

PH2 + 3

Samantha Lovelady

Subject: FW: FYI

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COMMISSION RECORDS
MARTIN COUNTY, FL
Date 01/12/2021 Time 11:00
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MAV D.C.

From: Sarah Woods <swoods@martin.fl.us>

Sent: Saturday, January 9, 2021 5:11 PM

To: Paul Schilling <pschilli@martin.fl.us>; George Stokus <gstokus@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Carla Segura <csegura@martin.fl.us>

Subject: FYI

Martin BCC continues its assault on our Comp Plan 😞

The Martin County Board of County Commissioners continues its assault on our Comprehensive Growth Management Plan, as yet another "site-specific" amendment is presented for approval at Tuesday's meeting. The Commission majority increasingly favors amendments that change the rules for individual parcels and property owners, virtually eliminating comprehensive application of development regulations that govern growth throughout the County.

While three separate items related to the KL Waterside property off Kanner Highway appear on the public portion of the agenda, another proposal to acquire property for conservation and protection of natural resources has been buried on the Consent Agenda for approval without public discussion.

Like the donation of a 6.89-acre parcel adjacent to the Kiplinger Nature Preserve that was placed on the Consent Agenda at the January 5 meeting, the purchase of a 5.4-acre parcel adjacent to Maggy's Hammock Park on Kubin Avenue in Port Salerno has been buried on Tuesday's Consent Agenda as Item CNST-8. Commissioner Sarah Heard pulled the Kiplinger donation from the Consent Agenda at the last meeting to allow for public discussion and a public "thank you" to the donor.

Hopefully, acquisition of a similar parcel alongside Maggy's Hammock Park also will be pulled so the public can enjoy and appreciate this effort to protect and preserve precious natural resources. Instead of a 7-unit residential subdivision, the property will be used to expand the existing 22-acre park of threatened scrub and maritime hammock plant communities, which features a nature trail and picnic area for maximum enjoyment.

NOTE TO STAFF: The namesake for Maggy's Hammock Park is beloved environmental icon Maggy Hurchalla, who has lived in Martin County and worked tirelessly for the benefit of all species – plants, animals, and humans alike – for decades. Her name is spelled M-A-G-G-Y (not M-A-G-G-I-E as repeatedly set out in the agenda summary). Check out the sign:

The County has not yet re-instated Zoom capability to allow residents to deliver public comments virtually now that meetings have been moved back to Commission Chambers, although the Commission voted at the last meeting to direct staff to work toward this goal. As COVID-19 continues to spread, and vaccinations are not yet available to all who want – and need – them, the Commission refuses to require protection for citizens who want to attend meetings or technology to allow others to appear by Zoom. At this time, plans are being made to allow residents to deliver public comments by phone beginning February 2, 2021.

The KL Waterside Comprehensive Plan Amendment and zoning changes – Agenda Items PH-2, PH-3, and PH-4 – will no doubt benefit from the lack of public participation as the Commission majority votes to change development regulations to allow yet another “free-standing urban service district” outside the urban service boundary. The KL Waterside amendment also restricts the number of peak hour traffic trips on the property to 950 – with no way to monitor or enforce the restriction. The measures will allow construction of a warehouse or distribution facility of up to 1,050,000 square feet on the property. Re-zoning will “swap” portions of the property from industrial to agricultural zoning and vice versa to accommodate the proposed industrial use.

Despite the empty promises of Commissioners during election campaigns to improve affordable housing opportunities throughout the County, Agenda Item PH-1 seeks approval of a list of County-owned properties appropriate for affordable housing. The list of properties the County is willing to make available for affordable housing consists of: None. Nada. Zero.

Although four properties were identified when the Commission approved the last state-mandated list on March 13, 2018, staff says the four parcels are “no longer appropriate and should be returned to the County’s surplus property list for sale,” leaving not a single parcel available for affordable housing.

Staff has withdrawn one of three presentations planned for Tuesday – an overview of the Pal Mar area (Item R&P-1). The other two presentations will feature the County’s 2021 legislative program (Item DEPT-3) and an update on the Septic to Sewer Program (Item DEPT-4).

None of the presentations has a pre-set time for delivery, making it difficult for residents to tune in without knowing when each will be delivered.

Agenda Items DEPT-5 and DEPT-6 seek approval of an extension of the existing solid waste management contract with Waste Management, Inc., of Florida and a new contract to continue service provided by Waste Management for garbage and trash pick-up.

In other items on Tuesday's agenda:

- Consent Agenda Item CNST-2 is the Clerk's warrant disclosing \$6,483,941.11 in expenditures of taxpayer funds between December 19 and December 25, 2020. As usual, the warrant fails to identify the purpose of the payments or the payees;
- Item PHQJ-2 seeks approval of a final site plan for the 25,210-square-foot Seaward Boat Storage facility on a .91-acre site off SE Dixie Highway at SE Seaward Street in Port Salerno; and
- Consent Agenda Item CNST-1 will approve \$1.77 million in contracts for installation of a berm at Culpepper Ranch co-managed by Martin County and the South Florida Water Management District and stormwater project improvements on four County-owned properties in Old Palm City.
- A Notice to Proceed has been issued for a \$6.16 million beach restoration project for Bathtub Beach/Sailfish Point Beach that is to commence January 11 and is to be completed by May 30, 2021.

So long as the Commission continues to discourage public participation, you cannot safely appear in person at Tuesday's meeting, but you can watch the meeting on MCTV or livestream it from the County website at http://martin.granicus.com/ViewPublisher.php?view_id=24.

Download or view Tuesday's agenda items at:

<https://martin.legistar.com/DepartmentDetail.aspx?ID=35023&GUID=98D7CC54-EF7D-4C4C-8084-1AF34C623D6E>

E-mail commissioners directly about agenda items and other matters that interest you at sheard@martin.fl.us, eciampi@martin.fl.us, dsmith@martin.fl.us, hjenkins@martin.fl.us, shetherington@martin.fl.us with copies to the County Administrator and County Attorney at tkryzda@martin.fl.us and swoods@martin.fl.us.

Stay safe. Keep your distance. Wear your mask. Wash your hands.

Ginny Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

PH 2+3

From: [jay lynch](#)
To: [Samantha Lovelady](#)
Subject: Application #CPA 19-5 and 19-6 / KL Waterside, LLC
Date: Monday, January 4, 2021 4:15:21 PM



Dear Ms. Lovelady,

I wanted to reach out and express my thoughts regarding the zoning and land use changes proposed by KL Waterside, LLC. While I am not opposed to the proposed changes, I am concerned with any traffic impacts associated with the actual development that will occur on the site.

Specifically, I am concerned with the prospect of increased commercial truck traffic on 96th Street, Citrus Blvd, and Martin Hwy (SR #714) leading to and from I-95. In assessing the development impact, I believe that commercial truck traffic will not only use Kanner Hwy to access I-95, but will also use 96th Street, Citrus Blvd, and Martin Hwy for access to and from I-95. I also believe that commercial vehicles will utilize Pratt Whitey Rd and Bridge Rd to access I-95.

In the County's consideration for development on the site, please note that traffic is already a problem in the morning and afternoon on 96th Street from parents dropping off and picking up children from Crystal Lake Elementary School. Furthermore, the St. Lucie Falls development is senior community with drivers who may not necessarily be in their prime of judging speed and distance. The aforementioned combined two-way traffic and no limited electronic traffic signals for the residential developments is cause for concern. My final concern would be the impact on the Arundel bridge in terms of wear and load capacity.

Thank you for your consideration.

Best Regards,

Randy Lynch
River Marina Estates
3200 SW Porpoise Cir
Stuart, FL 34997

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