is in the best interest of residents and keeping our

community a great place to call home.

Regarding the EAR amendments, If you have **specific concerns or questions**, my office would be happy to meet with you to discuss them in detail. Your input is important, and we want to ensure that all residents feel informed and confident in this process and have an opportunity to have their questions answered.

Understanding the Process

The updates to the Comprehensive Plan are part of a **state-mandated process** that occurs every seven years, as required by Florida law. The goal is to ensure that our local plan remains **consistent with state regulations** while continuing to reflect Martin County's priorities. The vast majority of changes involve **updating language** to align with current laws, rather than making substantive policy shifts.

What Remains Unchanged:

- **The four-story height limit** that protects our community's character
- **Our commitment to responsible growth** and environmental preservation
- **Public involvement and transparency** in all planning decisions

Opportunities for Public Engagement & Next Steps.

Over the past 18 months, I have worked closely with staff to review these updates, ensuring that they uphold our community's values. Transparency and public input have been **key priorities**, with multiple public outreach workshops and review sessions held throughout the process.

Key Milestones

Aug. 29, 2023: Public outreach workshop (TCRPC)

Nov. 21, 2023: BCC notified the State Land Planning Agency that updates are necessary

Jan. 18, 2024: Second public outreach workshop (TCRPC)

Feb. 15, 2024: LPA reviewed the full EAR

Feb. 20, 2024: State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and set a deadline of Nov. 27, 2024, for transmittal of amendments

Mar. 5, 2024: BCC received a report summarizing public input and adopted Resolution 24-3.2

Public Hearings Timeline:

Local Planning Agency (LPA): August 1, 2024 –

Local Planning Agency (LPA): October 3, 2024

Board of County Commission Transmittal: October 22, 2024 – Approved for transmittal (5-0)

Board of County Commission Adoption: March 25, 2025

As we move forward, I encourage you to stay engaged, and I welcome any questions or feedback you may have. **Please don't hesitate to reach out if you would like to discuss specific sections of the plan in more detail.**

I appreciate your involvement in this important process.

Regards,

Stacey Hetherington

From: seglh@comcast.net <seglh@comcast.net>

Sent: Sunday, February 23, 2025 2:52 PM

To: Edward Ciampi <eciampi@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Eileen Vargas <evargas@martin.fl.us>; J. Blake Capps <bcapps@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>

Subject: This coming Tuesday Commission meeting



To the Board of Commissioners,

As a longtime resident of Martin County, who moved here specifically for the ambience, beauty and well-maintained growth of this area, I am very concerned about this current lack of interest in maintaining our protections here in beautiful Martin County.

Experts, such as 1000 Friends of Florida, should be brought in to evaluate these concerns rather than willy-nilly voting to destroy our growth protections here. We residents recently voted to include two new commissioners to the Board; I'd be very disappointed if they don't stand by the values that they espoused in order to be elected. Stacey Hetherington lied to get voted onto the Board and quickly showed her true colors on one of her first votes. That situation is a disgusting example of those who only care about their own agendas and not the concerns of the residents who have voted, with trust, to send these folks to our Board of Commissioners. Tax revenue is not the end all to beat all; excessive growth brings road congestion, road surface wear and tear, environmental destruction, loss of trees and major flooding that always accompanies more concrete and macadam. Not a great idea what with the increasing dangers of climate change that affect all of us now.

Martin County has always stood out, among the counties in South Florida, for its environmental protections and curbs on growth; not so much any longer as new residents flock to the area and feed a demand for more housing units. The growth is expected; the county has had a comp plan, in effect for years, to cope with expected growth. To ignore these protections now is tantamount to ignoring the positive aspects of this area that have drawn folks to the area in the first place.

Let's think twice before voting on this very important and potentially damaging issue. Question Sarah Heard, listen to her knowledge on this

subject and give her the respect of paying close attention to what she has to say. Sarah has more knowledge on this subject than the norm and her ethics are unimpeachable.

We residents of Martin County are begging you to consider the worst-case scenarios of a well-meaning but unnecessary vote to ignore our growth protections. This is scary business that you are considering, and to what purpose? Assuaging the developers? Reaping more tax dollars? Pleasing your political 'friends'?

Please don't destroy our county. Keep the beauty for the future generations rather than be short-sighted about current growth patterns. We have already seen major development of apartment units here and it appears that many of them are unoccupied; can we please stop allowing this unaltered growth. Enough is enough.

Sharon E Garland

Hobe Sound, FL

Phone # 772-324-8502



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From: seglh@comcast.net
To: [Edward Ciampi](#); [Sarah Heard](#); [Stacey Hetherington](#); [Eileen Vargas](#); [J. Blake Capps](#); [Don Donaldson](#); [Sarah Woods](#)
Subject: This coming Tuesday Commission meeting
Date: Sunday, February 23, 2025 2:53:07 PM



To the Board of Commissioners,

As a longtime resident of Martin County, who moved here specifically for the ambience, beauty and well-maintained growth of this area, I am very concerned about this current lack of interest in maintaining our protections here in beautiful Martin County.

Experts, such as 1000 Friends of Florida, should be brought in to evaluate these concerns rather than willy-nilly voting to destroy our growth protections here. We residents recently voted to include two new commissioners to the Board; I'd be very disappointed if they don't stand by the values that they espoused in order to be elected. Stacey Hetherington lied to get voted onto the Board and quickly showed her true colors on one of her first votes. That situation is a disgusting example of those who only care about their own agendas and not the concerns of the residents who have voted, with trust, to send these folks to our Board of Commissioners.

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Sharon E Garland

Hobe Sound, FL

Phone # 772-324-8502

From: [Sam Hay](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Please oppose weakening of Comp Plan
Date: Sunday, February 23, 2025 12:38:12 PM



Dear Commissioners:

It is my understanding that you will be considering seven amendments to our Comprehensive Plan at your meeting on Tuesday. As some of these amendments are quite complicated, I am not in a position to comment on them individually. I only ask that you oppose any changes to the Comp Plan which would further weaken or dilute it. If anything, amendments made by previous commissions in the past several years should be reversed to restore the integrity of the Comp Plan in its original form.

Please do the right thing for the citizens of Martin County and for future generations. Protect the Comprehensive Plan from those who would seek to profit from poking holes in it.

Respectfully,
Sam Hay, Port Salerno

From: [Janet Jorden](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Amendments to Comp Plan
Date: Sunday, February 23, 2025 12:48:53 PM



I respectfully request that the EAR Amendments to the Martin County Comprehensive Plan **NOT** be adopted in their present form. Only the required State changes should be made and our safeguards against inappropriate development should not be weakened. The voters spoke this past November at the polls. Please do not disregard our collective voice.

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL 34997

From: [Patricia Lesser](#)
To: [Stacey Hetherington](#)
Subject: Comp Plan
Date: Sunday, February 23, 2025 2:27:51 PM



staff has made changes in the amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The Commissioner with years studying Comp Plan protections is Sarah Heard. The changes have big negative impacts the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

At some point this year, **the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.**

Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

[Sent from Yahoo Mail for iPad](#)

From: [Patricia Lesser](#)
To: [J. Blake Capps](#)
Subject: Comp Plan
Date: Sunday, February 23, 2025 2:25:48 PM



Staff has made changes in the amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The Commissioner with years studying Comp Plan protections is Sarah Heard. The changes have big negative impacts the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

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[Sent from Yahoo Mail for iPad](#)

From: [Patricia Lesser](#)
To: [Sarah Heard](#)
Subject: Comp Plan
Date: Sunday, February 23, 2025 2:23:02 PM



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Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

[Sent from Yahoo Mail for iPad](#)

From: [Donna S. Melzer](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Do NOT APPROVE the EAR CPAs Tuesday as provided. RETAIN a group like 1000 Friends of Florida; TCRPC was too close to Commissioners like Doug Smith
Date: Sunday, February 23, 2025 12:19:44 PM



Dear Commissioners Sarah Heard, Blake Capps, Ed Ciampi, Eileen Vargas, Stacey Hetherington,

Staff has made changes in the EAR amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The only Commissioner with years studying and supporting Comp Plan protections is Sarah Heard; please take the time to seriously research and listen to such as 1000 Friends on the ripple effect of these EAR changes.

The changes have big negative impacts the so-called EAR amendments will have on our Plan.

Very few of the changes are related to new state statutes.

At some point this year, **the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.**

Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

Residents are looking for the new commissioners, especially, to do the right thing.

Traffic in western Palm City for example are living with the results of poor planning.

Sincerely,

Donna Melzer

From: [Kate](#)
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#)
Cc: [Sarah Woods](#); [Sarah Woods](#)
Subject: Comp. Plan Changes
Date: Sunday, February 23, 2025 12:46:56 PM



Staff has made changes in the amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The Commissioner with years studying Comp Plan protections is Sarah Heard. The changes have big negative impacts the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

At some point this year, the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.

Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

Kate and Bill Miller, 103 River Rd., Hobe Sound, FL 33455

From: [Evelyn](#)
To: [Stacey Hetherington](#)
Subject: Comp plan changes vote
Date: Sunday, February 23, 2025 12:24:44 PM



You are my commissioner.

Please do not increase development or change the height limitations of our county.

Do not vote yes on these comp plan amendments.

Thank you

Evelyn Nelson

3121 SE Doubleton Drive

Stuart, FL 34997

From: [Parkplace1999](#)
To: [J. Blake Capps](#)
Subject: Stop the damage
Date: Sunday, February 23, 2025 4:32:11 PM



Staff has made changes in the amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The Commissioner with years studying Comp Plan protections is Sarah Heard. The changes have big negative impacts the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

At some point this year, the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.

Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

From: [Parkplace1999](#)
To: [Stacey Hetherington](#)
Subject: We are damaging Marin county
Date: Sunday, February 23, 2025 4:33:04 PM



Staff has made changes in the amendments which range from “tinkering” with language in the Plan to outright elimination of some protections against overdevelopment. The Commissioner with years studying Comp Plan protections is Sarah Heard. The changes have big negative impacts the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

At some point this year, the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.

Despite several well-attended public workshops and an on-line survey of residents’ top priorities, the amendments that will be presented for approval on Tuesday **fail to maintain and preserve the Martin County Difference.**

From: [Deana Peterson](#)
To: [Comish](#)
Subject: Chancey Bay Ranch residential development and EAR comp plan changes.
Date: Sunday, February 23, 2025 6:44:12 PM



Hello commissioners,

I am writing to ask you to deny the changes asked for at the Chancey Bay Ranch residential development on SW Conners Highway about six miles north of SW Kanner Highway. There is no public benefit to this project and the increased height limit is egregious.

Secondly please reconsider the changes to our comp plan. Our plan has served us well until it began being dismantled. Please let's put it back together again and add some teeth to keep our Martin County difference.

We are all counting on you to do what is right for the residents of MC and not just the developers.

Thanks so much for your attention.

Deana

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

From: [Deana Peterson](#)
To: [Stacey Hetherington](#)
Subject: Re: Chancey Bay Ranch residential development and EAR comp plan changes.
Date: Sunday, February 23, 2025 10:10:39 PM



Thanks so much!

I appreciate your summarizing what has remained the same. Can you summarize what changes? My understanding is that the changes do not relate to state mandates or laws.

Thanks!
Deana

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

On Feb 23, 2025, at 9:18 PM, Stacey Hetherington <shetherington@martin.fl.us> wrote:

Hi Deana,

Thanks for taking the time to share your concerns. I am currently reviewing the Chancey Bay Ranch agenda item. I will take your concerns under advisement.

Regarding the EAR Amendments: I have tried to make sure this process is focused on maintaining our values while complying with state requirements. Do you have **specific concerns or questions?** I am happy to meet with you to discuss them in detail. Your input is important, and we want to ensure that all residents feel informed and confident in this process and have an opportunity to have their questions answered.

The updates to the Comprehensive Plan are part of a **state-mandated process** that occurs every seven years, as required by Florida law. The goal is to ensure that our local plan remains **consistent with state regulations** while continuing to reflect Martin County's priorities. The vast majority of changes involve **updating language** to align with current laws, rather than making substantive policy shifts.

What Remains Unchanged:

- **The four-story height limit** that protects our community's character
- **Our commitment to responsible growth** and environmental preservation

- **Public involvement and transparency** in all planning decisions

Opportunities for Public Engagement & Next Steps.

Over the past 18 months, I have worked closely with staff to review these updates, ensuring that they uphold our community's values. Transparency and public input have been **key priorities**, with multiple public outreach workshops and review sessions held throughout the process.

Key Milestones

Aug. 29, 2023: Public outreach workshop (TCRPC)

Nov. 21, 2023: BCC notified the State Land Planning Agency that updates are necessary

Jan. 18, 2024: Second public outreach workshop (TCRPC)

Feb. 15, 2024: LPA reviewed the full EAR

Feb. 20, 2024: State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and set a deadline of Nov. 27, 2024, for transmittal of amendments

Mar. 5, 2024: BCC received a report summarizing public input and adopted Resolution 24-3.2

Public Hearings Timeline:

Local Planning Agency (LPA): August 1, 2024 –

Local Planning Agency (LPA): October 3, 2024

Board of County Commission Transmittal: October 22, 2024 – Approved for transmittal (5-0)

Board of County Commission Adoption: March 25, 2025

All the best,

Stacey Hetherington

From: Deana Peterson <deanapeterson@outlook.com>

Sent: Sunday, February 23, 2025 6:44 PM

To: Comish <Comish@martin.fl.us>

Subject: Chancey Bay Ranch residential development and EAR comp plan changes.



Hello commissioners,

I am writing to ask you to deny the changes asked for at the Chancey Bay Ranch residential development on SW Connors Highway about six miles north of SW Kanner Highway. There is no public benefit to this project and the increased height limit is egregious.

Secondly please reconsider the changes to our comp plan. Our plan has served us well until it began being dismantled. Please let's put it back together again and add some teeth to keep our Martin County difference.

We are all counting on you to do what is right for the residents of MC and not just the developers.

Thanks so much for your attention.

Deana

Deana Peterson
RE/MAX of Stuart
(772) 631-0643



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From: [M. Ryan](#)
To: [Sarah Heard](#); shearthington@martin.fl.us; [J. Blake Capps](#); evargass@martin.fl.us; ecampi@martin.fl.us
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Martin co. Comp Plan
Date: Sunday, February 23, 2025 1:40:52 PM



Commissioners,

The EAR proceedings seem contradictory to the intent of the established comp plan.

To better represent the concerns of your constituents it seems the involvement of independent consultant studies is imperative.

Our resident taxpayers deserve a future with common sense protections from over development where the developers move in, move out and win —— while the residents lose.

Concerned resident taxpayer,
Mary Lou Ryan
6031 SE Martinique Dr. 104
Stuart, FL

From: destinationloop@gmail.com
To: [Sarah Heard](#); [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#)
Cc: [Drew Martin](#); [Gail Ladd](#)
Subject: Seven amendments to the Comprehensive Growth Management Plan being discussed at Tuesday's Meeting.
Date: Sunday, February 23, 2025 3:13:58 PM



Greetings Martin County Commissioners,

I understand there are seven amendments to the Comprehensive Growth Management Plan being discussed at Tuesday's Meeting, amendments to the Comp Plan Preamble (Item PH-2), Transportation Element (Item PH-3), Intergovernmental Coordination Element (Item PH-4); Housing Element (Item PH-5), Recreation Element (Item PH-6), Arts and Culture Element (Item PH-7) and Public Schools element (Item PH-8). Staff has made changes in the amendments which range from minor language changes in the Plan to outright elimination of some protections against overdevelopment!! This is unacceptable!

It is highly unlikely that all the Commissioners fully understand the impact the so-called EAR amendments will have on our Plan. Very few of the changes are related to new state statutes.

You really should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were provided but have been eroded in recent years.

Martin County paid the Treasure Coast Regional Planning Council to assist staff in preparing the EAR amendments, but despite several well-attended public workshops and an on-line survey of residents' top priorities, the amendments that will be presented for approval on Tuesday fail to maintain and preserve the Martin County Difference.

Also

PHQJ-1 Approve a Planned Unit Development Agreement for the Chancey Bay Ranch residential would allow structures up to 40-feet in height, rather than a max. of 30-feet as currently zoned, in a 9-lot residential development on 18 acres. The County must obtain a public benefit in return for agreeing to allow property to be developed without strict adherence to zoning regulations and development standards. The Chancey Bay Ranch PUD offers a "public benefits contribution" to the County in the amount of \$6,000.00

This is a ridiculously small amount of public benefit from an owner that will have huge financial benefits. Don't just give away the special qualities of Martin County. The environmental assessment confirms there are gopher tortoises on the site.

Martin County needs to create gopher tortoise preserves. We do not want gopher tortoises removed from Martin County. Commissioners and staff should stop approving development of property which destroys established habitat ASAP!!!

Linda Smithe,

[Sierra Club Loxahatchee Group](#), Executive Committee Chair

Representing Palm Beach, Martin, St Lucie, and Okeechobee Sierra Club Supportes and Members

destinationloop@gmail.com

(561) 676-0277

17976 Via Rio

Jupiter, FL 33458

From: [Don](#)
To: [Stacey Hetherington](#); [Eileen Vargas](#); [J. Blake Capps](#); [Sarah Heard](#); [Edward Ciampi](#); [Don Donaldson](#)
Subject: Martin County's Comprehensive Growth Management Plan
Date: Monday, February 24, 2025 3:06:18 PM



Dear Martin County Commissioners,

It is my understanding that you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan on Tuesday, February 26, 2025. The amendments make significant changes to the Plan under the guise of the Evaluation and Appraisal Review (EAR) process.

Please vote "NO" to these proposed changes to the COMP plan. It has been weakened significantly prior to the seating of this new BOCC. Please don't decimate it and completely destroy what still remains of the Martin County Difference.

Specifically, please vote "No" to adopt amendments to the Comp Plan Preamble (Item PH-2), Transportation element (Item PH-3), Intergovernmental Coordination Element (Item PH-4), Housing Element (Item PH-5), Recreation Element (Item PH-6), Art and Culture element (Item PH-7) and Public Schools element (PH-8).

Sincerely,

Donald Police & Christine Adams

Sydney Fisher

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, February 24, 2025 4:39 PM
To: Comish
Subject: BOCC comments for the Feb. 25, meeting
Attachments: BOCC Feb. 25 meeting comments.docx

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

Commissioners:

I am writing my comments here on the e-mail as well as attaching them. As an attachment you can easily print and read it even at the meeting.

Thank you

Carol Ann Leonard
Stuart

PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-8

The county tries to make it difficult to read all the agenda items just before a meeting where they will discuss them and decide what to do about them.

I don't have time now to go the county website to read all the agenda items with changes to the Comp Plan. I am not the only one. All other 98 people in the MCDEC that I communicate with do not as well. I am writing my viewpoints here but they agree with me.

I want only minor, as needed and only very important changes made to our Comp Plan.

I want to stop overdevelopment, have less golf courses, stop the expansion of the RLS amendment acres, stop allowing developments outside the USBs, protect the environment, wildlife and wetlands. Have affordable housing for all types of employees and traffic issues addressed. More but too many to list.

I have asked the county commissioners in the past and continued to do so after the elections for them to send out the meeting agenda items such as changes to the Comp Plan as the changes are made. Send them in increments so we can look them up. Send us notices. Announce them on Ch. 20.

NOW how about letting the local TV stations, WPTV, Ch. 5, WPBF, Ch. 25 and Ch. 12, know as maybe a public service announcement, news brief, whatever, that you are considering changes and the date(s). Tell people to go to martin.fl.us to see the changes and how to write you. I recently saw the City of Stuart had them mention their Feb. 24 meeting regarding E Stuart issues. Why can't you do an announcement like I suggest.

You have Transparency listed on the website. Now be Transparent.

How can we find out sooner? Other than constantly looking at the county website for info how can we find out when you all are considering changes to the Comp Plan?

PHQJ-1 is a public hearing to approve a Planned Unit Development Agreement for the Chancey Bay Ranch" that is incorrectly stated. It will also require the movement of Gopher Tortoises to other areas of FL where developers can bulldoze them as the can't here in Martin. **I oppose that development.**

I am having a medical procedure done or I would attend and try to see what is being changed and speak as needed. It is a HUGE amount of Comp Plan issues to be discussed.
Please keep in mind what we the public have been asking for during several years now.

Thank you,

Carol Ann Leonard

Stuart

From: [Denise Belizar](#)
To: [Commissioners](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Tuesday's Proposed Comp Plan Changes
Date: Monday, February 24, 2025 3:40:04 PM



I am writing this email in hopes that our new Commissioners Vargas and Capps, along with Commissioner Heard, will pause before approving the proposed changes that county staff has made to Martin County's Comprehensive Plan. These changes range from tinkering with language in the Plan to actually eliminating some protections against overdevelopment, and would likely have significant negative environmental and lifestyle impacts. The amendments that will be presented for approval on Tuesday will not preserve the Martin County Difference.

In years past, I have attended meetings and also picketed outside the county administration building. With the exception of Commissioner Heard, no one on the Commission was amenable to hearing or addressing the concerns of many Martin County residents who are concerned about the rapid erosion of our quality of life. The election of our new Commissioners spoke loud and clear that your citizens want this wanton disregard for our Comp Plan to stop.

I agree with a recent recommendation that the Commission should consider retaining an independent consultant with managed growth credentials – such as 1000 Friends of Florida – to do a thorough examination of the Comp Plan and recommend revisions to restore the protections which were once provided but have been eroded in recent years.

Please pause before you approve these amendments, and consider undertaking a study that would indeed give the full, unbiased picture of where we now stand and how any further changes could impact our county's future, before voting to approve them as presented.

Thank you.

denise belizar
wridea@aol.com

From: [Leigh Leigh](#)
To: [Edward Ciampi](#); [J. Blake Capps](#); [Eileen Vargas](#); [Stacey Hetherington](#); [Sarah Heard](#); comish@martin.fl.com
Subject: MC Comprehensive growth plan
Date: Monday, February 24, 2025 12:47:28 PM

This Email Sent From External Sender

Please know that as a 43 year Martin County constituent, and a native Floridian, I do not support the elimination of some of the protections for overdevelopment that are being considered in tomorrow's county commission vote. We have worked long and hard to prevent our county's overdevelopment and it would be critically sad to allow it now!

I urge you to review the 7 amendments posed and vote in a manner that will provide safety to our natural resources and parks. Please continue to preventing development projects that were stopped last August. Please be fierce in your defense of Martin County and overdevelopment!

Crystal Leigh Chappell
7025 SE Cricket Court
Stuart, FL

From: [Linda Eastman](#)
To: [Sarah Heard](#); [Edward Ciampi](#); bcapps@martinfl.us; [Eileen Vargas](#); shetheriington@martin.fl.us; [Don Donaldson](#); [Sarah Woods](#)
Subject: Re: Changes to the Martin County Comp Plan
Date: Monday, February 24, 2025 4:10:44 PM



Dear Commissioners,

It is our understanding that you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan on Tuesday, February 26, 2025. The amendments make significant changes to the Plan under the guise of the Evaluation and Appraisal Review (EAR) process.

Staff has made changes in the amendments which are contrary to the wishes which Martin County residents expressed at the Treasure Coast Regional Planning Council public workshops. These range from subtle to more drastic decimation of some protections against overdevelopment.

Please vote "NO" to adopt amendments to the Comp Plan Preamble (Item PH-2), Transportation element (Item PH-3), Intergovernmental Coordination Element (Item PH-4), Housing Element (Item PH-5), Recreation Element (Item PH-6), Art and Culture element (Item PH-7) and Public Schools element (PH-8).

Vote "NO" on all amendments presented on Tuesday which will fail to maintain and preserve the Martin County Difference.

Linda and Charles Eastman
7569 SE Autumn Lane
Hobe Sound, FL

From: [Pete Grannis](#)
To: [Sarah Heard](#); [Edward Ciampi](#); bcapps@martinfl.us; [Eileen Vargas](#); shetheriington@martin.fl.us
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Changes to Martin County Comp Plan
Date: Monday, February 24, 2025 12:31:49 PM



Dear Commissioners,

It is my understanding that you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan on Tuesday, February 25, 2025. The amendments make significant changes under the Evaluation and Appraisal Review (EAR) process.

Staff has made changes in the amendments which are contrary to the wishes which Martin County residents expressed at the Treasure Coast Regional Planning Council public workshops held last year. These range from subtle to more drastic reductions of some protections against overdevelopment.

I urge that you vote "NO" to these proposed changes to the COMP plan, because it was weakened significantly prior to the seating of this new BOCC. Please don't decimate the COMP plan and inexorably damage what still remains of the Martin County Difference.

Specifically, please vote "NO" to adopt amendments to the Comp Plan Preamble (Item PH-2), Transportation element (Item PH-3), Intergovernmental Coordination Element (Item PH-4), Housing Element (Item PH-5), Recreation Element (Item PH-6), Art and Culture element (Item PH-7) and Public Schools element (PH-8).

With urgency, I ask you to Vote "NO" on all amendments presented on Tuesday which will fail to maintain and preserve the Martin County Difference.

Sincerely yours,

Peter Grannis
160 SE Saint Lucie Blvd Apt 405A
Stuart, FL 34996



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DR. JOSEPH L. WOOLSTON

GUARDIANS EMERITI

MAGGY HURCHALLA

NATHANIEL P. REED

FOUNDER

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

♦ PROTECTING THE MARTIN COUNTY DIFFERENCE SINCE 2003 ♦

THEGUARDIANSOFMARTINCOUNTY.COM and SAVEMARTINNOW.COM

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

From: execdirector@theguardiansofmartincounty.com
To: fazunino3@gmail.com; [Edward Ciampi](#); [Stacey Hetherington](#); [Sarah Heard](#); [Sarah Heard](#)
Cc: legal@theguardiansofmartincounty.com
Subject: Letter to BOCC re EAR Amendments
Date: Monday, February 24, 2025 1:03:36 PM
Attachments: [GoMC BOCC re EAR CPAs 2-24-25.docx](#)



Thanks Mike. Tony, attached is the letter formatted and put onto letterhead. After you've either put an electronic signature on it, or signed it and then scanned it, a pdf version should be e-mailed to:

sheard@martin.fl.us
eciampi@martin.fl.us
bcapps@martin.fl.us
evargas@martin.fl.us
shetherington@martin.fl.us

cc ddonalds@martin.fl.us
swoods@martin.fl.us.

Pls bcc Mike Durham, Paul Owens and me.

If you think this warrants calls to one or more of the commissioners today, give me a call at your convenience to discuss. Thanks,

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

From: [JCPT JCPT](#)
To: [Sarah Heard](#); [Edward Ciampi](#); bcapps@martinfl.us; [Eileen Vargas](#); shetheriington@martin.fl.us
Subject: Martin County Comp Plan
Date: Monday, February 24, 2025 2:33:58 PM



Dear Martin County Commissioners,

On Tuesday, February 26, 2025, we understand you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan. The Amendments make significant changes to the Plan under the facade of the Evaluation and Appraisal Review (EAR) process. We are concerned that the majority of these changes are not related to new State Statutes. We sincerely hope that you fully understand these Amendments and the impact they will have.

We ask that you VOTE NO, as so many Martin County residents have expressed our concerns about overdevelopment and have asked for protections to be in place.

Thank you very much.

Yours sincerely,

Joanna Hale-Hilton
Stuart, Florida

From: [Dick Landrum](#)
To: [Eileen Vargas](#); [Stacey Hetherington](#); [J. Blake Capps](#); [Sarah Heard](#); [Edward Ciampi](#); [MRC Caity Savoia](#)
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Martin County Comp Plan Under Fire
Date: Monday, February 24, 2025 11:13:03 AM



Martin County Commissioners:

I have written this letter so many times over the years and have always been so disappointed, now disgusted, that not one commissioner ever responds.

You are elected to represent the citizens of Martin County. I have never been with a group of local citizens that would want you to continually-

- Violate the Urban Service Boundary for any developer that asks.
- Allow 'Staff' to dictate your every move without regard to citizens' desires for very slow, controlled growth.
- Disregard our desire for protection of all wildlife, wetland areas, and natural habitats.
- Not report the quality and quantities of aquifer water supplies for the present and future needs of all life and ecosystems, especially as they are affected by additional growth.
- Ignore the out-of-control growth that has turned our highways into parking lots with ever increasing traffic violations, noisy vehicles, drivers on their phones... it gets worse daily... **we don't want to be like Dade & Broward County... we really don't.**

I'm firmly against-

- Removing gopher tortoises.
- Allowing building heights above the 30-foot limit.
- Rezoning agricultural land for rural developments.

In the 1970s cooler heads prevailed and designed our Comp Plan so we would not fall into the same downward spiral as the counties to the south (and now the county to the north).

I agree with others that we should have our Comp Plan reviewed by an independent consultant to restore all the protections that were designed to ensure a very good quality of life in Martin County.

A better use of your time and Staff's time: implement programs that improve the quality of life in Martin County by such things as-

- Louisville, Kentucky's tree planting program (Green Heart) to improve the environment as well as human health. (See Nature Conservancy's February 2025 magazine www.Nature.org/Magazine.)
- Require businesses to show their street address number to improve safety

on our roadways.

- Help the Sheriff and local police departments enforce traffic safety and noise abatement rules.
- Cleanup the waterways by removing derelict vessels and enforcing residential dock rules.
- Build Community Pools throughout the county so everyone can have easy access to swimming for health and water safety instruction.

St. Lucie County has issued permits to build thousands of homes just over our northwest border. The increased traffic from the new developments will be way more than we can handle.

We do not need to add to the overdevelopment.

Dick Landrum
Palm City

Sydney Fisher

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, February 24, 2025 4:39 PM
To: Comish
Subject: BOCC comments for the Feb. 25, meeting
Attachments: BOCC Feb. 25 meeting comments.docx

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Commissioners:

I am writing my comments here on the e-mail as well as attaching them. As an attachment you can easily print and read it even at the meeting.

Thank you

Carol Ann Leonard
Stuart

PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-8

The county tries to make it difficult to read all the agenda items just before a meeting where they will discuss them and decide what to do about them.

I don't have time now to go the county website to read all the agenda items with changes to the Comp Plan. I am not the only one. All other 98 people in the MCDEC that I communicate with do not as well. I am writing my viewpoints here but they agree with me.

I want only minor, as needed and only very important changes made to our Comp Plan.

I want to stop overdevelopment, have less golf courses, stop the expansion of the RLS amendment acres, stop allowing developments outside the USBs, protect the environment, wildlife and wetlands. Have affordable housing for all types of employees and traffic issues addressed. More but too many to list.

I have asked the county commissioners in the past and continued to do so after the elections for them to send out the meeting agenda items such as changes to the Comp Plan as the changes are made. Send them in increments so we can look them up. Send us notices. Announce them on Ch. 20.

NOW how about letting the local TV stations, WPTV, Ch. 5, WPBF, Ch. 25 and Ch. 12, know as maybe a public service announcement, news brief, whatever, that you are considering changes and the date(s). Tell people to go to martin.fl.us to see the changes and how to write you. I recently saw the City of Stuart had them mention their Feb. 24 meeting regarding E Stuart issues. Why can't you do an announcement like I suggest.

You have Transparency listed on the website. Now be Transparent.

How can we find out sooner? Other than constantly looking at the county website for info how can we find out when you all are considering changes to the Comp Plan?

PHQJ-1 is a public hearing to approve a Planned Unit Development Agreement for the Chancey Bay Ranch" that is incorrectly stated. It will also require the movement of Gopher Tortoises to other areas of FL where developers can bulldoze them as the can't here in Martin. **I oppose that development.**

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Please keep in mind what we the public have been asking for during several years now.

Thank you,

Carol Ann Leonard

Stuart

Sydney Fisher

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, February 24, 2025 4:50 PM
To: J. Blake Capps; Eileen Vargas
Subject: Feb. 24, BOCC Meeting
Attachments: BOCC Feb. 25 meeting comments.docx

**Caution: This email originated from an external source.
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Hello,

I am sure you have been very busy keeping up with all the things that come before you. It's a daunting job. It's also daunting for us, the public, to be able to read in time the changes that the BOCC want to make to the Comp Plan per the EAR seven-year revision. I just sent my comments to all the Commissioners at once. I am writing the two of you separately. I will still attach my comments. We worked very hard to get both of you elected. We wanted Doug Smith and his fraudulent election scheme to go away. We also did not like the way he and Comm. Jenkins always voted for overdevelopment, expansion of the RLS, going outside the USBs and many more items. I have written the commissioners and Paul Schilling of the LPA at times regarding my comments on issues. I have spoken at LPA and BOCC meetings numerous times over the years. I have heard the people speak. The majority of them agree with me. I also attended both public meetings at the Blake Library after the survey the county did on what the people want. Again they agreed with what I said on several issues.

Please side with Comm. Sarah Heard as I along with the 99 people on my MCDEC e-mail list feel that she best looks out for what the people of Martin County want. Comm Ciampi and Hetherington often do not.

Thanks
Carol Ann Leonard
Stuart.

PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-8

The county tries to make it difficult to read all the agenda items just before a meeting where they will discuss them and decide what to do about them.

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Carol Ann Leonard
Stuart

From: [Leigh Leigh](#)
To: [Stacey Hetherington](#)
Cc: [Sarah Phillion](#)
Subject: Re: MC Comprehensive growth plan
Date: Monday, February 24, 2025 4:19:39 PM



Thank you for your response.

On Feb 24, 2025, at 2:31 PM, Stacey Hetherington <shetherington@martin.fl.us> wrote:

Crystal,

Thank you for reaching out and sharing your concerns regarding the updates to Martin County's Comprehensive Growth Management Plan. I appreciate your commitment to preserving the unique character and quality of life that make our community special. As a fourth-generation native of Martin County, I share that commitment and want to assure you that this process is focused on maintaining our values while complying with state requirements.

If you have **specific concerns or questions**, my office would be happy to meet with you to discuss them in detail. Your input is important, and we want to ensure that all residents feel informed and confident in this process and have an opportunity to have their questions answered.

Understanding the Process

The updates to the Comprehensive Plan are part of a **state-mandated process** that occurs every seven years, as required by Florida law. The goal is to ensure that our local plan remains **consistent with state regulations** while continuing to reflect Martin County's priorities. The vast majority of changes involve **updating language** to align with current laws, rather than making substantive policy shifts.

What Remains Unchanged:

- **The four-story height limit** that protects our community's character
- **Our commitment to responsible growth** and environmental preservation
- **Public involvement and transparency** in all planning decisions

Opportunities for Public Engagement & Next Steps.

Over the past 18 months, I have worked closely with staff to review these updates, ensuring that they uphold our community's values. Transparency and public input have been **key priorities**, with multiple public outreach workshops and review sessions held throughout the process.

Key Milestones

Aug. 29, 2023: Public outreach workshop (TCRPC)

Nov. 21, 2023: BCC notified the State Land Planning Agency that updates are necessary

Jan. 18, 2024: Second public outreach workshop (TCRPC)

Feb. 15, 2024: LPA reviewed the full EAR

Feb. 20, 2024: State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and set a deadline of Nov. 27, 2024, for transmittal of amendments
Mar. 5, 2024: BCC received a report summarizing public input and adopted Resolution 24-3.2

Public Hearings Timeline:

Local Planning Agency (LPA): August 1, 2024 –

Local Planning Agency (LPA): October 3, 2024

Board of County Commission Transmittal: October 22, 2024 – Approved for transmittal (5-0)

Board of County Commission Adoption: March 25, 2025

As we move forward, I encourage you to stay engaged, and I welcome any questions or feedback you may have. **Please don't hesitate to reach out if you would like to discuss specific sections of the plan in more detail.**

I appreciate your involvement in this important process.

Regards,

Stacey Hetherington

From: Leigh Leigh <pixiestix0807@gmail.com>

Sent: Monday, February 24, 2025 12:47 PM

To: Edward Ciampi <eciampi@martin.fl.us>; J. Blake Capps <bcapps@martin.fl.us>; Eileen Vargas <evargas@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; comish@martin.fl.com <comish@martin.fl.com>

Subject: MC Comprehensive growth plan

This Email Sent From External Sender

Please know that as a 43 year Martin County constituent, and a native Floridian, I do not support the elimination of some of the protections for overdevelopment that are being considered in tomorrow's county commission vote. We have worked long and hard to prevent our county's overdevelopment and it would be critically sad to allow it now!

I urge you to review the 7 amendments posed and vote in a manner that will provide safety to our natural resources and parks. Please continue to preventing development projects that were stopped last August. Please be fierce in your defense of Martin County and overdevelopment!

Crystal Leigh Chappell
7025 SE Cricket Court
Stuart, FL



completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

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From: [Ruth Mead](#)
To: [Commissioners](#)
Subject: Comp Plan
Date: Monday, February 24, 2025 9:57:12 AM



Martin County needs independent consultant with managed growth credentials to examine history of County's Comp Plan, which has been severely changed by previous Commissioners. Also history of County's residents opposing high growth in agricultural lands.

Do not allow PUD for Chancey Bay Ranch in Martin County ! Property can only be developed if following zoning and development rules.

Do not allow re-location of gopher tortoise burrows from their established habitat.

Ruth Mead. Hobe Sound

From: [Deana Peterson](#)
To: [Stacey Hetherington](#)
Subject: Re: Chancey Bay Ranch residential development and EAR comp plan changes.
Date: Tuesday, February 25, 2025 9:55:22 AM



Thank you for your response and thoroughness. I appreciate it.

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

On Feb 24, 2025, at 8:20 PM, Stacey Hetherington <shetherington@martin.fl.us> wrote:

Deana,

Thank you for reaching out. I am going to try and summarize the changes that we will consider, and I would like to recommend reading the Executive Summaries under the staff report for each agenda item. I hesitate to summarize because I don't want to leave anything out but I also realize there is a lot of information to digest for active community members. I have attempted to summarize the items we have discussed over the past 18 months. If you would like more information, our office will assist you. Below is a link for the agenda: [Martin County Legislative Portal](#)

Key Agenda Items for the Next BOCC Meeting:

1 PH-2: Comprehensive Plan Amendment 24-01 (Preamble)

- Updates language regarding the Indiantown Urban Service District.
- Adjusts residential capacity calculations to a 20-year planning period.
- Corrects and renumbers subsections for accuracy.

2 PH-3: Comprehensive Plan Amendment 24-05 (Transportation Element)

- Updates transportation policies to align with the latest FDOT guidelines and includes new policies on multimodal transportation and pedestrian safety.
- Removes outdated references, such as the high-speed ferry to Fort Pierce.

3 PH-4: Comprehensive Plan Amendment 24-03 (Intergovernmental Coordination Element)

- Recognizes the incorporation of Indiantown in 2017.
- Updates agency names, interlocal agreements, and compliance requirements.

4 PH-5: Comprehensive Plan Amendment 24-06 (Housing Element)

- Housekeeping updates, including data and report name revisions.
- Adjustments to ensure compliance with current legislation.

5 PH-6: Comprehensive Plan Amendment 24-07 (Recreation Element)

- Updates tables, maps, and narratives.
- Incorporates policy changes required by state law.

6 PH-7: Comprehensive Plan Amendment 24-16 (Arts, Culture & Historic Preservation)

- Updates agency names and narratives to reflect current conditions.

7 PH-8: Comprehensive Plan Amendment 24-17 (Public Schools Facilities Element)

- Updates data, maps, and policies to comply with state legislation.

If you would like to **review specific sections** or need more details, I encourage you to attend the meetings, contact our office and review the agenda online at the following link: [Martin County Legislative Portal](#)

Thanks,

Stacey Hetherington

From: Deana Peterson <DeanaPeterson@outlook.com>

Sent: Sunday, February 23, 2025 10:10 PM

To: Stacey Hetherington <shetherington@martin.fl.us>

Subject: Re: Chancey Bay Ranch residential development and EAR comp plan changes.



Thanks so much!

I appreciate your summarizing what has remained the same. Can you summarize what changes? My understanding is that the changes do not relate to state mandates or laws.

Thanks!

Deana

Deana Peterson

RE/MAX of Stuart
(772) 631-0643

On Feb 23, 2025, at 9:18 PM, Stacey Hetherington
<shetherington@martin.fl.us> wrote:

Hi Deana,

Thanks for taking the time to share your concerns. I am currently reviewing the Chancey Bay Ranch agenda item. I will take your concerns under advisement.

Regarding the EAR Amendments: I have tried to make sure this process is focused on maintaining our values while complying with state requirements. Do you have **specific concerns or questions?**, I am happy to meet with you to discuss them in detail. Your input is important, and we want to ensure that all residents feel informed and confident in this process and have an opportunity to have their questions answered.

The updates to the Comprehensive Plan are part of a **state-mandated process** that occurs every seven years, as required by Florida law. The goal is to ensure that our local plan remains **consistent with state regulations** while continuing to reflect Martin County's priorities. The vast majority of changes involve **updating language** to align with current laws, rather than making substantive policy shifts.

What Remains Unchanged:

- **The four-story height limit** that protects our community's character
- **Our commitment to responsible growth** and environmental preservation
- **Public involvement and transparency** in all planning decisions

Opportunities for Public Engagement & Next Steps.

Over the past 18 months, I have worked closely with staff to review these updates, ensuring that they uphold our community's values. Transparency and public input have been **key priorities**, with multiple public outreach workshops and review sessions held throughout the process.

Key Milestones

Aug. 29, 2023: Public outreach workshop (TCRPC)
Nov. 21, 2023: BCC notified the State Land Planning Agency that updates are necessary
Jan. 18, 2024: Second public outreach workshop (TCRPC)
Feb. 15, 2024: LPA reviewed the full EAR
Feb. 20, 2024: State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and set a deadline of Nov. 27, 2024, for transmittal of amendments
Mar. 5, 2024: BCC received a report summarizing public input and adopted Resolution 24-3.2

Public Hearings Timeline:

Local Planning Agency (LPA): August 1, 2024 –
Local Planning Agency (LPA): October 3, 2024
Board of County Commission Transmittal: October 22, 2024 –
Approved for transmittal (5-0)
Board of County Commission Adoption: March 25, 2025

All the best,
Stacey Hetherington

From: Deana Peterson <deanapeterson@outlook.com>
Sent: Sunday, February 23, 2025 6:44 PM
To: Comish <Comish@martin.fl.us>
Subject: Chancey Bay Ranch residential development and EAR comp plan changes.



Hello commissioners,

I am writing to ask you to deny the changes asked for at the Chancey Bay Ranch residential development on SW Conners Highway about six miles north of SW Kanner Highway. There is no public benefit to this project and the increased height limit is egregious.

Secondly please reconsider the changes to our comp plan. Our plan has served us well until it began being dismantled. Please let's put it back together again and add some teeth to keep our Martin County difference.

We are all counting on you to do what is right for the residents of MC and not just the developers.

Thanks so much for your attention.

Deana

Deana Peterson
RE/MAX of Stuart
(772) 631-0643



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From: [carol schaming](#)
To: [Comish](#)
Subject: Agenda item PH-2
Date: Monday, February 24, 2025 1:48:58 PM

This Email Sent From External Sender

Looking at the agenda items for EAR /PH-2 , I see only the Treasure Coast RegionalPlanning Committee; I think for better analysis there should be input from the Environmental groups . I recommend 1,000 Friends of Florida and some local perspectives from the Guardians of Martin County.

Thankyou,
CB Schaming

From: [Barbara Schmucker](#)
To: [J. Blake Capps](#); [Edward Ciampi](#); shetheriington@martin.fl.us; [Eileen Vargas](#); [Don Donaldson](#); [Sarah Woods](#)
Subject: Martin County Growth Management Plan Meeting Tuesday, February 26, 2025
Date: Monday, February 24, 2025 2:49:59 PM



Commissioners:

You will be voting on 7 Amendments to the Comprehensive Plan EAR tomorrow.

Staff has recommended approving the changes of the Martin County residents who have attended and voiced their opinions at the Treasure Coast Regional Planning Council workshops.

I would recommend, as many residents agree, the proper course is to appoint an independent consultant from the 1,000 Friends of Florida to review and recommend changes that are guided band in agreement with the protection of the Martin County Difference.

Vote NO on the these 7 Amendments.

Also vote NO on the changes to the PUD Chancey Bay Ranch proposals by Staff. Remind them it is not located in Okeechobee County.

Thank you,
Barbara Gingras-Schmucker
John McArdle

Sydney Fisher

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Monday, February 24, 2025 11:59 AM
To: Sarah Heard; Edward Ciampi; bcapps@martinfl.us; Eileen Vargas; shetheriington@martin.fl.us
Cc: Don Donaldson; Sarah Woods
Subject: Changes to the Martin County Comp Plan

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

Dear Commissioners,

It is our understanding that you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan on Tuesday, February 26, 2025. The amendments make significant changes to the Plan under the guise of the Evaluation and Appraisal Review (EAR) process.

Staff has made changes in the amendments which are contrary to the wishes which Martin County residents expressed at the Treasure Coast Regional Planning Council public workshops. These range from subtle to more drastic decimation of some protections against overdevelopment.

Please vote "NO" to these proposed changes to the COMP plan. It has been weakened significantly prior to the seating of this new BOCC. Please don't decimate it and completely destroy what still remains of the Martin County Difference.

Specifically, please vote "No" to adopt amendments to the Comp Plan Preamble (Item PH-2), Transportation element (Item PH-3), Intergovernmental Coordination Element (Item PH-4), Housing Element (Item PH-5), Recreation Element (Item PH-6), Art and Culture element (Item PH-7) and Public Schools element (PH-8).

I believe that I have addressed these concerns correctly. All mistakes are my own. If I have misstated the exact amendments please take this away. Vote "NO" on all amendments presented on Tuesday which will fail to maintain and preserve the Martin County Difference.

In the interest of the public health and the common good,
Mary Starzinski, DO and Kathy Petteruti, DO
Residents of Stuart, FL

From: [Mary Starzinski](#)
To: [Sarah Heard](#); [Edward Ciampi](#); bcapps@martinfl.us; [Eileen Vargas](#); shetheriington@martin.fl.us
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Changes to the Martin County Comp Plan
Date: Monday, February 24, 2025 11:59:25 AM



Dear Commissioners,

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I believe that I have addressed these concerns correctly. All mistakes are my own. If I have misstated the exact amendments please take this away. Vote "NO" on all amendments presented on Tuesday which will fail to maintain and preserve the Martin County Difference.

In the interest of the public health and the common good,
Mary Starzinski, DO and Kathy Petteruti, DO
Residents of Stuart, FL

From: [DW18HPC](#)
To: [Sarah Heard](#); [Edward Ciampi](#); bcapps@martinfl.us; [Eileen Vargas](#); shetherington@martin.fl.us
Cc: [Don Donaldson](#); [Sarah Woods](#)
Subject: Changes to Martin County Comp Plan
Date: Monday, February 24, 2025 2:31:09 PM



Dear Commissioners,

It is our understanding that you will be considering 7 amendments to Martin County's Comprehensive Growth Management Plan on Tuesday, February 26, 2025. The amendments make significant changes to the Plan under the guise of the Evaluation and Appraisal Review (EAR) process.

Staff has made changes in the amendments which are contrary to the wishes which Martin County residents expressed at the Treasure Coast Regional Planning Council public workshops. These range from subtle to more drastic decimation of some protections against overdevelopment.

Please vote "NO" to these proposed changes to the COMP plan. It has been weakened significantly prior to the seating of this new BOCC. Please don't decimate it and completely destroy what still remains of the Martin County Difference.

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I believe that I have addressed these concerns correctly. All mistakes are my own. If I have misstated the exact amendments please take this away. Vote "NO" on all amendments presented on Tuesday which will fail to maintain and preserve the Martin County Difference.

In the interest of the public health and the common good,
Dianna Wentink, resident, second generation from
Martin County

From: [jtw1228](#)
To: [Comish](#)
Subject: Comp Plan
Date: Monday, February 24, 2025 7:19:00 AM



Commissioners, do not let staff sway you into weakening our great, longstanding Comp Plan.

Jeff Wittmann

Hobe Sound

Sydney Fisher

From: Mark Zaccone <mzac1975@gmail.com>
Sent: Monday, February 24, 2025 1:31 PM
To: Eileen Vargas
Subject: Changes to Martin County Comp Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Commissioner,

I am very unhappy about your votes to continue the development of Martin County since taking a seat as Martin County Commissioner. I voted for you to stop the growth and you ran as someone to curtail growth in this county. How have I been deceived. Your representatives on the LPA continue to rubberstamp projects. And when they reach the BOCC you again vote to approve these.

I think you should be more in tune to Sarah Heard in taking the lead to stop growth.

Now you have the chance to STOP the changes to the comp plan that your staff have proposed as part of the EAR process in contrary to the wishes of voters. Voters want strengthened protections against overdevelopment and NOT a weaken plan which leaves the door open for developers.

I will be watching. You have to earn my vote at the next election.

Mark Zaccone

Sydney Fisher

From: Janene Zaccone <jzacc79@gmail.com>
Sent: Monday, February 24, 2025 1:45 PM
To: bcapps@martinfl.us; Eileen Vargas
Subject: COMP Plan Proposals

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

Dear Commissioners,

Please vote "NO" to all proposed changes to Martin County's Comprehensive Growth Management Plan scheduled for your consideration on Tuesday, Feb. 26, 2025.

The amendments do not foster prudent growth designed to protect our natural resources, guard against overdevelopment and preserve quality of life for Martin County residents.

Honor your campaign platforms to oppose such ill-begotten measures. Be true to Martin County residents, like me, who voted for you because you said that you represented their desires for reasoned growth. Don't take our future votes for granted.

Janene Zaccone

From: [Janene Zaccone](#)
To: [Edward Ciampi](#); shetheriington@martin.fl.us
Cc: [Don Donaldson](#); [Sarah Woods](#); [Sarah Heard](#)
Subject: COMP Plan Proposal
Date: Monday, February 24, 2025 1:49:22 PM



Please vote "NO" to all proposed changes to Martin County's Comprehensive Growth Management Plan scheduled for your consideration on Tuesday, Feb. 26, 2025.

The amendments do not foster prudent growth designed to protect our natural resources, guard against overdevelopment and preserve quality of life for Martin County residents.

Thank you
Janene Zaccone
Martin County resident
Registered voter

From: [Sarah Phillion](#)
To: [Patricia Higginbotham](#)
Subject: FW: COMP Plan Proposal
Date: Monday, February 24, 2025 3:27:45 PM

FYI, I think she spelled Hetherington wrong.

From: Janene Zacccone <jzacc79@gmail.com>
Sent: Monday, February 24, 2025 1:49 PM
To: Edward Ciampi <eciampi@martin.fl.us>; shetheriington@martin.fl.us
Cc: Don Donaldson <ddonalds@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>
Subject: COMP Plan Proposal



Please vote "NO" to all proposed changes to Martin County's Comprehensive Growth Management Plan scheduled for your consideration on Tuesday, Feb. 26, 2025.

The amendments do not foster prudent growth designed to protect our natural resources, guard against overdevelopment and preserve quality of life for Martin County residents.

Thank you
Janene Zacccone
Martin County resident
Registered voter

Clyde Dulin

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Friday, February 28, 2025 3:46 AM
To: Paul Schilling; Clyde Dulin
Subject: Comments from the CARES Open House
Attachments: Comments to address Comp Plan issues and more.docx

**Caution: This email originated from an external source.
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I wrote this to Paul Schilling as I spoke to he and some other men at the Growth Management Dept. table at the Blake Library at the CARES Open House event Feb. 27. I had my written comments that I gave to Mr. Schilling. I later needed to change where I wanted them sent due to a mx up. I have attached the document here.

I don't have all the answers to my main comments and suggestions regarding the Comp Plan, but I hope something can be worked out.

Thank you
Carol Ann Leonard
Stuart

Feb. 27, 2025

Mr. Paul Schilling:

I, Carol Ann Leonard, spoke to a group of you at the table for the Growth Management Dept. inside the Blake Library at the CARES Open House. I was glad to have the chance to attend as many things at the event were informative. More of the public can learn as well.

I explained I had written comments I wanted to give to the staff of the GMD. One of the main ones was the need to have a way for the public to get the Comp Plan changes being made for the seven-year revision to be seen well before they come up before the BOCC meetings. Often too many come up just before a BOCC meeting. We don't have time to read each one as an Agenda Item to see what the changes are then. I was told seven at a time are put on a meeting. Most had very few changes. Something to the effect of not much importance. I said I heard their term "housekeeping". I said I wanted the Comp Plan to be changed very little. I speak for myself but other people in my environmental group feel the same way. We do write and sometimes speak to the BOCC. All Comp Plan changes should be shown sooner.

You asked if I wanted my comments in the EAR Survey. I said yes but that was a mix up. **NO**, that is not what I want. I already filled out the survey when it was asked. I attended both of the public meetings at the Blake later, saw the survey results and heard the comments of the public. We all had similar concerns. I saw the results of the survey and read comments about it later on the website. **I want my comments sent to the GMD staff.**

I did not explain my ideas for making the public able to see them sooner to the men. I wrote them and handed them in an envelope to you, Mr. Schilling. I had other comments listed.

I want the GMD staff to have a discussion on Ch. 20 each time when considering changes to the Comp Plan, as they go along. Small numbers of them as they are making the changes at the time. **Show and explain them so the public can see and understand them.** This allows more time before a BOCC meeting. It lets us know the exact changes without spending hours looking through long pages of info. Too time consuming. **The public needs to know.**

This could be an initial presentation on the date of the immediate discussion. Then have it repeat as a recording for a time as a set day of the month and time, when working people can watch it. Repeating with no schedule could make people not see it in a timely manner. Add new ones but repeat old ones off and on. Showing different BOCC meetings is good too.

To make sure the public knows about this I suggest the county tell the local TV stations, Ch 5, 25 and 12 each time they are doing a new presentation. They recently did this for the City of Stuart Commissioners who are having a workshop for a discussion about the changes that the East Stuart Community is upset about. They can do the same for Martin County's Comp Plan changes. **This is a major issue** due to some of the changes that have been made to the Comp Plan in recent years. They are all not small ones. We need to know each time changes are made. I did not feel that the Comp Plan was going to be maintained well.

Thank you for reading this.

cc: Mr. Clyde Dulin

Carol Ann Leonard
Stuart

See
back
page

Thank you for having the event for the public to speak to the county staff. It's very much needed.

- I suggest that you find a way to have the public listen to changes on the Martin County Comprehensive Growth Management Plan (Comp Plan). Changes that are for 7 yr. revision.
- As each are discussed by the staff please put the changes explained on ch. 20. A few at a time as they are made. That way it's not overwhelming and not too long to view.
- That way we are not prevented from knowing the changes ahead of time. Before BOC meetings, well before.
- * → Announce the ^{ch. 20} program on local TV channels 5, 25, 12 so public will know.

- Stop the overdevelopment of Martin County.
- Stop allowing so many developments, especially ones outside the USBs. Smart development.
- Stop expanding ~~Rural~~ the Rural Lifestyle area.
- Provide affordable housing options for lower income people.
- Traffic is horrible.
- I support a Brightline Station.
- Stop allowing so many golf courses. Too much fertilizer, herbicides, pesticides. Potential ground/water pollution.
- Protect our waters, wetlands, Gopher Tortises, habitat, trees.
- Listen to the people!