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June 20, 2022

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Via Hand Delivery and
E-mail (grosado@martin.fl.us)

Glenn Rosado, Planner
Martin County Growth Management
2401 SE Monterey Road
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RE: Willis Custom Yachts – Applications for Comprehensive Plan Amendment (CPA 22-01), Zoning Atlas Amendment (CPA 22-01), and Revised Major Master Site Plan and Revised Phase 1 Final Site Plan (A041-013)

Mr. Rosado:

Please allow this correspondence to serve as an introduction and formal notification that our firm represents Highlands Reserve of Palm City Homeowners' Association, Inc. (the "Association"), regarding the above referenced Willis Custom Yachts applications.

Highlands Reserve is a residential community comprised of 320 units and is located immediately adjacent to the proposed Willis Custom Yachts' north (Phase II) site, and shares SW Swallowtail Way with that site. Pursuant to Highland Reserve's 2005 Plat, SW Swallowtail Way is designated as public and dedicated to Martin County for public access and for utility purposes, but is maintained, repaired, and replaced by the Association.

For the past approximately seventeen years, this did not present significant concern to the Association because the end users of the property were only members of the Highlands Reserve community. However, if Phase II of Willis Custom Yachts' proposed development is approved, it will result in significantly more traffic generated from use by the general public and not just Highlands Reserve residents.

Thus, while the Association generally supports Willis Custom Yachts' proposed use of the Phase II site, it has significant concerns that the use of the site along with the significant increase in traffic due to the growth of Palm City, makes private maintenance of SW Swallowtail Way an unreasonable burden on the Association. Therefore, the Association believes that now is the time for SW Swallowtail Way to be accepted by the County for maintenance, repair, and replacement. Alternatively, any final development approval for the Phase II site must require the applicant to be responsible for a portion of the maintenance, repair, and replacement of SW Swallowtail Way. Therefore, the Association respectfully wishes to be kept apprised of the progress of the County's review of both Phases of this project.

Please notify us of the progress of these applications moving forward including, for instance, upcoming meeting dates, staff reports, and related information. Feel free to e-mail me (dlr@reblawpa.com) with any updates or questions you may have.

We thank you and look forward to working with you.

Sincerely,


Deborah L. Ross, Esq.
DLR/LAC

cc: Board of Directors

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/21/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.