

## 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, February 12, 2019

**Item/Issue:** Item #19-0151 – PHQJ2 – Wolff, Bonny & Charles Request for Rezoning (W093-001)

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

Don Cuzzo and John Leighton – 2/8/19

Gloria Fike – 2/31/19

**Subject matter of communication:**

Rezoning of Wolff Property

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

None

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

Please see attached emails from:

Judith A. Mitchell

David Powel

Peter Walden

## Colleen Pachowicz

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**Subject:** Don Cuozzo and John Leighton re: Wolff Rezoning (on Feb. 12 Agenda)

**Start:** Thu 1/31/2019 10:00 AM

**End:** Thu 1/31/2019 10:30 AM

**Recurrence:** (none)

**Organizer:** Harold Jenkins

## Colleen Pachowicz

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**Subject:** Gloria Fike re: Wolffe Rezoning  
**Location:** Commisisoner Jenkins Office  
  
**Start:** Fri 2/8/2019 11:00 AM  
**End:** Fri 2/8/2019 11:30 AM  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

**From:** David Powell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** January 3 Public Hearing Wolff Zoning Change  
**Date:** Monday, December 31, 2018 10:17:55 AM

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Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** David Powell  
**To:** [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** Wolff Rezoning WO93-001  
**Date:** Monday, February 11, 2019 2:53:28 PM

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Dear Commissioners,

We are writing to express our concern about the zoning change requested by the Wolffs, our friends and neighbors, on Saint Lucie Blvd. After receiving a county letter in our held mail over Christmas, we attended the Land Planning Committee meeting on January 3. While we have no problem with the land planner's explanation of building a second single family home on the property, we were not assured that if ownership of the property changed, or if current owners changed their minds, that something else could be built under the new and very broad RE 1/2 A zoning.

We feel a written plan should be developed and stated that assures the change will only permit a single family home that is compatible with WE-1 zoning in our neighborhood before the zoning request is approved.

Thank you for your consideration.

Joyce E. Powell  
David T. Powell

2831 SE Saint Lucie Blvd.  
Stuart, FL 34997  
772 781-8666

**From:** gloriafike@gmail.com  
**To:** [Peter Walden](#)  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** Jan. 3 Meeting Wolff Rezoning  
**Date:** Tuesday, January 1, 2019 7:11:39 PM

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**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike  
[2815 SE St.](#) Lucie Blvd.Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us))Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

**From:** Judy Mitchell  
**To:** [Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Peter Walden](#)  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Sunday, February 10, 2019 2:17:50 PM

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RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell



Judith A. Mitchell

**From:** Judy Mitchell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#); [Sarah Woods](#); [Firefly2811@gmail.com](mailto:Firefly2811@gmail.com)  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)  
**Date:** Saturday, December 29, 2018 11:25:50 AM

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December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1.** **There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)  
CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));  
CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))  
CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

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**From:** [Peter Walden](#)  
**To:** "[gloriafike@gmail.com](mailto:gloriafike@gmail.com)"  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** RE: Jan. 3 Meeting Wolff Rezoning  
**Date:** Wednesday, January 2, 2019 9:01:56 AM

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Good morning,

Thank you for your comments.

They will be a part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** gloriafike@gmail.com [mailto:[gloriafike@gmail.com](mailto:gloriafike@gmail.com)]  
**Sent:** Tuesday, January 01, 2019 7:12 PM  
**To:** Peter Walden  
**Cc:** Nicki vanVonne; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** Jan. 3 Meeting Wolff Rezoning

**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
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zoning change will have minimal impact on the Port Sewall community.” This is speculative as zoning change impacts cannot be known without an associated development plan.

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In conclusion, the Wolff’s have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike

[2815 SE St.](#) Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

**From:** [Peter Walden](#)  
**To:** ["David Powell"](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [zAR0 Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** RE: January 3 Public Hearing Wolff Zoning Change  
**Date:** Wednesday, January 2, 2019 8:54:04 AM

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Good morning,

Thank you for your comments.

They will be part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

**From:** David Powell [mailto:[danjpowell@aol.com](mailto:danjpowell@aol.com)]  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's

request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** [Peter Walden](#)  
**To:** ["Judy Mitchell"; Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** RE: AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Monday, February 11, 2019 8:24:22 AM

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Good morning Mrs. Mitchell,

I have entered your email into the application files and it will be made part of the record at tomorrows' meeting.

Thank you,

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** Judy Mitchell [mailto:firefly2811@gmail.com]  
**Sent:** Sunday, February 10, 2019 2:18 PM  
**To:** Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2



zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 **properties**.

Thank you for your consideration of our concerns.

James P. Mitchell  
Judith A. Mitchell

February 10, 2017

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

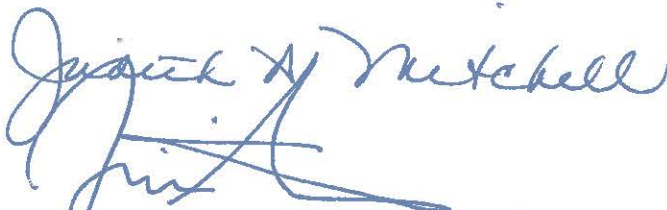
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The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.



JAMES P. MITCHELL

cc's: Commissioners Hetherington, Jenkins, Heard, Ciampi

## 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, February 12, 2019

**Item/Issue:** Item #19-0187 – PHQJ2 – Humane Society of the Treasure Coast, Inc.  
Request for Rezoning

**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

## Colleen Pachowicz

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**Subject:** Don Cuozzo and John Leighton re: Wolff Rezoning (on Feb. 12 Agenda)

**Start:** Thu 1/31/2019 10:00 AM

**End:** Thu 1/31/2019 10:30 AM

**Recurrence:** (none)

**Organizer:** Harold Jenkins

**From:** David Powell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** January 3 Public Hearing Wolff Zoning Change  
**Date:** Monday, December 31, 2018 10:17:55 AM

---

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

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In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** David Powell  
**To:** [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** Wolff Rezoning WO93-001  
**Date:** Monday, February 11, 2019 2:53:28 PM

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Dear Commissioners,

We are writing to express our concern about the zoning change requested by the Wolffs, our friends and neighbors, on Saint Lucie Blvd. After receiving a county letter in our held mail over Christmas, we attended the Land Planning Committee meeting on January 3. While we have no problem with the land planner's explanation of building a second single family home on the property, we were not assured that if ownership of the property changed, or if current owners changed their minds, that something else could be built under the new and very broad RE 1/2 A zoning.

We feel a written plan should be developed and stated that assures the change will only permit a single family home that is compatible with WE-1 zoning in our neighborhood before the zoning request is approved.

Thank you for your consideration.

Joyce E. Powell  
David T. Powell

2831 SE Saint Lucie Blvd.  
Stuart, FL 34997  
772 781-8666

**From:** gloriafike@gmail.com  
**To:** [Peter Walden](#)  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** Jan. 3 Meeting Wolff Rezoning  
**Date:** Tuesday, January 1, 2019 7:11:39 PM

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**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike  
[2815 SE St.](#) Lucie Blvd.Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us))Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad



## Colleen Pachowicz

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**Subject:** Gloria Fike re: Wolffe Rezoning  
**Location:** Commisisoner Jenkins Office  
  
**Start:** Fri 2/8/2019 11:00 AM  
**End:** Fri 2/8/2019 11:30 AM  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

**From:** Judy Mitchell  
**To:** [Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Peter Walden](#)  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Sunday, February 10, 2019 2:17:50 PM

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RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell

Judith A. Mitchell

**From:** Judy Mitchell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#); [Sarah Woods](#); [Firefly2811@gmail.com](mailto:Firefly2811@gmail.com)  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)  
**Date:** Saturday, December 29, 2018 11:25:50 AM

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December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1.** **There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)  
CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));  
CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))  
CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

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-

February 10, 2017

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

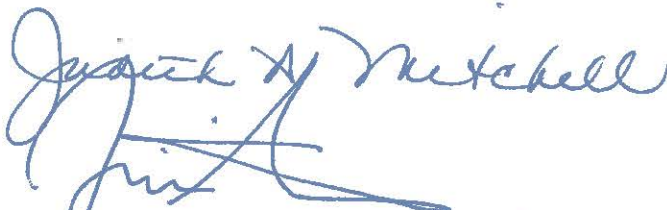
We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.



JAMES P. MITCHELL

cc's: Commissioners Hetherington, Jenkins, Heard, Ciampi

**From:** [Peter Walden](#)  
**To:** "[gloriafike@gmail.com](mailto:gloriafike@gmail.com)"  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** RE: Jan. 3 Meeting Wolff Rezoning  
**Date:** Wednesday, January 2, 2019 9:01:56 AM

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Good morning,

Thank you for your comments.

They will be a part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** gloriafike@gmail.com [mailto:[gloriafike@gmail.com](mailto:gloriafike@gmail.com)]  
**Sent:** Tuesday, January 01, 2019 7:12 PM  
**To:** Peter Walden  
**Cc:** Nicki vanVonne; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** Jan. 3 Meeting Wolff Rezoning

**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested



zoning change will have minimal impact on the Port Sewall community.” This is speculative as zoning change impacts cannot be known without an associated development plan.

3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff’s building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff’s intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant’s own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff’s have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike

[2815 SE St.](#) Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad



**From:** [Peter Walden](#)  
**To:** ["David Powell"](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [zAR0 Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** RE: January 3 Public Hearing Wolff Zoning Change  
**Date:** Wednesday, January 2, 2019 8:54:04 AM

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Good morning,

Thank you for your comments.

They will be part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

**From:** David Powell [mailto:[danjpowell@aol.com](mailto:danjpowell@aol.com)]  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's

request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** [Peter Walden](#)  
**To:** ["Judy Mitchell"; Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** RE: AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Monday, February 11, 2019 8:24:22 AM

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Good morning Mrs. Mitchell,

I have entered your email into the application files and it will be made part of the record at tomorrows' meeting.

Thank you,

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** Judy Mitchell [mailto:firefly2811@gmail.com]  
**Sent:** Sunday, February 10, 2019 2:18 PM  
**To:** Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2

zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 **properties**.

Thank you for your consideration of our concerns.

James P. Mitchell  
Judith A. Mitchell

## 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, February 12, 2019

**Item/Issue:** Item #19-0151 – PHQJ2 – Wolff, Bonny & Charles Request for Rezoning (W093-001)

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

Don Cuzzo and John Leighton – 2/8/19

Gloria Fike – 2/31/19

**Subject matter of communication:**

Rezoning of Wolff Property

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

None

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

Please see attached emails from:

Judith A. Mitchell

David Powel

Peter Walden

## 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, February 12, 2019

**Item/Issue:** Item #19-0151 – PHQJ2 – Wolff, Bonny & Charles Request for Rezoning (W093-001)

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

Don Cuzzo and John Leighton – 2/8/19

Gloria Fike – 2/31/19

**Subject matter of communication:**

Rezoning of Wolff Property

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

None

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

Please see attached emails from:

Judith A. Mitchell

David Powel

Peter Walden

## Colleen Pachowicz

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**Subject:** Don Cuozzo and John Leighton re: Wolff Rezoning (on Feb. 12 Agenda)

**Start:** Thu 1/31/2019 10:00 AM

**End:** Thu 1/31/2019 10:30 AM

**Recurrence:** (none)

**Organizer:** Harold Jenkins

## Colleen Pachowicz

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**Subject:** Gloria Fike re: Wolffe Rezoning  
**Location:** Commisisoner Jenkins Office  
  
**Start:** Fri 2/8/2019 11:00 AM  
**End:** Fri 2/8/2019 11:30 AM  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins



**From:** David Powell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** January 3 Public Hearing Wolff Zoning Change  
**Date:** Monday, December 31, 2018 10:17:55 AM

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Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** David Powell  
**To:** [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** Wolff Rezoning WO93-001  
**Date:** Monday, February 11, 2019 2:53:28 PM

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Dear Commissioners,

We are writing to express our concern about the zoning change requested by the Wolffs, our friends and neighbors, on Saint Lucie Blvd. After receiving a county letter in our held mail over Christmas, we attended the Land Planning Committee meeting on January 3. While we have no problem with the land planner's explanation of building a second single family home on the property, we were not assured that if ownership of the property changed, or if current owners changed their minds, that something else could be built under the new and very broad RE 1/2 A zoning.

We feel a written plan should be developed and stated that assures the change will only permit a single family home that is compatible with WE-1 zoning in our neighborhood before the zoning request is approved.

Thank you for your consideration.

Joyce E. Powell  
David T. Powell

2831 SE Saint Lucie Blvd.  
Stuart, FL 34997  
772 781-8666

**From:** gloriafike@gmail.com  
**To:** [Peter Walden](#)  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** Jan. 3 Meeting Wolff Rezoning  
**Date:** Tuesday, January 1, 2019 7:11:39 PM

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**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike  
[2815 SE St.](#) Lucie Blvd.Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us))Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

**From:** Judy Mitchell  
**To:** [Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Peter Walden](#)  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Sunday, February 10, 2019 2:17:50 PM

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RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell

Judith A. Mitchell

**From:** Judy Mitchell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#); [Sarah Woods](#); [Firefly2811@gmail.com](mailto:Firefly2811@gmail.com)  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)  
**Date:** Saturday, December 29, 2018 11:25:50 AM

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December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1.** **There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)  
CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));  
CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))  
CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

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**From:** [Peter Walden](#)  
**To:** "[gloriafike@gmail.com](mailto:gloriafike@gmail.com)"  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** RE: Jan. 3 Meeting Wolff Rezoning  
**Date:** Wednesday, January 2, 2019 9:01:56 AM

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Good morning,

Thank you for your comments.

They will be a part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** gloriafike@gmail.com [mailto:gloriafike@gmail.com]  
**Sent:** Tuesday, January 01, 2019 7:12 PM  
**To:** Peter Walden  
**Cc:** Nicki vanVonne; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** Jan. 3 Meeting Wolff Rezoning

**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested

zoning change will have minimal impact on the Port Sewall community.” This is speculative as zoning change impacts cannot be known without an associated development plan.

3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff’s building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff’s intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant’s own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff’s have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike

[2815 SE St.](#) Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

**From:** [Peter Walden](#)  
**To:** ["David Powell"](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [zAR0 Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** RE: January 3 Public Hearing Wolff Zoning Change  
**Date:** Wednesday, January 2, 2019 8:54:04 AM

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Good morning,

Thank you for your comments.

They will be part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

**From:** David Powell [mailto:[danjpowell@aol.com](mailto:danjpowell@aol.com)]  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's

request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** [Peter Walden](#)  
**To:** ["Judy Mitchell"; Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** RE: AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Monday, February 11, 2019 8:24:22 AM

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Good morning Mrs. Mitchell,

I have entered your email into the application files and it will be made part of the record at tomorrows' meeting.

Thank you,

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

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**From:** Judy Mitchell [mailto:firefly2811@gmail.com]  
**Sent:** Sunday, February 10, 2019 2:18 PM  
**To:** Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2

zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 **properties**.

Thank you for your consideration of our concerns.

James P. Mitchell  
Judith A. Mitchell

February 10, 2017

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie  
Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

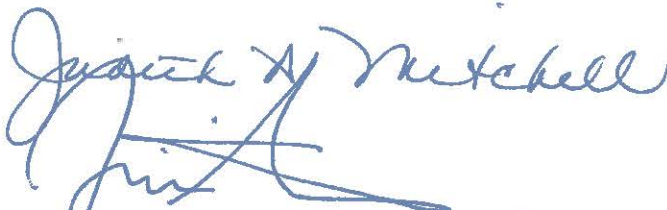
We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.



JAMES P. MITCHELL

cc's: Commissioners Hetherington, Jenkins, Heard, Ciampi

## 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, February 12, 2019

**Item/Issue:** Item #19-0187 – PHQJ2 – Humane Society of the Treasure Coast, Inc.

Request for Rezoning

**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 Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, February 12, 2019

**Item/Issue:** Item #19-0187 – PHQJ2 – Humane Society of the Treasure Coast, Inc.  
Request for Rezoning

**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 (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue** (Clark Variance Application, Jones Site Plan Application, Henessy Rezoning, etc.):

**WOLFF, BONNY & CHARLES REQUEST FOR REZONING (W093-001)**

**Wolff, Bonny and Charles (W093-001) Rezoning Request for a zoning district change from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.**

**Agenda Item: 19-0151**

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

**Don Cuzzo, John Leighton**

**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):

**Question and Answer**

**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:**

NONE

## Stacey McKindles

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**Subject:** Lunch -  
**Location:** LaBorgata 3227 SW Mapp Rd, Palm City, FL 34990  
**Start:** Fri 2/1/2019 12:30 PM  
**End:** Fri 2/1/2019 1:30 PM  
**Recurrence:** (none)  
**Meeting Status:** Meeting organizer  
**Organizer:** Stacey McKindles  
**Required Attendees:** Edward Ciampi; Don Cuozzo

Wolf Rezoning  
-Don Cuozzo – 772-485-1600  
-John Leighton

## 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 (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue** (Clark Variance Application, Jones Site Plan Application, Henessy Rezoning, etc.):

**HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR  
REZONING (H071-004)**

**Humane Society of the Treasure Coast, Inc (H071-004) rezoning request for a zoning district change from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a certificate of Public Facilities Exemption.**

**Agenda Item: 19-0187**

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

Frank Valente

**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):

**Question and Answer**

**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:**

NONE

**Stacey McKindles**

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**Subject:** Lunch-Frank Valente  
**Location:** La Borgota  
  
**Start:** Thu 10/11/2018 12:30 PM  
**End:** Thu 10/11/2018 1:30 PM  
  
**Recurrence:** (none)  
  
**Meeting Status:** Meeting organizer  
  
**Organizer:** Stacey McKindles  
**Required Attendees:** Edward Ciampi

Updates

## 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:** February 12, 2019

**PHQJ-2 WOLFF, BONNY & CHARLES REQUEST FOR REZONING (W093-001)**

Wolff, Bonny and Charles (W093-001) Rezoning Request for a zoning district change from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

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

n/A

**Subject matter of communication:**

Meeting

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

None

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

**From:** Judy Mitchell

**To:** Doug Smith

**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden

**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

**Date:** Sunday, February 10, 2019 2:17:50 PM

**RE:** OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan

before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell

Judith A. Mitchell

**From:** gloriafike@gmail.com

**To:** Peter Walden

**Cc:** Nicki vanVonne; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda

**Subject:** Jan. 3 Meeting Wolff Rezoning

**Date:** Tuesday, January 1, 2019 7:11:44 PM

**RE: Objection to WOLFF Rezoning (W093-001) 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

**1. *There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these

particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.

**2. *This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.

**3. Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike

2815 SE St. Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington

([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard

([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))

Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

From: David Powell

To: [Peter Walden](mailto:Peter.Walden@martin.fl.us)

Cc: [nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us); [Doug Smith](mailto:Doug.Smith@martin.fl.us); [Sarah Heard](mailto:Sarah.Heard@martin.fl.us); [Harold Jenkins](mailto:Harold.Jenkins@martin.fl.us); [Edward Ciampi](mailto:Edward.Ciampi@martin.fl.us); [Sarah Woods](mailto:Sarah.Woods@martin.fl.us); [Stacey Hetherington](mailto:Stacey.Hetherington@martin.fl.us); [Taryn Kryzda](mailto:Taryn.Kryzda@martin.fl.us)

Subject: January 3 Public Hearing Wolff Zoning Change

Date: Monday, December 31, 2018 10:17:59 AM

Mr. Peter Walden, Principal Planner

22401 SE Monterey Road

Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail

upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change

their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that

are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park.

For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see

a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront

Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's

request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.



David T. Powell 772 781-8666  
Joyce E. Powell

**From:** Judy Mitchell

**To:** Peter Walden

**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda; Sarah Woods; [Firefly2811@gmail.com](mailto:Firefly2811@gmail.com)

**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART  
- (Hard Copy via US MAIL)

**Date:** Saturday, December 29, 2018 11:25:56 AM

December 28, 2018

Mr. Peter Walden, Principal Planner

22401 SE Monterey Road

Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1.**

**There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

Page 2

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)

CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us));

Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));

CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

**From:** Peter Walden

**To:** "Judy Mitchell"; Doug Smith

**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi

**Subject:** RE: AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

**Date:** Monday, February 11, 2019 8:24:22 AM

Good morning Mrs. Mitchell,

I have entered your email into the application files and it will be made part of the record at tomorrows' meeting.

Thank you,

**Peter Walden**

Principal Planner

Growth Management Department

Martin County Board of County Commissioners

772-219-4923

**From:** Judy Mitchell [<mailto:firefly2811@gmail.com>]

**Sent:** Sunday, February 10, 2019 2:18 PM

**To:** Doug Smith

**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden

**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors

could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell

Judith A. Mitchell

**From:** Peter Walden

**To:** "David Powell"

**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; [zAR0\\_Sarah Woods](#); Stacey Hetherington; Taryn Kryzda

**Subject:** RE: January 3 Public Hearing Wolff Zoning Change

**Date:** Wednesday, January 2, 2019 8:54:07 AM

Good morning,

Thank you for your comments.

They will be part of the record for this application.

**Peter Walden**

Principal Planner

Growth Management Department

Martin County Board of County Commissioners

772-219-4923

**From:** David Powell [<mailto:danjpowell@aol.com>]

**Sent:** Monday, December 31, 2018 10:18 AM

**To:** Peter Walden

**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda

**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner

22401 SE Monterey Road

Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail

upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change

their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that

are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park.

For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see

a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront

Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's

request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** David Powell

**To:** [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi

**Subject:** Wolff Rezoning WO93-001

**Date:** Monday, February 11, 2019 2:53:28 PM

Dear Commissioners,

We are writing to express our concern about the zoning change requested by the Wolffs, our friends and neighbors, on Saint Lucie Blvd. After receiving a county letter in our held mail over Christmas, we attended the Land Planning Committee meeting on January 3. While we have no problem with the land planner's explanation of building a second single family home on the property, we were not assured that if ownership of the property changed, or if current owners changed their minds, that something else could be built under the new and very broad RE 1/2 A zoning.

We feel a written plan should be developed and stated that assures the change will only permit a single family home that is compatible with WE-1 zoning in our neighborhood before the zoning request is approved.

Thank you for your consideration.

Joyce E. Powell

David T. Powell

2831 SE Saint Lucie Blvd.

Stuart, FL 34997

772 781-8666

## 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:** February 12, 2019

**PHQJ-2 WOLFF, BONNY & CHARLES REQUEST FOR REZONING (W093-001)**

Wolff, Bonny and Charles (W093-001) Rezoning Request for a zoning district change from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

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

Mr. Don Cuzzo and John Leighton

**Subject matter of communication:**

Meeting

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

None

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

## **Teresa Wortman**

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Subject: Don Cuzzo and John Leighton  
Location: Commissioner Heards Office

Start: Thu 1/31/2019 12:00 PM  
End: Thu 1/31/2019 12:30 PM

Recurrence: (none)

Organizer: Sarah Heard

Wants to speak to you about 2/12/19 Agenda Item – Wolf Rezoning Wolff Bonny and Charles rezoning

(772) 485-1600



## 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** (Clark Variance Application, Jones Site Plan Application, Henessy Rezoning, etc.):

**PHQJ-2: Wolff, Bonny & Charles Request for Re-zoning (W093-001); Wolff, Bonny and Charles (W093-001) Rezoning Request for a zoning district change from the current WE-1, Waterfront Estate District to RE-1/2A, Residential Estate District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption (Agenda Item: 19-0151)**

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

**\* Don Cuozzo and John Leighton**

**\* Gloria Fike**

**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):

**Request for Re-Zoning of Property located at 2815 SE St. Lucie 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 EMAILS AND DOCUMENTATION ATTACHED**



February 10, 2019

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

RECEIVED FEB 11 2019

Dear Commissioner Smith,

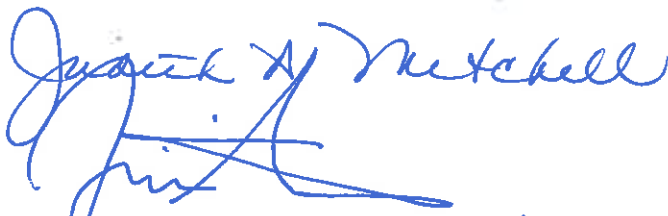
We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.



JAMES P. MITCHELL

cc's: Commissioners Hetherington, Jenkins, Heard, Ciampi

Mr. & Mrs. James Mitchell  
2811 SE Saint Lucie Blvd  
Stuart, FL 34997

RECEIVED FEB 1 1 2019

Commissioner Doug Smith,  
Monterey County Commission  
2401 SE Monterey Road  
Stuart, FL 34996



## Kathleen Boden

---

**From:** Peter Walden  
**Sent:** Monday, February 11, 2019 8:24 AM  
**To:** 'Judy Mitchell'; Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi  
**Subject:** RE: AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

Good morning Mrs. Mitchell,

I have entered your email into the application files and it will be made part of the record at tomorrows' meeting.

Thank you,

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

---

**From:** Judy Mitchell [mailto:firefly2811@gmail.com]  
**Sent:** Sunday, February 10, 2019 2:18 PM  
**To:** Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

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designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell  
Judith A. Mitchell

**Kathleen Boden**

---

**From:** Judy Mitchell <firefly2811@gmail.com>  
**Sent:** Sunday, February 10, 2019 2:18 PM  
**To:** Doug Smith  
**Cc:** Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Peter Walden  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

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The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 **properties**.

Thank you for your consideration of our concerns.

James P. Mitchell  
Judith A. Mitchell

## Kathleen Boden

---

**From:** Judy Mitchell <judymitchell@kravis.org>  
**Sent:** Saturday, December 29, 2018 11:26 AM  
**To:** Peter Walden  
**Cc:** nickiv@martin.fl.us; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda; Sarah Woods; Firefly2811@gmail.com  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)

December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1. There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development

plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018  
Page 2

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)  
CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));  
CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))  
CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

## Kathleen Boden

---

**Subject:** Meeting with Don Cuzzo and John Leighton regarding Wolf Re-Zoning  
**Location:** Commissioner Smith's Office, 2401 SE Monterey Road, 4th Floor, Stuart, FL 34996  
**Start:** Mon 2/4/2019 2:00 PM  
**End:** Mon 2/4/2019 3:00 PM  
**Recurrence:** (none)  
**Meeting Status:** Meeting organizer  
**Organizer:** Doug Smith  
**Required Attendees:** dcuzzo@cdgplan.com

Good afternoon Mr. Cuzzo,

As per your request, I've scheduled a meeting with Commissioner Smith for Monday, February 4<sup>th</sup> at 2:00pm to discuss the Wolf Re-Zoning. Please don't hesitate to contact me should your schedule change and I will update the meeting date and time accordingly. Thank you!

Best regards,

*Kathy Boden*

Executive Aide  
Commissioner Doug Smith, District 1  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359, (f) 772-288-5432

**Please Note:**

**Effective December 1<sup>st</sup>, my new email address will be: [ComAide1@martin.fl.us](mailto:ComAide1@martin.fl.us) Please make a note of it, Thank you!**



## Kathleen Boden

---

**Subject:** Meeting with Gloria Fike regarding 2815 SE St. Lucie Blvd. (Wolff, Bonny & Charles Request for Rezoning)  
**Location:** Commissioner Smith's Office  
**Start:** Fri 2/8/2019 11:00 AM  
**End:** Fri 2/8/2019 11:45 AM  
**Recurrence:** (none)  
**Organizer:** Doug Smith

## Kathleen Boden

---

**From:** Peter Walden  
**Sent:** Wednesday, January 2, 2019 9:02 AM  
**To:** 'gloriafike@gmail.com'  
**Cc:** Nicki vanVonno; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** RE: Jan. 3 Meeting Wolff Rezoning

Good morning,

Thank you for your comments.  
They will be a part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

---

**From:** gloriafike@gmail.com [mailto:gloriafike@gmail.com]  
**Sent:** Tuesday, January 01, 2019 7:12 PM  
**To:** Peter Walden  
**Cc:** Nicki vanVonno; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** Jan. 3 Meeting Wolff Rezoning

**RE: Objection to WOLFF Rezoning (W093-001) 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port

Sewall community.” This is speculative as zoning change impacts cannot be known without an associated development plan.

3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,  
Gloria C. Fike  
2815 SE St. Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

## Kathleen Boden

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**From:** gloriafike@gmail.com  
**Sent:** Tuesday, January 1, 2019 7:12 PM  
**To:** Peter Walden  
**Cc:** Nicki vanVonne; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda  
**Subject:** Jan. 3 Meeting Wolff Rezoning

**RE: Objection to WOLFF Rezoning (W093-001) 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,  
Gloria C. Fike  
2815 SE St. Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad

## Kathleen Boden

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**From:** Peter Walden  
**Sent:** Wednesday, January 2, 2019 8:54 AM  
**To:** 'David Powell'  
**Cc:** nickiv@martin.fl.us; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; zAR0\_Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** RE: January 3 Public Hearing Wolff Zoning Change

Good morning,

Thank you for your comments.  
They will be part of the record for this application.

**Peter Walden**  
Principal Planner  
Growth Management Department  
Martin County Board of County Commissioners  
772-219-4923

**From:** David Powell [mailto:danjpowell@aol.com]  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** nickiv@martin.fl.us; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

## Kathleen Boden

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**From:** David Powell <danjpowell@aol.com>  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** nickiv@martin.fl.us; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell



## 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** (Clark Variance Application, Jones Site Plan Application, Henessy Rezoning, etc.):

**PHQJ-3: HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR REZONING (H071-004):** Humane Society of the Treasure Coast, Inc. (H071-004) rezoning request for a zoning district change from the current A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. Included in this application is a request for a certificate of Public Facilities Exemption. (Agenda Item: 19-0187)

**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:**

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 Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** February 12, 2019, PHQJ-2 WOLFF, BONNY & CHARLES REQUEST FOR REZONING (W093-001)

**Name of person, group or entity with which communication took place:** Don Cuzzo and John Leighton

**Subject matter of communication:**

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

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

## Rosemarie Zummo

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**Subject:** Don Cuozzo & John Leighton / Wolff Rezoning

**Location:** Commissioner Hetherinton's Office

**Start:** Thu 1/31/2019 11:30 AM

**End:** Thu 1/31/2019 12:00 PM

**Recurrence:** (none)

**Organizer:** Stacey Hetherington

RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

February 10, 2017

FEB 11 2019

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

There are a number of different uses allowed with the requested RE-1/2 zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation. Currently ALL 48 nearby properties on Willoughby Creek closest to the Wolff property are zoned WE-1. The approval of this zoning change would be precedent setting.

Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.



JAMES P. MITCHELL

cc's: Commissioners Hetherington, Jenkins, Heard, Ciampi

**From:** Judy Mitchell  
**To:** [Doug Smith](#)  
**Cc:** [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Peter Walden](#)  
**Subject:** AGENDA ITEM FOR FEBRUARY 12, 2019. Application W093-001 - WOLFF REZONING APPLICATION - 2785 SE St. Lucie Blvd., Stuart.  
**Date:** Sunday, February 10, 2019 2:17:50 PM

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RE: OBJECTION TO REZONING APPLICATION W093-001 - Charles and Bonnie Wolff, 2785 SE St. Lucie Blvd., Stuart

Dear Commissioner Smith,

We are property owners at 2811 SE St. Lucie Blvd., Stuart just one lot east of the Wolff property under consideration for a zoning change and have always considered ourselves to be friends and good neighbors with the Wolffs. It is, therefore, difficult to stand in opposition to this zoning change request but we are on the record as being in opposition. We feel strongly that there should be a County approved development plan in place before a zoning change is granted that we and many other concerned neighbors could rely upon regarding the actual land use going forward. We are requesting that the applicant be required to submit a development plan before this zoning change is approved.

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Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1; they are nowhere near the property being considered for this zoning change, and they are on substantially wider bodies of water.

The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future. A zoning change should not be approved without a proper development plan that is both community serving and protects the property values of all neighboring WE-1 properties.

Thank you for your consideration of our concerns.

James P. Mitchell

Judith A. Mitchell

**From:** gloriafike@gmail.com  
**To:** [Peter Walden](#)  
**Cc:** [Nicki vanVonne](#); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#)  
**Subject:** Jan. 3 Meeting Wolff Rezoning  
**Date:** Tuesday, January 1, 2019 7:11:42 PM

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**RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)**

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike  
[2815 SE St.](#) Lucie Blvd.Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us))Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))  
Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Sent from my iPad



**From:** David Powell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Sarah Heard](#); [Harold Jenkins](#); [Edward Ciampi](#); [Sarah Woods](#); [Stacey Hetherington](#); [Taryn Kryzda](#)  
**Subject:** January 3 Public Hearing Wolff Zoning Change  
**Date:** Monday, December 31, 2018 10:19:05 AM

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Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

**From:** Judy Mitchell  
**To:** [Peter Walden](#)  
**Cc:** [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us); [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Taryn Kryzda](#); [Sarah Woods](#); [Firefly2811@gmail.com](mailto:Firefly2811@gmail.com)  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)  
**Date:** Saturday, December 29, 2018 11:25:56 AM

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December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1.** **There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility, neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)  
CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));  
CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))  
CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

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**From:** David Powell  
**To:** [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Subject:** Wolff Rezoning WO93-001  
**Date:** Monday, February 11, 2019 2:53:28 PM

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Dear Commissioners,

We are writing to express our concern about the zoning change requested by the Wolffs, our friends and neighbors, on Saint Lucie Blvd. After receiving a county letter in our held mail over Christmas, we attended the Land Planning Committee meeting on January 3. While we have no problem with the land planner's explanation of building a second single family home on the property, we were not assured that if ownership of the property changed, or if current owners changed their minds, that something else could be built under the new and very broad RE 1/2 A zoning.

We feel a written plan should be developed and stated that assures the change will only permit a single family home that is compatible with WE-1 zoning in our neighborhood before the zoning request is approved.

Thank you for your consideration.

Joyce E. Powell  
David T. Powell

2831 SE Saint Lucie Blvd.  
Stuart, FL 34997  
772 781-8666

## **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:** February 12, 2019, PHQJ-3 **HUMANE SOCIETY OF THE TREASURE COAST, INC. REQUEST FOR REZONING**

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

**Subject matter of communication:**

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

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