

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 REQUEST PLAT APPROVAL FOR THE HOBE SOUND COURTYARDS PROJECT (A066-005);

Hobe Sound Townhouse II, LLC requests approval of the Hobe Sound Courtyards plat. Hobe Sound Courtyards is a 20-lot residential townhome development on an approximate 6.42-acre parcel located west of SE Dixie Highway between SE Kingsley Street and SE Algozzini Place in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption. (Agenda Item: 21-0899)

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

None

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):

None

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)

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Commissioner Doug Smith

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

BCC

Item/Issue:

DEPARTMENTAL QUASI-JUDICIAL - GROWTH MANAGEMENT:

DPQJ-2 REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB, FIFTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN AND A REVISED PHASE 3 FINAL SITE PLAN (F099-031) AND REVISED PAMP; This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development Zoning Agreement including a revised master site plan and revised phasing plan and a revised Phase 3 final site plan and Preserve Area Management Plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County Line. The approximately 122 acres in Martin County includes an 18-hole golf course, club facilities, 33 residential units and the associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation. (Agenda Item: 21-0900)

Name of person, group or entity with whom communication took place: None

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): **None**

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):

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Board / Agency Member name:

Commissioner Doug Smith

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

BCC

Item/Issue:

PHQJ-1: PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 21-06, MAGGY'S HAMMOCK PARK - The Board of County Commissioners is asked to consider changing the zoning district classification from R-1B, Single Family District, to PC, Public Conservation District, and PS-1, Public Service District, on a 5.4-acre parcel, located on SE Kubin Avenue, north of Maggy's Hammock Park, Port Salerno. The proposed rezoning is contingent upon the approval of CPA 21-06, a request to amend the future land use designation from Residential Estate Density (2-units per acre) to Public Conservation and General Institutional. (Agenda Item: 21-0892)

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

None

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):

None

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)

From: [Carol Ann](#)
To: [Doug Smith](#)
Subject: various
Date: Sunday, July 11, 2021 5:13:15 PM



Commissioner Smith,

I was pleased to see the following items being considered. I want to urge you to pass them and thank you in advance if you do.

Item PH-3 on Tuesday's BOCC Agenda is an amendment to change the future land use designation for property adjacent to Maggy's Hammock Park from Residential Estate Density (2 units per acre) to Public Conservation and General Institutional. A companion measure to change the zoning on the parcel from R-1B (Single Family) to PC (Public Conservation) and PS-1 (Public Service) will be heard as agenda item PHQJ-1.

The 5.4-acre parcel on SE Kubin Avenue in Port Salerno was purchased by the County to expand Maggy's Hammock Park, named in honor of Martin County's environmental icon, Maggy Hurchalla. The Comp Plan amendment and re-zoning will ensure that the land will be preserved for environmental and recreational use by residents and deserves unanimous support.

Maggy Hurchalla is a very dedicated and knowledgeable environmentalist that we need in Martin County.

At same time, I urge you NOT to pass any new proposals by Harmony Ranch. They keep trying to get the development passed. Is this the third time they are working on?

I am also opposed to some of the aspects of Atlantic Fields that is proposed for building by Discovery Land. This is land that is with Becker Tree Farm that they would be selling. As I understand it is before the LPA. Is that correct? I will have more to write about that later.

On the good side I think the county should do everything they can to encourage and participate in the Loxa-Lucie Headwaters Conservation Project. The website is loxalucieheadwaters.org.

Carol Ann Leonard
Stuart

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: July 13, 2021 PHQJ-1 PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 21-06, MAGGY'S HAMMOCK PARK

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: attached if applicable

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Commissioner Stacey Hetherington

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Board of County Commissioners

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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: attached if applicable

From: [Mathew Laveter](#)
To: [Comish](#)
Subject: People that live on ALGOZZINI St in Hobe Sound
Date: Monday, March 1, 2021 5:28:55 PM



Hello my name is Matt. Laveter. I live at 8706 SE ALGOZZINI ST.

We are dealing with the construction across from our property on Alternate A1A. First thing. For some reason our fence that protects us from people going through our road from Lares to US1. We keep on getting no cooperation from the company across the street to have the gates put back up or replaced

Secondly. They've taken the low fencing that surrounded the property and have left it in front of each of our properties. The garbage company will not pick it up and we've had no assistance from the people have taken it down.

Thirdly their work trucks have ruined our road and they come blasting through at any minute with children and animals that like to play outside.

Fourthly. Today I was verbally assaulted by somebody that was doing survey work when I asked him who he was and who we work for. The gentleman happened to be an Afro-American and showed he had a hatefulness towards white people when he called me a white supremacist and white privileged. I did have the cops come out and then they spoke with me and hopefully the situation has been taken care of. I always ask when somebody is working on my block who they are and who they work for and I always get an answer this guy had a large attitude and was very aggressive.

This company has been running roughshod on the people that live here on my street. They've been working at 3 in the morning they've been working on weekend playing your music loudly. Just no respect for the people that have been living here for many years.

It would be so nice for the commission to stand up the for the people that have been living here for many years and are established and respectful citizens. We are the common people now being dominated by the extremely wealthy who are going to buy the Condominiums across from my residence. Please stand up for the common man! We are getting crushed!

I hope to hear back from each and everyone of you that you are going to take care of these issues that we are dealing with here on my block. If you choose to ignore me I will go to social media and the local news to tell them my story!

Respectfully
Medically
Retired corporal Mathew Laveter

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Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: July 13, 2021 DPQJ-2 THE FLORIDIAN GOLF CLUB PUD, 5TH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN WITH REVISED PAMP AND REVISED PHASE 3 FINAL SITE PLAN (F099-031)

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: attached if applicable

From: [Linda Eastman](#)
To: [Stacey Hetherington](#); [Doug Smith](#); [Edward Ciampi](#); [Sarah Heard](#); [Harold Jenkins](#); [Taryn Kryzda](#)
Subject: Letter of Appreciation from Martin County Chapter of the Florida Native Plant Society
Date: Thursday, February 11, 2021 7:02:56 AM
Attachments: [MC Letter of Support Maggy"s Park Addition.pdf](#)





Martin County Chapter FNPS • P.O. Box 233 • Stuart, FL 34995-0233

Date: February 11, 2021

Martin County Commissioners
2401 SE Monterey Rd
Stuart, FL 34996

Subject: Land Acquisition, Rocky Point

Dear Chairwoman Hetherington and County Commissioners:

On behalf of the Board of Directors of the Martin County Chapter of the Florida Native Plant Society, I am pleased to provide this letter of appreciation for the County's acquisition of the 5.4-acre tract on Rocky Point that adjoins the existing Maggy's Hammock Park.

The acquisition of this parcel by Martin County for conservation purposes will enhance the County's inventory of environmentally sensitive lands, protect native flora, fauna and biodiversity, and prevent further fragmentation of natural habitats.

Following purchase, we urge the County to change the zoning to Conservation to ensure that it will be permanently protected from future development, a zoning change that we support.

We offer our services if the County is interested in having members of our Chapter develop a plant list for the property, which could assist the County in preparing a management plan, determining the potential need to remove invasive non-native species and recognizing if the parcel includes plant species that are designated as endangered, threatened and/or endemic.

The acquisition of this tract is particularly notable as it is one of the few remaining parcels of undeveloped land on Rocky Point that is not currently in public ownership. We applaud the County, Commissioner Heard, and the residents in District 4 for their collective efforts to proactively bring this and other environmentally valuable properties into public ownership.

The purpose of the Florida Native Plant Society is to preserve, conserve and restore the native plants and native plant communities of Florida, and we support the County's acquisition of this parcel because it contributes directly to this mission.

Sincerely,

Linda K. Eastman

President

cc: T. Kryzda

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, July 13, 2021

Item/Issue: Item #21-0892 Public Hearing to Consider Amendment of the Martin County Zoning Atlas to Change the Zoning District for CPA 21-06, Maggy's Hammock Park

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:

See Attached

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None

List and attach any written communication received:

See Attached

From: [Carol Ann](#)
To: [Harold Jenkins](#)
Subject: various
Date: Sunday, July 11, 2021 5:09:34 PM



Commissioner Jenkins,

I was pleased to see the following items being considered. I want to urge you to pass them and thank you in advance if you do.

Item PH-3 on Tuesday's BOCC Agenda is an amendment to change the future land use designation for property adjacent to Maggy's Hammock Park from Residential Estate Density (2 units per acre) to Public Conservation and General Institutional. A companion measure to change the zoning on the parcel from R-1B (Single Family) to PC (Public Conservation) and PS-1 (Public Service) will be heard as agenda item PHQJ-1.

The 5.4-acre parcel on SE Kubin Avenue in Port Salerno was purchased by the County to expand Maggy's Hammock Park, named in honor of Martin County's environmental icon, Maggy Hurchalla. The Comp Plan amendment and re-zoning will ensure that the land will be preserved for environmental and recreational use by residents and deserves unanimous support.

Maggy Hurchalla is a very dedicated and knowledgeable environmentalist that we need in Martin County.

At same time, I urge you NOT to pass any new proposals by Harmony Ranch. They keep trying to get the development passed. Is this the third time they are working on?

I am also opposed to some of the aspects of Atlantic Fields that is proposed for building by Discovery Land. This is land that is with Becker Tree Farm that they would be selling. As I understand it is before the LPA. Is that correct? I will have more to write about that later.

On the good side I think the county should do everything they can to encourage and participate in the Loxa-Lucie Headwaters Conservation Project. The website is loxalucieheadwaters.org.

Carol Ann Leonard
Stuart

From: [Virginia Sherlock](#)
To: [Sarah Heard](#)
Cc: [Edward Ciampi](#); [Stacey Hetherington](#); [Doug Smith](#); [Harold Jenkins](#); [Taryn Kryzda](#); [Sarah Woods](#); [Virginia Sherlock](#)
Subject: Thanks for the good news
Date: Tuesday, January 5, 2021 8:44:05 PM



Sarah,

Thank you for pulling the Kiplinger property donation from the Consent Agenda to allow residents the opportunity to celebrate some good news at today's BCC meeting.

I do not understand why items such as this one are buried on the Consent Agenda, which is described as consisting of items that are "routine" and require no discussion.

If only the County's acquisition of beautiful, natural land for conservation were "routine."

Please consider pulling the Consent Agenda item regarding the purchase of property adjacent to Maggy's Hammock Park at next week's BCC meeting for a similar opportunity to celebrate rare government action that enhances our natural resources.

Once again, please give citizens something to cheer about in otherwise grim times.

Thank you.

Ginny Sherlock

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(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, July 13, 2021

Item/Issue: Item 21-0899 Request Plat Approval for the Hobe Sound Courtyards Project (A066-005)

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:

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List and attach any written communication received:

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Subject: Letter of Appreciation from Martin County Chapter of the Florida Native Plant Society
Date: Thursday, February 11, 2021 7:02:56 AM
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Date: February 11, 2021

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Stuart, FL 34996

Subject: Land Acquisition, Rocky Point

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President

cc: T. Kryzda

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Name of Board/Agency:

BCC Meeting Tuesday, July 13, 2021

Item/Issue: Item 21-0900 Request for Approval of the Floridian Golf Club, Fifth Amendment to the PUD Zoning Agreement, Revised Master Site Plan, Revised Phasing Plan and a Revised Phase 3 Final Site Plan (F099-031) and Revised PAMP

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:

July 13, 2021

REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB, FIFTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN AND A REVISED PHASE 3 FINAL SITE PLAN (F099-031) AND REVISED PAMP

This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development Zoning Agreement including a revised master site plan and revised phasing plan and a revised Phase 3 final site plan and Preserve Area Management Plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County Line. The approximately 122 acres in Martin County includes an 18-hole golf course, club facilities, 33 residential units and the associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0900

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:

REQUEST PLAT APPROVAL FOR THE HOBE SOUND COURTYARDS PROJECT (A066-005)

Hobe Sound Townhouse II, LLC requests approval of the Hobe Sound Courtyards plat. Hobe Sound Courtyards is a 20-lot residential townhome development on an approximate 6.42-acre parcel located west of SE Dixie Highway between SE Kingsley Street and SE Algozzini Place in Hobe Sound.

Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 21-0899

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:

July 13, 2021

PUBLIC HEARING TO CONSIDER AMENDMENT OF THE MARTIN COUNTY ZONING ATLAS TO CHANGE THE ZONING DISTRICT FOR CPA 21-06, MAGGY'SHAMMOCKPARK

The Board of County Commissioners is asked to consider changing the zoning district classification from R-1B, Single Family District, to PC, Public Conservation District, and PS-1, Public Service District, on a 5.4-acre parcel, located on SE Kubin Avenue, north of Maggy's Hammock Park, Port Salerno. The proposed rezoning is contingent upon the approval of CPA 21-06, a request to amend the future land use designation from Residential Estate Density (2-units per acre) to Public Conservation and General Institutional.

Agenda Item: 21-0892

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