

Michael D. O'Leary
2044 SW Ashton Way
Palm City, FL 34990
mikeoleary.oakbrooke@gmail.com
772-528-3120

December 5, 2019

Dear Local Planning Agency Members,

I am writing you with feedback regarding the CP 19-24 (changes to the rules covering zoning and land use in the Palm City CRA). I am unable to attend the public meeting this evening and wish to let you know my feedback regarding the proposed changes.

My wife and I have lived with our family in the Palm City Oakbrooke Estates community since August of 2004. Prior to living in Oakbrooke Estates we lived in the Palm City community of Oakridge for two years. We have enjoyed living in Palm City and Martin County and we appreciate the efforts of community leaders to create a comfortable, family-friendly atmosphere and a local, neighborhood environment. We moved to Palm City from Fort Lauderdale because we disliked congestion and the urban density which has overtaken Broward County. We are glad Martin County and Palm City escape the worst of what makes Fort Lauderdale so crowded.

The CRA changes which are proposed include many good aspects and we can see the logic to many of the changes. I appreciate the thought that has gone into the proposed rules. I am encouraged by the opportunities the new rules will enable, particularly for the Mapp Road portion of Old Palm City.

Due to the unique nature of the Oakbrooke Estates front entry I am concerned by the proposed rules which will be in effect for the Corridor designation of the CRA. The Oakbrooke Estates community is located on the North side of Martin Highway, sandwiched between Palm City Elementary School and Danforth Creek. Our only entry into the community is via Newberry Court which travels over an easement on an adjacent piece of land. That piece of land is part of the CRA and falls in the Corridor designation of the new rules. Our neighborhood is NOT in the CRA but since our entrance passes through the CRA the new rules could have a very large impact on the "front door" into our community.

Of particular concern is that the new rules don't seem to address our situation. We are concerned the new rules will allow a large project to be built hiding the entry to our neighborhood. We are also concerned that to gain entry into our neighborhood we will need to drive into an office or dense mixed use development.

The rules don't appear to provide guidance on how the easement will factor into the density allowed on the property, nor does it describe how the intensity will be calculated. Lastly, I am concerned the new rules don't address entry signage for a situation like our neighborhood. I would like to request the proposed rules be modified to specify how a situation like our neighborhood's easement will be factored into density and allowed intensity of development.

Thank you again for the work done by the County staff and the members of the Local Planning Agency and Board of County Commissioners. Martin County (and Palm City) is a wonderful place to live and raise a family because of the hard work and dedication of the staff and leaders like yourselves. We appreciate you and hope you will be able to make a sincere effort to factor these concerns into the plans you are making.

Best regards,

Mike O'Leary