

Exhibit 2
Agenda Item 20-0150

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Operation 300 (UNCLASSIFIED)
Date: Thursday, December 19, 2019 12:21:58 PM

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)

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-----Original Message-----

From: Sutherland, Maria G CTR (USA) <maria.g.sutherland.ctr@mail.mil>
Sent: Thursday, December 19, 2019 12:14 PM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: maria_suth@hotmail.com
Subject: Operation 300 (UNCLASSIFIED)

This Email Sent From External Sender

CLASSIFICATION: UNCLASSIFIED

Greetings from the Last Frontier:

Cynthia Hall , William Flanagan, Donald Foley, James Moir, Scott Watson, Taryn Kryzda, County Administrator, and Nicki van Vonno, Growth Management:

Operation 300 does so much for the children of the fallen and the families left behind. It would be amazing if Operation 300 could have a permanent home to host the camps they offer each year. Their camps provide an opportunity for families to get away from the everyday hustle and mingle with others who understand the suffering they all have in common. Their program does not discriminate against any survivor. Cause of death is not an issue. All that matters to Operation 300 is that children and families have been affected by a death regardless of the "how". This program is unique because a lot of families do not get to participate in programs due to the cause of death. Operation 300 deserves any recognition and help that can be afforded to them. Having their own place to call home will only enhance the programs they already offer. If I can answer any questions, please do not hesitate to call me anytime at 907-388-6652.

Anything this organization can do in support of Operation 300 will be immensely appreciated by so many.

Merry Christmas and a happy 2020.

Sincerely,

The Sutherland Family, North Pole Alaska In Honor of SSG Stephen John Sutherland KIA 12 Nov 2005
CLASSIFICATION: UNCLASSIFIED

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300
Date: Thursday, December 19, 2019 9:51:02 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Steve Hooks <Steve@hooksconstruction.net>
Sent: Thursday, December 19, 2019 6:46 AM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com;
benchcat@aol.com; watsoneffort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki
vanVonno <nikkiv@martin.fl.us>
Cc: Tara Baldwin <tara.op300@gmail.com>
Subject: Operation 300



Good morning,

I am writing on behalf of Operation 300 and the approval process they are undertaking to establish a permanent home on the Christ Fellowship Property. I ask each of you to vote yes to let this project move forward. I understand that the larger ask here is to approve 284 homes to be built on the property as well and that can come bring up challenges in our county with our "smart growth" mentality. I believe in all my heart that lives are being changed when Operation 300 brings these kids in from all over the country and loves on them for one weekend in a way that their father's would have if they had not sacrificed their lives for all of the freedoms we celebrate. I can only imagine how much more impactful it will be when Operation 300 has a permanent home to create a better environment and experience for the kids, if there are any issues with the housing development then use your brains and experience to help the developer get it right, don't be the one who prevents Operation 300 from getting this done. Life really is pretty simple and sometimes regulation gets in the way, we are to Love God and Love People.

God Bless and hope each of you has a Merry Christmas. If I can help in anyway, please let me know.

Steve Hooks
P 772.419.8828
F 772.237.3757
C 772.905.7622

www.hooksconstruction.net



From: [Taryn Kryzda](#)
To: [EMILY PEABODY](#)
Cc: [Joan Seaman](#)
Subject: RE: Pulte development Christ fellowship church
Date: Thursday, December 19, 2019 8:53:17 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)

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-----Original Message-----

From: EMILY PEABODY <pea567@verizon.net>
Sent: Wednesday, December 18, 2019 7:36 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Pulte development Christ fellowship church

This Email Sent From External Sender

Sent from my iPhone I would voice my approval for this project BrucePeabody

From: [Taryn Kryzda](#)
To: [scott fitzgerald](#)
Cc: [Joan Seaman](#)
Subject: RE: Christ Fellowship church and Pulte Homes project
Date: Thursday, December 19, 2019 8:53:40 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM

County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
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From: scott fitzgerald <fitzgerald.scott@gmail.com>
Sent: Wednesday, December 18, 2019 5:07 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Kryzda,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work through them and approve the project. Thank you for your time, Scott

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Joan Seaman](#); [Clyde Dulin](#)
Subject: Fwd: Christ Fellowship church and Pulte Homes project
Date: Wednesday, December 18, 2019 10:02:03 PM

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: scott fitzgerald <fitzgerald.scott@gmail.com>
Date: 12/18/19 5:08 PM (GMT-05:00)
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Van Vonno,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work through them and approve the project. Thank you for your time, Scott

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship development proposal.
Date: Wednesday, December 18, 2019 12:01:15 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Geoff Ross <pasta_seafood_lovers@hotmail.com>
Sent: Wednesday, December 18, 2019 10:46 AM
To: chall.mclpa@gmail.com; donmade33455@gmail.com; bjflan315@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: tara.op300@gmail.com
Subject: Christ Fellowship development proposal.



Dear Martin County Local Planning Agency (LPA)

A proposal is up for review this Thursday evening at 7 p.m. at the Martin County Administration building.

Reference: Christ Fellowship land development.

Please consider approving this awesome idea as it will significantly help the community and also help a local non profit called Operation 300.

This is an amazing opportunity for Operation 300 to finally have a permanent home to support their work for generations to come.

**Kind regards
Geoff Ross
Senior Chief USN retired Surface warfare / Air warfare.**

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: LPA Meeting Thursday
Date: Wednesday, December 18, 2019 8:45:54 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Peggy@ecmortgagelenders.com <Peggy@ecmortgagelenders.com>
Sent: Wednesday, December 18, 2019 8:30 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: LPA Meeting Thursday



Nikki,

I am writing to you because I cannot attend the planning meeting Thursday and wanted to let you know that I fully support the approval of the Pulte Home project on Pratt Whitney Road and specifically the deeding of land to Operation 300. With the current widening of Kanner Hwy between I95 and Pratt Whitney Road, I feel this new development will not have any detrimental impacts on the community and since the project already has city utilities, there will be no impact with septic tanks on the environment. Please vote to approve this project. Thanks!

Peggy Hornick

Senior Loan Officer, NMLS #301873



3228 SW Martin Downs Blvd., Ste. 1
Palm City, Florida 34990
Office: 772-919-7918
Fax: 772-283-2076

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300 Community
Date: Wednesday, December 18, 2019 12:00:59 PM
Attachments: [image001.png](#)

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Randy Hansbrough <drrandy@hcfh.org>
Sent: Wednesday, December 18, 2019 11:06 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Operation 300 Community



I support the Operation 300 Community next to the Christ Fellowship Church!
Thank you,

Dr. Randy Hansbrough, DC, PSc.D, DACAN, FIACN, CFMP
Board Certified Chiropractic Neurologist
Functional Wellness Practitioner



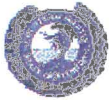
19 SE Osceola Street
Stuart, FL 34994
Office - (772) 287-7701
E-Mail - drrandy@hcfh.org
Staff - admin@hcfh.org

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 1:04:13 PM

Another one

Taryn G. Kryzda, MPA, CPM

County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



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From: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:38 AM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Taryn!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Taryn!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 12:03:47 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:39 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Nicki!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Nicki!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship project
Date: Tuesday, December 17, 2019 5:00:24 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Tuesday, December 17, 2019 4:11 PM
To: Lisa Combs <lisa.combs0220@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: Christ Fellowship project

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM

County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
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From: Lisa Combs <lisa.combs0220@gmail.com>
Sent: Tuesday, December 17, 2019 3:24 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship project



Good afternoon!

My name is Lisa Combs and I am emailing to show my support for the project being presented to your board on Thursday concerning the land owned by Christ Fellowship, Pratt Whitney Road, Stuart.

Implementing this project (homes and camp) would largely prosper the area as well as our entire community.

Please consider all the positive aspects of this project and vote favorably on it.

Merry Christmas and may you receive all HIS blessings!

Lisa Combs
1630 SW Beverly Terrace
Stuart, FL 34997
772.486.5789

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: PULTE HOMES
Date: Tuesday, December 17, 2019 5:00:47 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Tuesday, December 17, 2019 4:11 PM
To: Louis Hoffpauir <lfbh98@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: PULTE HOMES

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



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From: Louis Hoffpauir <lfbh98@gmail.com>
Sent: Tuesday, December 17, 2019 3:23 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: PULTE HOMES



Taryn,

I hope you are enjoying your holiday season. You have the opportunity this year to bring the best present you could give to our county on Thursday. You can vote to support growth in our region. I support the development of Pulte Homes on Pratt Whitney. This is a high quality community that will bring great people into our country. Please VOTE YES to support this cause.

--

Louis Hoffpauir

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship Stuart
Date: Tuesday, December 17, 2019 10:34:37 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Christine Lynn <christine.lynn@rocketmail.com>
Sent: Tuesday, December 17, 2019 9:46 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship Stuart



Nicki,

I am a neighbor and a member of the Christ Fellowship Stuart Campus. I have attended Christ Fellowship in the Gardens since 2000. My children have grown up as part of the Christ Fellowship family and each one of us have been touched by the church family in many positive ways.

I am in favor of the plans to sell a portion of the property to Pulte for development of 284 homes and very much in favor of the land that will be deeded to Operation 300 camp.

Thank you for your help in moving these plans forward.

Christine Wysocki
8872 SW Bonneville Dr
Stuart, FL 34997
772-233-9988

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Vote no on C-148-008
Date: Tuesday, December 17, 2019 10:34:07 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Judy Gordon <augirls@bellsouth.net>
Sent: Monday, December 16, 2019 8:36 PM
To: Cynthia Hall <chall.mclpa@gmail.com>; William Flanagan <bjflan315@gmail.com>; Donald Foley <donmade33455@gmail.com>; James Moir <benchcat@aol.com>; Scott Watson <watsoneffort@yahoo.com>; Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Vote no on C-148-008



Subject: Pulte Christ Fellowship Church request for zoning and FLUM changes C-148-008

Dear Agency Members,

A request from Christ Fellowship Church to change the Future Land Use Map for 321 acres of their property from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per 1 acre) is about to be heard by the LPA on Dec 19, 2019 and then later by the BOCC.

When the church originally bought this land and developed their church back in 2012, we didn't resist because we thought it was a good fit for our neighborhood. The church would only add significant traffic on Sunday's mostly and even if they built a school it would only add to the South Fork high school traffic we already have.

We thought it was a better option than the possibility of a developer planing to build homes, which would interfere with our quiet lifestyle we had planned and were enjoying. This was a very large piece of property and could conceivably have placed many burdens on traffic, water, fire rescue, police and schools. So having a church was a much nicer alternative.

Now, it is clear that the church plans to sell off the remaining, undeveloped part of their property to Pulte for the purpose of establishing a PUD with close to 300 houses. In addition to these 300 houses they are planning to donate 20 acres to Operation 300 for their exclusive use.

Staff recommendation says that the land use designation is "generally compatible" to neighboring parcels and their land uses.
I disagree.

To the southwest, across Pratt Whitney is the agricultural land that Hobe Sound Ranch is trying so desperately to develop. To the South is Foxwoods. An equestrian residential community of 1 house per 2 acres.

To the East is South Fork High School.

To the North is General Institutional, and Rural Density residential(1 unit per 2 acres).

To the Northwest is a PUD the Florida Club, a residential community.

There is no compatibility to neighboring parcels.

It would seem to me, in reference to the above land use designations of the neighboring properties, that the land use and zoning should stay the way they are.

If the Church wants to develop their extra land and build 160 units, as the current land use and zoning would allow, so be it.

I see no reason, except the developers hoping to make more money, for a change.

I urge you to vote against staff recommendation.

Judy Gordon