

JACOB COMMUNITY CENTER, LLC.

BENJAMIN K. SHARFI
FOUNDER

PH QJ-1
Public Comment Email
RECEIVED

July 29, 2022

AUG 03 2022

Pete Walden
Deputy Growth Management Director
2401 SE Monterey Rd
Stuart, FL. 34996

**GROWTH MANAGEMENT
DEPARTMENT**

RE: Mandatory Rezoning – Trinidad and 3 Bagels (T146-002)

We are in receipt of the notice of proposed action by the Local Planning Agency and the Board of County Commissioner for a mandatory rezoning of the subject parcel from the existing district classification of A-2, Agricultural District to the AR-5A, Agricultural Ranchette District.

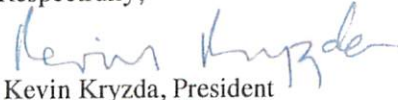
I represent the owner of the adjacent 25 acres to the south of the subject parcel, Jacob Community Center, LLC. In reviewing the application materials provided to us by your office, we are pleased that the property will finally come into compliance for the activity that has taken place thereon, a soccer camp and club. This facility started out as an equestrian facility and was not meant to be used as a soccer facility. Though we encourage activities that can be used for healthy sports activities, especially for young people, we are concerned about proper sanitary facilities to support many participants. We are also concerned about the light pollution from the lights that are used at nighttime events.

The largest concern, however, is the access road, SW Leighton Farms Rd, that leads to this property. It starts at SW Martin Highway as what appears to be a standard road width with pavement marking and striping. However, not far south from SW Martin Hwy. the pavement narrows. A little further down, the pavement markings end, and the road becomes narrower, flanked on the west side by fences and earthen berms, right to the edge of pavement. Even more concerning, is that there is a ditch on the west side of the road. This ditch is about 3 feet deep with very steep sides that is within 2 feet of the edge of pavement. There is no shoulder, or runoff area. Another concern is that there is a line of light poles on the west side of the road that are nearly at the edge of pavement creating an even more hazardous situation. Topping of our concerns is that there are side streets and driveways on both sides of the road that have little, or no sight distance. This caused vehicles that are departing the adjacent properties to have to edge out nearly onto SW Leighton Farms Rd. This causes drivers on SW Leighton Farms Rd to swerve into the middle of the road, encroaching on potential oncoming traffic. This is perilous when driving a standard pickup truck if, and when, larger trucks are traveling in the opposite direction as there is not enough room for larger trucks and pickup trucks to pass each other without having to swerve away from the middle of the road either perilously close to the edge of the ditch or into adjacent fences or earth berms or even a light pole. We note that many, if not all, participants in the soccer facility are young people, new drivers, that don't have a lot of driving experience and have to navigate a hazardous roadway. Sometimes it seems there are more than 50 of these individuals participating in event and all these must drive down SW Leighton Farms Rd.

Lastly, parking for all these percipients is insufficient at the facility. Individuals end up parking their vehicles on the side of the road, without regard to what damage is being caused to the roadway or the right of way.

Unless SW Leighton Farms Rd is brought up to current road standards and the lighting, sanitary facilities and parking deficiencies are corrected, we strongly object to the rezoning that would allow a recreational use that would continue to attract young and inexperienced drivers to have to navigate approximately 1.5 miles of a hazardous roadway. This is a public safety situation that must be addressed.

Respectfully,


Kevin Kryzda, President
Jacob Community Center, LLC.

**FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL**
Date 8/9/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.