

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue:**

**PUBLIC HEARING QUASI-JUDICIAL:**

**PHQJ-1 D.R. HORTON, INC. REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PRESERVE AT PARK PLACE PROJECT (V038-002) - D.R. Horton, Inc. requests approval of rezoning to a Planned Unit Development (PUD) zoning district classification through The Preserve at Park Trace PUD Zoning Agreement. Included is a master/final site plan for the development of a 114-lot single family subdivision and the associated infrastructure on an approximate 97-acre parcel located on the south side of SE Cove Road at the SE Willoughby Boulevard intersection in Stuart. Included is a request for a Certificate of Public Facilities Reservation. (Agenda Item: 21-1093)**

**Name of person, group or entity with whom communication took place:**

**Morris Crady of Lucido & Associates**

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication): **The development of a 114-lot single family subdivision and the associated infrastructure on an approximate 97-acre parcel located on the south side of SE Cove Road at the SE Willoughby Boulevard**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

**List and attach any written communication received:**

**See Attached (if any)**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue: DEPARTMENTAL QUASI-JUDICIAL - GROWTH MANAGEMENT**

**DPQJ-1: PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUD PROJECT (C148-009);**

**This is a request for Phase 1 final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 20-acre site proposed for donation to Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation. (Agenda Item: 22-0041)**

**Name of person, group or entity with whom communication took place:**

**Dan Sorrow of Cotleur & Hearing**

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

**HIGHPOINTE PUD PROJECT (fka Pulte at Christ Fellowship) (C148-009)**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

**List and attach any written communication received:**

**See Attached (if any)**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** September 28, 2021 – PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUD PROJECT (C148-009)

**Name of person, group or entity with which communication took place:** Dan Sorrow, Garrett Dinsmore, Patrick Gonzalez, Tyson Waters, Leo Abdella, Stacy Ranieri

**Subject matter of communication:** project update

**Describe investigations, site visits and provide any expert opinions received:** n/a

**List and attach any written communication received:** attached if applicable

## Rosemarie Zummo

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**Subject:** Meeting with Pulte Homes Re: Christ Fellowship Project Update  
**Location:** Martin County Commissioners (2401 SE Monterey Rd, Stuart, FL 34996)

**Start:** Thu 4/1/2021 3:00 PM  
**End:** Thu 4/1/2021 4:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Tiffany Smith

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

Dan Sorrow  
Garrett Dinsmore  
Patrick Gonzalez  
Tyson Waters  
Leo Abdella  
Stacy Ranieri

**From:** [Stacey Hetherington](mailto:Stacey.Hetherington)  
**To:** [Rosemarie Zummo](mailto:Rosemarie.Zummo)  
**Subject:** Fwd: BCC to approve tax hike - hearing begins at 5:05 Tuesday, another contract for chair's employer  
**Date:** Tuesday, September 28, 2021 8:45:07 AM

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**From:** [elzer@gate.net](mailto:elzer@gate.net) <[elzer@gate.net](mailto:elzer@gate.net)>  
**Sent:** Sunday, September 26, 2021 12:59 PM  
**To:** [elzer@gate.net](mailto:elzer@gate.net)  
**Subject:** BCC to approve tax hike - hearing begins at 5:05 Tuesday, another contract for chair's employer

Excerpt:

*The public hearing for final approval of the budget for Fiscal Year 2021/2022 will begin at 5:05 p.m.*

***Taxpayers will face a 4.32% increase in property taxes, and***

*Hutchinson Island property owners will be hit with a whopping 21.63 percent increase in the*

*island's special MSTU (municipal service taxing unit) advanced by Commissioner Doug Smith.*

Info provided by Virginia Sherock.

Shared here by Donna Melzer. To unsubscribe, hit reply and so advise.

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The Martin County Board of County Commissioners will give final approval on Tuesday to the County budget for the fiscal year that starts October 1.

Another multi-million-dollar contract will be awarded to the private employer of Commission Chair Stacey Hetherington, and the final site plan for the first phase of the controversial Pulte at Christ Church Fellowship development will be rubber-stamped.

**The public hearing for final approval of the budget for Fiscal Year 2021/2022 will begin at 5:05 p.m. Taxpayers will face a 4.32% increase in property taxes, and Hutchinson Island property owners will be hit with a whopping 21.63 percent increase in the island's special MSTU (municipal service taxing unit) advanced by Commissioner Doug Smith.**

MSTUs are funded by additional tax collected from owners of properties within MSTU boundaries. In addition to the Hutchinson Island MSTU, additional tax rates will be set for MSTUs for each Commission district.

Smith's District 1 MSTU will see the smallest decrease – just half a percent down from last year's MSTU – generating the highest number of dollars (\$300,000.00) for the District 1 Commissioner's favored projects. Commissioner Sarah Heard's District 4 MSTU will generate the lowest amount (\$200,000.00). MSTU collections will be reduced just over 1% for each of the other Commission Districts, generating \$250,000.00 for District 5 represented by Ed Ciampi, \$215,000.00 for District 2 represented by Stacey Hetherington, and \$208,000.00 for District 3 represented by Harold Jenkins. District MSTU funds can be used for projects, purposes, or donations to organizations selected by the District Commissioner.

Other MSTUs fund fire-rescue services (3.41% increase), stormwater and road maintenance (2.59% increase) and other services for residents in unincorporated Martin County.

Before the public hearing for final budget approval is called up as Agenda Item PH-2, the Commission will approve yet another huge contract to be awarded to Ferreira Construction, which pays Commission Chair Stacey Hetherington an annual salary in excess of \$50,000.00 as her private employer. The latest contract to be awarded to Ferreira – \$3,271,794.75 for renovations at Phipps Park – is set out in Consent Agenda Item DEPT-2 which will be approved without public explanation or discussion. Ferreira is one of the County's biggest vendors, receiving millions yearly in public contracts recommended by staff and approved by the Commission. (Efforts were unsuccessful to compile a list of current and past Ferreira contracts from the increasingly non-transparent Martin County website.)

Agenda Item DPQJ-1 on Tuesday will approve a final site plan for Phase 1 of the Pulte at Christ Fellowship development, now called Highpointe PUD, which includes 94 single-family lots on 175 acres within the 321-acre project on SW Pratt Whitney Road east of SW Kanner Highway. The project generated opposition from many residents in surrounding rural communities but was previously approved by the Commission majority without regard to the impact on neighboring homeowners.

Other matters to be addressed on a relatively short agenda on Tuesday include:

– The usual Clerk’s Warrant showing expenditures of \$13,059,835.35 in tax dollars between August 28 and September 10, 2021, without identifying the payees or the purpose of the payments (CNST-2);

– Affordable Housing Advisory Committee members Chester Edwards and Michael Dooley will be reappointed for terms beginning October 14, 2021, ending October 13, 2023, in Consent Agenda Item CNST-3;

– The “Pelicans in Port Salerno” Art in Public Places project will be approved as Consent Agenda Item CNST-6, awarding \$38,000.00 for installation of four metal sculptures featuring pelicans to be located at the Manatee Gateway in Port Salerno;

– Agenda Item PH-1 is a public hearing to adopt an ordinance repealing portions of the County’s tobacco products and electronic nicotine delivery devices ordinances which have been superseded by state law regulating tobacco and nicotine products;

– Approximately 97 acres located on the south side of SE Cove Road at the intersection of SE Willoughby Boulevard will be re-zoned to Planned Unit Development for a 114-lot residential subdivision to be built by D.R. Horton called the Preserve at Park Place (Agenda Item PHQJ-1); and

– In Agenda Item DEPT-1, Commissioners will be asked to approve a number of budget adjustments and transfers, including allocation of \$555,000.00 in revenue collected at Sailfish Splash Waterpark which exceeded revenue projections for the current fiscal year and \$235,000.00 in excess revenue collected by the Fire Rescue Department.

Tuesday's meeting begins at 9:00 a.m. at the Martin County Administration Center. You can watch the meeting on MCTV or livestream it from the County website at [http://martin.granicus.com/ViewPublisher.php?view\\_id=24](http://martin.granicus.com/ViewPublisher.php?view_id=24).

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Ginny Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

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[www.LSHLaw.net](http://www.LSHLaw.net)



## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** September 28, 2021 – PHQJ-1 D.R. HORTON, INC. REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PRESERVE AT PARK PLACE PROJECT (V038-002)

**Name of person, group or entity with which communication took place:** Joe Flanagan

**Subject matter of communication:** Preserve at Park Place project

**Describe investigations, site visits and provide any expert opinions received:** n/a

**List and attach any written communication received:** attached if applicable

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## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** September 28, 2021

**PHQJ-1 D.R. HORTON, INC. REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PRESERVE AT PARK PLACE PROJECT (V038-002)**

D.R. Horton, Inc. requests approval of rezoning to a Planned Unit Development (PUD) zoning district classification through The Preserve at Park Trace PUD Zoning Agreement. Included is a master/final site plan for the development of a 114-lot single family subdivision and the associated infrastructure on an approximate 97-acre parcel located on the south side of SE Cove Road at the SE Willoughby Boulevard intersection in Stuart. Included is a request for a Certificate of Public Facilities Reservation. Agenda Item: 21-1093

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable

**List and attach any written communication received:**

See attached if applicable

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** September 28, 2021

**GROWTH MANAGEMENT**

**DPQJ-1 PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUDPROJECT (C148-009)**

This is a request for Phase 1 final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 20-acre site proposed for donation to Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-0041

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable

**List and attach any written communication received:**

See attached if applicable

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, September 28, 2021

**Item/Issue:** Item# 22-0041 DPQJ-1 Pulte Group Requests Final Site Plan Approval for Phase I of The Highpointe PUD Project (C148-009)

**Name of person, group or entity with which communication took place:**

Dan Sorrow, Coteleur & Hearing  
Garrett Dinsmore – Pulte  
Patrick Gonzalez – Pulte  
Tyson Waters – Fox McCluskey  
Leo Abdella – Christ Fellowship Church  
Stacy Ramieri – The Firefly Group

**Subject matter of communication:**

Christ Fellowship Plans

**Describe investigations, site visits and provide any expert opinions received:**

Meeting was held at Church, but no investigations were held.

**List and attach any written communication received:**

None



**From:** [Colleen Pachowicz](#) on behalf of [Harold Jenkins](#)  
**To:** [Colleen Pachowicz](#)  
**Subject:** Meet with Pulte (5 or 6 people)  
**Start:** Monday, April 5, 2021 2:30:00 PM  
**End:** Monday, April 5, 2021 3:30:00 PM  
**Location:** Christ Fellowship Church - 10205 Pratt Whitney Road - Go in main entrance. It will be under awning.

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If we get there early, Leo will let us in.

Dan Sorrow, Cotleur & Hearing

Garrett Dinsmore, Pulte

Patrick Gonzalez, Pulte

Tyson Waters, Fox McCluskey

Leo Abdella, Christ Fellowship Church

Stacy Ranieri, The Firefly Group

**From:** [Adam Dowd](#)  
**To:** [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** Re: 13Apr21 Public Hearing (CPA 19-19 & CPA 20-04 Text Amendment)  
**Date:** Monday, April 26, 2021 9:52:19 PM  
**Attachments:** [image003.png](#)

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To the Martin County Board of Commissioners:

First and foremost, thank you for your service. I recognize that you have tremendous weight on your shoulders and that every decision you make is unpopular to some of your constituents.

My name is Adam Dowd, and I am a 48-year-old engineer living in western Martin County. On Tuesday, April 13<sup>th</sup>, I attended a public hearing for the first time. I attended on behalf of my neighbor, Roy Gustafson, but found myself regretting that that combination of my professional and personal lives have kept me from getting involved sooner. I attended to make comment on CPA 19-19 & CPA 20-04 Text Amendment (Christ Fellowship/Pulte Group), but I soon realized that the topic was already a bit of a runaway train that was not about to be stopped.

I am writing today with the understanding that there will be another hearing on 27Apr (tomorrow), at which the Pulte Group will be presenting their development plans. In addition to the plans they present, which will serve their own interests, I would like to know how we are planning the following activities, which will be required to preserve the public safety of the residents of Martin County. Ensuring the public safety was stated as being the most important role of the board on 13Apr (and I agree).

1. The plan shown by Pulte stated that the PUD would be acceptable because it was “near a major roadway (Kanner Hwy.)”. However, they also stated that the main entryway would be on Pratt-Whitney Road, south of Kanner Hwy. What is the plan for making Pratt-Whitney Road a four-lane thruway? Pratt-Whitney Road is already dangerous between Kanner Hwy. and Bridge Road due to the wildlife that makes its way across the road at all hours of the day. The situation is exacerbated in the morning and afternoon when South Fork High begins and ends the school day. Pratt-Whitney Road is not sufficient to handle another 600 cars. There will be far more accidents than there are today.
2. In addition to Pratt-Whitney Road being expanded to four lanes, what is the plan for putting stop lights at the entrance to the new neighborhood and at both Foxwood entrances? With the amount of traffic on Pratt-Whitney Road the stoplights will be necessary to ensure public safety. There are also currently public school bus stops at both Foxwood entrances, and it would make sense for another one to be located at the

entrance to the new neighborhood.

3. What is the plan for expanding South Fork High School or possibly building a new high school? SFHS is already using multiple “temporary” classrooms and does not have the capacity for more students.
4. What do we do about the wildlife that is currently living on the land that will be developed? There are several very special species that call that area home.
5. What is the plan for, at a minimum, for expanding the width of Bridge Road between Pratt-Whitney Road and I-95? It is not hyperbole to state that this particular stretch of road is already something of a death trap whenever you pass a semi-truck traveling in the opposite direction. There are NO shoulders on that stretch of road, and adding a couple hundred more cars (assuming the rest travel north) will make that stretch of road a HUGE problem. Please know that I do not begrudge the trucking industry. The road is just too narrow right now.

Given the above considerations, “the plan” should include the required budget for these activities. Who will fit the bill? This is where St. Lucie County stumbled in the early 2000s, when they opted for growth before they had the necessary infrastructure in place. As a result, they panicked and built the required infrastructure but left the tax payers with a huge bill. As a tax payer (and a voter) in this area, I am not interested in higher taxes. I am more interested in maintaining our reputation in Martin County for responsible growth. I hope you will help in that endeavor.

I appreciate your taking the time to read this – I know time is a difficult commodity these days. I just want to make sure we (Martin County) remain in control of our way of life and do not have it dictated by developers or other outside interests. If the Pulte Group has answers for the above or plans to pitch in then I am all ears. Each of you has more history with this type of initiative than I do, and it’s possible that you’ve considered my above questions and even more. As an engineer, I am always interested in helping to find solutions and not causing problems.

I wish you all the best,

***Adam Dowd***

***Discipline Lead – Manufacturing Operations Engineering***

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+1 (561) 427-6295 Office | +1 (561) 427-6191 Fax  
[adam.dowd@kratosdefense.com](mailto:adam.dowd@kratosdefense.com)



Visit our website: <https://kratosdefense.com>

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## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, September 28, 2021

**Item/Issue:** Item# 21-1093 PHQJ-1 D.R. Horton, Inc. Requests Approval of Rezoning to Planned Unit Development Through a PUD Zoning Agreement Including a Master/Final Site Plan for the Preserve at Park Place Project (V038-002)

**Name of person, group or entity with which communication took place:**

None

**Subject matter of communication:**

None

**Describe investigations, site visits and provide any expert opinions received:**

None

**List and attach any written communication received:**

None

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

September 28, 2021

**D.R. HORTON, INC. REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER/FINAL SITE PLAN FOR THE PRESERVE AT PARK PLACE PROJECT (V038-002)**

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**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

September 28, 2021

**PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUDPROJECT (C148-009)**

This is a request for Phase 1 final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 20-acre site proposed for donation to Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-0041

**Name of person, group or entity with which communication took place:** Firefly Group, Dan Sorrow, Tyson Waters, Stacy Ranieri

**Subject matter of communication:** Question/Answer

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A