

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-1: TRADEWINDS OF HOBE SOUND REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL (Agenda Item: A046-009)

Laurel Lane Holdings, LLC, requests major final site plan approval for the development of a 177 multi-family unit project on an undeveloped approximate 12.8-acre parcel located on the east side of SE Federal Highway approximately one mile south of SE Osprey Street in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0454

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

Mike Dooley

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):

TRADEWINDS OF HOBE SOUND

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 Attached

Kathleen Boden

Subject: Call with Mike Dooley to discuss his project, Tradewinds of Hobe Sound, that is coming before the Board on 3/9

Location: Commissioner Smith to call Mr. Dooley on his cell phone @ 772-204-4457

Start: Mon 3/8/2021 10:00 AM

End: Mon 3/8/2021 11:00 AM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Doug Smith

Required Attendees Mike Dooley

Good afternoon, Mr. Dooley.

As per our email discussion, I've scheduled a phone call with Commissioner Smith for Monday, March 8th at 10:00am, to discuss your project coming before the Board on 3/9, Tradewinds of Hobe Sound. If by chance your schedule should change, please don't hesitate to contact me and I will update the meeting date and time accordingly.

Have a great day!

Best regards,

Kathy Boden

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



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: MCARTHUR GOLF CLUB REZONING REQUEST (M189-007)

This is a request by McArthur Golf Club, LLC, for a zoning district change from the A-1 , Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption. Agenda Item: 21-0440

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

Morris Crady & Kevin Murphy

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):

MacArthur Golf Club

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 Attached

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.):

DPQJ-1: MCARTHUR GOLF CLUB REQUEST FOR REVISED FINAL SITE PLAN APPROVAL (M189-006)

McArthur Golf Club, LLC, requests approval of a revised major final site plan to add an 18-hole golf course to the existing McArthur Golf Club. The approximate 518-acre parcel is located west of the existing golf club and will add to the approximate 456 developed acres located west of and adjacent to US Highway One at the intersection of SE Osprey Street in Hobe Sound. Included is a Request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0446

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

Morris Crady & Kevin Murphy

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):

MacArthur Golf Club

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 Attached

Kathleen Boden

Subject: Lunch Meeting with Morris Crady and GM of McArthur Golf Club, Kevin Murphy
Location: McArthur Golf Club - 6550 SE Osprey St. Hobe Sound

Start: Fri 2/19/2021 11:45 AM

End: Fri 2/19/2021 1:00 PM

Show Time As: Out of Office

Recurrence: (none)

Organizer: Doug Smith

Morris Crady called on 2/1/2021 and set the meeting with Colleen Pachowicz.

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: March 9, 2021 PHQJ-1 WINDS OF HOBE SOUND REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL (A046-009)

Name of person, group or entity with which communication took place: n/a

Subject matter of communication: n/a

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

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: March 9, 2021 PHQJ-2 MCARTHUR GOLF CLUB REZONING REQUEST (M189-007)

Name of person, group or entity with which communication took place: Tom Lucido and Kevin Murphy

Subject matter of communication: McArthur Golf Club

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

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: March 9, 2021 DPQJ-1 MCARTHUR GOLF CLUB REQUEST FOR REVISED
FINAL SITE PLAN APPROVAL (M189-006)

Name of person, group or entity with which communication took place: Tom Lucido and
Kevin Murphy

Subject matter of communication: McArthur Golf Club

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

Rosemarie Zummo

Subject: Lunch w/Tom Lucido
Location: McArthur Golf Club, 6550 SE Osprey Street, Hobe Sound

Start: Thu 11/5/2020 12:00 PM
End: Thu 11/5/2020 1:30 PM

Recurrence: (none)

Organizer: Stacey Hetherington

Kevin Murphy

Rosemarie Zummo

Subject: Lunch w/Tom Lucido
Location: McArthur Golf Club, 6550 SE Osprey Street, Hobe Sound

Start: Thu 11/5/2020 12:00 PM
End: Thu 11/5/2020 1:30 PM

Recurrence: (none)

Organizer: Stacey Hetherington

Kevin Murphy

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:

BOCC Meeting Tuesday, March 9, 2021

Item/Issue: Item # 21-0454 PHQJ-1 Tradewinds of Hobe Sound Request for Major Final Site Plan Approval (A046-009)

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

Michael Dooley – 03/08/21- Phone Call re: Tradewinds

Michael Dooley – 10/9/19 – Affordable Housing Project (Tradewinds)

Michael Dooley – 12/3/18 – Housing (Tradewinds)

Subject matter of communication:

Tradewinds/Affordable Housing Project

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

None

List and attach any written communication received:

See Attached

From: [Mary Gavin](#)
To: [Harold Jenkins](#); HSLDOOLEY@gmail.com
Cc: [Doug Smith](#); [Stacey Hetherington](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Application CPA 19-18 Tradewinds Development Road
Date: Monday, August 19, 2019 5:36:36 PM
Attachments: [Dooley Letter Tradewinds.pdf](#)

Harold, I received a letter (attached) from Michael Dooley regarding the application for development of 19-18, Tradewinds. The letter outlined potential road changes/additions that really surprised me, and to say concerned me would be an understatement. I think it's fair to say that I may be the MOST affected property owner by these road changes, give I currently own two concurrent properties located at the very end of Highpoint Road, right at the cross road of the potential extension of Eagle referred to in your drawing (owned in 2 of my LLC's, OceanmarLLC and Sol Foods LLC, both wholly owned by me). I additionally own approximately 15 properties in Martin County and pay approximately \$60,000 annually in Real Property tax. The market of properties I have is workforce type housing with rents from \$700 to \$1500. I have approx. 25 tenants.

I spoke with Mike Dooley regarding his letter, and he indicated that in order to move forward with this development the county is requiring them to improve these roads. I did not read where there have been any traffic studies conducted to provide data points for this discussion, so I will have to make the assumption that the intent is to provide residents of the TBD Tradewinds access to the east out to Dixie Highway. Going back to my old engineering roots, I did some assessments and here are my fact based concerns:

-If the extension of Eagle goes all the way to High Point, the additional traffic (number of cars TBD and irrelevant for these points) going down Highpoint would impact over 150 residents. (60 homes and using a 2.5PPH). Also, Highpoint has a tremendous population of young children on the street on bikes, skates, skateboards, etc and there are NO SIDEWALKS. There is also a 1/4 mile straight away before you get to Dixie Highway which will lend to excessive speed for these 150 families.

-If the extension only connected to Eagle the potential of only 115 residents being impacted is the case, vs 150 in Highpoint (46 homes vs 60). If the extension were only to connect to James road, then only 2.5 persons would be affected as there is only 1 home on James road.

If there is access to either James Road or Highpoint, then most likely speed devices (humps, bumps, curves, whatever) and a traffic signal would most likely need to be installed. The signal would be necessary whether only Jamestown or Highpoint are connected. Also, will sidewalks be installed? The majority of homes in Highpoint are families with kids and without sidewalks there WILL eventually be an accident. During the morning and evening rush hour just with the CURRENT traffic on Highpoint it can take several minutes to make a left turn, and there can be a backup. Once again, the appropriate, albeit time consuming and expensive type of traffic study necessary for this would highlight all of this.

Conclusion: The least impact would be to ONLY connect to James road, properly pave and install sidewalks, and possibly a signal at Dixie. A secondary option given the cost of that is to ONLY provide access to Eagle, which already provides a stop sign at Osprey and a signal at Dixie Highway. Another consideration is to provide access only to Eagle, improve the roads to Crossrip, and put a signal at

Crossrip and Dixie, which is most likely necessary with current traffic. There would be minimal impact as there are only a handful of residents on Crossrip (approx. 10 homes, or 25 residents), and Crossrip is already a corridor. I'm making some conclusions that perhaps the county is trying to take advantage of a developer/development in order to get the improvement of roads paid for, but that doesn't make it the right thing to do whatsoever.

Lastly, there are numerous similar density developments with access ONLY to US 1 that have no traffic issues, backup's, or excess accidents with one ingress/egress. Access to US1 with a properly installed U-turn lane based on all of the current traffic would support this, so why all the additional roads?

The bottom line here is it seems like we're trying to add roads, traffic, and hazards without true data points just because it would be paid for by the developer. The property owners and tenants would be GREATLY affected by a decision with no data to make this type of careless decision.

Sincerely,

Mary Gavin
8619 SE Sabal St.
Hobe Sound, FL 33455
772-545-2244

August 1, 2019

Dear Sir (Oceanmar LLC):

You may or may not be aware of a defunct project referred to as Heron Cove. This project is contiguous to the north of Hobe Pines. Now, that project is going to be developed and the new name is: Tradewinds at Hobe Sound.

As a contiguous property owner to the new proposed community I wish to inform you of a possible road opening of Eagle Avenue, south to High Point Way (see enclosed map area colored in RED).; hence connecting the two and allowing for ingress and egress to Hobe Pines from US 1.

The County of Martin's Public Works department makes this statement in part...." We believe connecting the roadways will be more beneficial to the surrounding property owners as it will provide connectivity to US-1 (SE Federal Highway) once the project is complete. From our experience, connectivity of major corridors (SE Federal Highway and SE Dixie Highway) is more favorable and encouraged." After consultation with the Public Works Department of Martin County as well as the Growth Management Dept. it was suggested that we reach out to property owners of Hobe Pines and other surrounding property owners to seek their preference:

" Do you want the road connection from the west end of High Point Way to Eagle Ave., which would then connect to a new road exiting US 1 and SE Dixie Hwy. in the new development approximately 200 ft. north of the existing High Point Way?"

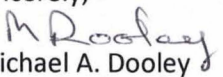
It should be noted that as well, there will be a new road opening on the south side of Tradewinds which is now an existing Road Right of Way referred to as: SE Melaluca Way, which will run from Dixie Hwy. to Eagle Ave. That road will then continue to US 1. (SEE ENCLOSED MAP. GREEN indicates the new road that will be constructed, assuming Martin County Board of County Commissioners approved the road opening permit).

We have submitted a road opening permit application. The request for the road opening permit is slated to be heard by The Martin County Board of County Commissioners on September 10, 2019.

We encourage you to offer your opinion pro or con to the road opening permit as well as your opinion as to whether or not you prefer the paving of Eagle Avenue from S.E. Highpoint Way to Melaluca Way thereby creating a new ingress and egress to Hobe Pines from US 1. You may make your comments known to: Martin County Growth Management Department: 772- 288-5495; Application: #CPA 19-18 or you may be present at the Martin County Commission meeting on September 10, 2019. It is advised that you contact the county to confirm the dates as indicated in this letter.

Further information concerning Tradewinds at Hobe Sound may be ascertained at: Martin County Growth Management Department: 772- 2885495; Application: #CPA 19-18

Sincerely,


Michael A. Dooley
772-546-7355
hsldooley@gmail.com

Martin County, FL

0 920 Feet

Date: 7/30/2019
 This Geographic Information System Map Product received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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Date: 7/30/2019
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From: [Pigott, Laura Alice](#)
To: [Comish](#)
Subject: CPA 19 -18, Tradewinds at Hobe Sound
Date: Monday, January 6, 2020 4:36:59 PM



To: Samantha Lovelady, Nicki Van Vonno, Paul Schilling

This is a request to amend the FLUM on three parcels with three different future land use designations. The proposed changes are from Medium Density Residential, Commercial Office/Residential (COR) and Limited Commercial to High Density Residential. The applicant is requesting to change the FLUM in order to provide workforce housing consistent with the affordable housing goals in Chapter. 6, Housing Element of the Comprehensive Growth Management Plan. The three parcels are located on Federal Highway in Hobe Sound.

The High Density Residential future land use designation permits a maximum of 10 units per acre for units offered at market rates. The applicant is requesting the High Density Residential future land use designation because a density bonus permits a maximum of 15 units per acre where affordable housing is proposed. The analysis in this staff report will consider both the 10 and 15 unit per acre densities.

The applicant is requesting 189 units. The applicant is proposing 131 units that would be offered at fair market rate. Fifty- eight units would be restricted to income limits for “workforce housing”, as defined by Florida Housing Finance Corporation. However, the actual determination of the number of units and the number of affordable housing units must be done as part of a site plan application. The approval of a future land use change does not guarantee a proposed site plan will achieve the maximum potential density. Site plan applicants must comply with all applicable requirements in the Land Development Regulations and the Comprehensive Growth Management Plan.

The Current Zoning is:

Parcel 1.	7.8	Zoned: medium density	- limit 62 units
Parcel 2.	1.97	Zoned: commercial/office/residential.	-limit 19 units
Parcel 3.	3.89	Zoned: limited commercial.	- 0 units

They are requesting that the zoning be changed to :

Parcel 1, Parcel 2 and Parcel 3 all be changed to high density residential with ability to build 204 units on these parcels.

We, request that you uphold our current,original zoning and DO NOT change the zoning. There is NO clear or present need for additional affordable housing in Hobe Sound. Hobe Sound offers many affordable rentals in duplexes a few streets north of Publix on the west side of US 1. There are also rental duplexes and triplexes between US1 & Dixie, streets of them. PLEASE DENY CPA18-19 Rezoning Request.

Sincerely,

Flynn Smith

From: [Colleen Pachowicz](#)
To: [Harold Jenkins](#)
Subject: FW: Christ Fellowship Church - Pulte Development
Date: Monday, September 28, 2020 9:00:37 AM

Good morning.

Please read prior to your 4:30 phone call today.

Thank you!

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: John Sedwitz <jsedwitz@gmail.com>
Sent: Friday, September 25, 2020 6:29 PM
To: Colleen Pachowicz <comaide3@martin.fl.us>
Subject: Christ Fellowship Church - Pulte Development



Colleen ,

Please share with Commissioner Jenkins prior to our meeting on Monday afternoon.

Have a nice weekend!

Dear Commissioner Jenkins,

We are writing to you today to ask that you deny the request for Christ Fellowship/Pulte for a proposed Amendment to the Martin County Comprehensive Plan.

Pulte is setting forth their argument on a pretense that minimum half acre lot sizes were set for the Secondary Urban Services District because they had to depend on septic systems. Pulte suggests that lot sizes appear to be related to the use of septic systems in the SUSD. This has no basis at all.

I refer you to Policy 4.7A.1 of the CGMP, it states that, "All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District."

Policy 4.7A. "The Primary Urban Service District boundaries are intended to separate urban from non-urban areas."

Policy 4.7A..10 “Second priority shall support the staged development of suitable lands in the Secondary urban Service District, at densities specified in Policy 4.7B.1, or as they are converted to the Primary Urban Service District. The term “Staged” development, it goes on to explain, shall mean the geographical, logical progression of land use from more intensively developed areas adjacent to the Primary Urban Service District to the lesser developed, lower density areas of the Secondary Urban Service District.

The Proposed Pulte project does not fall under this category, it is not adjacent to the Primary urban Service District. The Policy is clearly defining a difference in geographical terms to set boundaries between each kind of development that is allowed in each District. The policy says nothing about water or wastewater services which Pulte is using for an excuse to request an Amendment Change to allow them to build four houses per acre.

As the Policy sets forth, lot sizes were set to provide a logical progression of land use from higher density to lower density, to provide a geological difference between Primary and Secondary Urban Services District. This request by Pulte/Christ Fellowship is not consistent with the CGMP, their request is inappropriate and we ask that you deny it.

Neither is Pulte/Christ Fellowship proposed amendment compatible with the character of the existing land uses in the adjacent and surrounding area and is not suitable for the property in discussion. Agricultural land is right across the road from them.

Policy 4.13A7 states, “The FLUM allocates urban residential density based on population trends: housing needs: and past trends in the character, magnitude and distribution of residential land consumption patterns.” These are the criteria to determine density in urban residential districts, not whether the development has access to water and wastewater services.

Population trends and housing needs are being met in Martin County at the present time. There are many homes for sale. Also, 1,450 new homes/Townhomes have been approved to be built, and with the approval of Carnation State on Gomez Ave, the number will be about 1,530. Pineland Prairie begins construction in 2021 of 1,200 homes, then following Tradewinds, Trillium, Hobe Sound Village, etc. Habitat for Humanity is building in Hobe Sound and Indiantown to add 40 more houses. Many new houses are slated to be built already to take care of population trends, and current housing needs.

As to “Past Character”, there are no residential land consumption of this pattern and magnitude in the Secondary Urban Services District, placing four homes per acre.

The School Analysis Report states that South Fork High School is

over-enrolled at the present time. It states that a capacity shortfall would require mitigation by the applicant at the time of final site plan approval. Exactly what would this mitigation look like? Reducing the number of homes built? Or that any high school children who move to Pulte will be bused to Martin County High? Or would there be an increase in citizen's taxes to expand SFHS? Whatever they choose, Martin County Schools are about to become even more overcrowded.

Christ Fellowship/Pulte is also requesting to provide Amenities at this site. Exactly what would that include? A Spa, a Hair and Nail Salon, a small Gym, A Refreshment Center, Coffee Shop, Laundromat?

We respectfully submit these Policy-Based objections to the Proposed Amendment to the Martin County Comprehensive Plan. Please deny this proposal.

Hobe Sound Concerned Citizens Coalition
John Sedwitz - President
Beverly Halstead - Secretary



John Sedwitz

jsedwitz@gmail.com

772-932-4095

From: [realsquack](#)
To: [Commissioners](#); [Taryn Kryzda](#)
Subject: Fwd: Year's first BCC meeting: The public be dimmed
Date: Sunday, January 5, 2020 10:10:13 AM



Please Read carefully and plan to do SOMETHING about the Consent Agenda.

Jackie Trancynger

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

From: Virginia Sherlock <vsherlock@lshlaw.net>
To: Virginia Sherlock <vsherlock@lshlaw.net>
Cc: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Sun, Jan 5, 2020 9:29 am
Subject: Year's first BCC meeting: The public be dimmed

The first Board of County Commissioners' meeting of 2020 consists of only a few items to be publicly discussed. The majority of the Commission's work on Tuesday will be accomplished in a single vote to approve the Consent Agenda, with individual items buried from public view or evaluation.

In recent years, many important government programs, projects and plans have been relegated to the Consent Agenda with no sunshine to illuminate them. Consent Agenda items are prepared by staff, often after private discussions with one or more Commissioners. The public is not included in these discussions.

Among Consent Agenda items that will be adopted without public participation on Tuesday are 2020 Legislative Priorities for Martin County and the Treasure Coast. The County's legislative priorities were approved last year without giving the public an opportunity to express opinions, concerns, or hopes for legislative action this year. It's still unclear who developed the County priorities list and why key issues were left out, such as regulation of sewage sludge (biosolids), repeal of previously adopted legislation that allows sanctions to be imposed on citizens who unsuccessfully challenge development orders, and a ban on local rules requiring affordable housing to be included in new developments.

Fortunately, Martin County Commissioners' counterparts in St. Lucie and Indian River Counties insisted on including meaningful biosolids regulations, programs to reduce single-use plastics and comprehensive measures to improve water quality in the Indian River Lagoon in tri-county legislative priorities. Updated legislative priorities for the County and the Treasure Coast are set out in Consent Agenda Item CNST-3 for approval without discussion.

There is no reasonable explanation for County Administrator Taryn Kryzda and Commission Chair Harold Jenkins to prevent public discussion of legislative priorities for the upcoming session.

Relying on the Consent Agenda to race through meetings without citizen participation certainly produces shorter meetings. But Commissioners are paid full-time salaries to attend only two public meetings a month, with each meeting lasting only a few hours. And members of the public are left to try to figure out why millions of their tax dollars are being spent on items that are not publicly discussed or voted on.

The Clerk's Warrant List, which will be approved on the Consent Agenda (Item CNST-1), reflects expenditures of \$9,469,551.65 between December 3 and December 13, 2019. As usual, there is no explanation or description of who was paid with public dollars or for what purpose.

Only two public hearings are scheduled for Tuesday's meeting, both related to the proposed Tradewinds Hobe Sound project. Commissioners will be asked to adopt a Future Land Use Map Amendment to the Comprehensive Plan and an ordinance to re-zone 13.66 acres for a new housing development located two miles north of Bridge Road between U.S. Highway 1 and SE Dixie Highway.

Current zoning and land use designations allow 81 residential units on the three parcels that comprise the development (now zoned for medium density residential, commercial office residential, and limited commercial use). Laurel Lane Holdings, LLC (staff misidentified the developer in the agenda summary) and Hobe Sound Jupiter Island Properties, LLC, are

seeking a change to high density residential zoning and land use, plus a “bonus” density increase for including workforce housing units.

A total of 189 units are proposed – a 133% increase in the number of units currently allowed. The amendment and re-zoning will increase density to up to 15 units per acre with 58 workforce housing units and 131 fair market value units. (Agenda Items PH-1 and PHQJ-1)

In other items on Tuesday’s agenda:

- Approval will be sought for more than \$28 million in County contracts for Cove Road resurfacing, treatment and maintenance of pole, mast arm and monotube assemblies for traffic operations, and roadway resurfacing in a number of neighborhoods and in County parks parking areas. (Agenda Item DEPT-2)

- The Commission will be presented with a Resolution adopted by the City of Stuart supporting replacement of the railroad bridge over the St. Lucie River as part of the Virgin Trains high-speed rail project. It’s not clear whether the Commission is being asked to join the City in supporting the project or whether Commissioners will even be allowed to discuss it. The County Administrator has advised that the settlement the County reached with Virgin Trains predecessor, Brightline, requires the County “to refrain from speaking on matters that relate to Virgin Trains.” According to the Administrator, when the County agreed to drop its challenge to the Brightline project, County Commissioners agreed not to make any public comments about the project in the future. (Agenda Item DEPT-3)

NOTE TO COMMISSIONERS: If you are going to give up the right to speak about public issues, your constituents could probably come up with a few suggestions for items we’d rather not hear you speak about. In the Brightline settlement, you abandoned your duty to speak about a public issue that affects County residents you were elected to represent.

- Commissioners will be asked to approve an amendment to the Florida Oceanographic Society’s lease for County property on Hutchinson Island to

add a new Preserve Area Management Plan. (Consent Agenda Item CNST-5).

Tuesday's meeting should be very brief as the Commission starts the new year with a message to the public: Move along, there's nothing to see here.

Download or view Tuesday's agenda items at:

<https://martin.legistar.com/Calendar.aspx>

The meeting will begin at 9:00 a.m. Tuesday at the Administration Center, 2401 SE Monterey Road, Stuart. You can attend the meeting if you have a minute or two or e-mail commissioners 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.

Ginny Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

Phone: (772) 287-0200

Fax: (772) 872-5152

www.LSHLaw.net

From: [Michael Dooley](#)
To: [Mary Gavin](#)
Cc: [Harold Jenkins](#); [Doug Smith](#); [Stacey Hetherington](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Re: Application CPA 19-18 Tradewinds Development Road
Date: Tuesday, August 20, 2019 10:26:30 AM
Attachments: [Tradewinds Hobe Pines Letter for Road 1 - Oceanmar LLC.docx](#)

Mary,

Thank you for your interest and your letter concerning Tradewinds at Hobe Sound and the road opening request that will be heard by the Martin County Commission on Sept. 10, 2019.

I do wish to clarify one of your statements. In the beginning of the letter you state..." I spoke with Mike Dooley regarding his letter, and he indicated that in order to move forward with this development the county is requiring them to improve these roads".

If I stated that in our phone conversation, I misspoke. The letter I sent to the residents of Hobe Pines and others reads in part...

"The County of Martin's Public Works department makes this statement in part...." We believe connecting the roadways will be more beneficial to the surrounding property owners as it will provide connectivity to US-1 (SE Federal Highway) once the project is complete. From our experience, connectivity of major corridors (SE Federal Highway and SE Dixie Highway) is more favorable and encouraged." After consultation with the Public Works Department of Martin County as well as the Growth Management Dept. it was suggested that we reach out to property owners of Hobe Pines and other surrounding property owners to seek their preference:

" Do you want the road connection from the west end of High Point Way to Eagle Ave., which would then connect to a new road exiting US 1 and SE Dixie Hwy. in the new development approximately 200 ft. north of the existing High Point Way?"

I have attached the letter again for your reference.

I do not know how the Commission will decide on that portion of the road from the west end of Highpoint Way to the new road (SE Melaluca Way) that is part of the development plan. It could be that if there are property owners of Hobe Pines that object to that portion of road being opened they may decide not to require that section to be paved.

As well there seems to be some confusion concerning James RD. There are no plans to pave James road. That road is not part of the project. The road referred to as SE Melaluca Way is the road that we are looking to pave. That road will connect to Eagle Ave., run north to a new road that will exit on to US1.

I encourage you to try to attend the commission meeting on Sept. 10, 2019 and voice your objections.

On Mon, Aug 19, 2019 at 5:30 PM Mary Gavin <mary@muchoyum.com> wrote:

Harold, I received a letter (attached) from Michael Dooley regarding the application for

development of 19-18, Tradewinds. The letter outlined potential road changes/additions that really surprised me, and to say concerned me would be an understatement. I think it's fair to say that I may be the MOST affected property owner by these road changes, give I currently own two concurrent properties located at the very end of Highpoint Road, right at the cross road of the potential extension of Eagle referred to in your drawing (owned in 2 of my LLC's, OceanmarLLC and Sol Foods LLC, both wholly owned by me). I additionally own approximately 15 properties in Martin County and pay approximately \$60,000 annually in Real Property tax. The market of properties I have is workforce type housing with rents from \$700 to \$1500. I have approx. 25 tenants.

I spoke with Mike Dooley regarding his letter, and he indicated that in order to move forward with this development the county is requiring them to improve these roads. I did not read where there have been any traffic studies conducted to provide data points for this discussion, so I will have to make the assumption that the intent is to provide residents of the TBD Tradewinds access to the east out to Dixie Highway. Going back to my old engineering roots, I did some assessments and here are my fact based concerns:

-If the extension of Eagle goes all the way to High Point, the additional traffic (number of cars TBD and irrelevant for these points) going down Highpoint would impact over 150 residents. (60 homes and using a 2.5PPH). Also, Highpoint has a tremendous population of young children on the street on bikes, skates, skateboards, etc and there are NO SIDEWALKS. There is also a 1/4 mile straight away before you get to Dixie Highway which will lend to excessive speed for these 150 families.

-If the extension only connected to Eagle the potential of only 115 residents being impacted is the case, vs 150 in Highpoint (46 homes vs 60). If the extension were only to connect to James road, then only 2.5 persons would be affected as there is only 1 home on James road.

If there is access to either James Road or Highpoint, then most likely speed devices (humps, bumps, curves, whatever) and a traffic signal would most likely need to be installed. The signal would be necessary whether only Jamestown or Highpoint are connected. Also, will sidewalks be installed? The majority of homes in Highpoint are families with kids and without sidewalks there WILL eventually be an accident. During the morning and evening rush hour just with the CURRENT traffic on Highpoint it can take several minutes to make a left turn, and there can be a backup. Once again, the appropriate, albeit time consuming and expensive type of traffic study necessary for this would highlight all of this.

Conclusion: The least impact would be to ONLY connect to James road, properly pave and install sidewalks, and possibly a signal at Dixie. A secondary option given the cost of that is to ONLY provide access to Eagle, which already provides a stop sign at Osprey and a signal at Dixie Highway. Another consideration is to provide access only to Eagle, improve the

roads to Crossrip, and put a signal at Crossrip and Dixie, which is most likely necessary with current traffic. There would be minimal impact as there are only a handful of residents on Crossrip (approx. 10 homes, or 25 residents), and Crossrip is already a corridor. I'm making some conclusions that perhaps the county is trying to take advantage of a developer/development in order to get the improvement of roads paid for, but that doesn't make it the right thing to do whatsoever.

Lastly, there are numerous similar density developments with access ONLY to US 1 that have no traffic issues, backup's, or excess accidents with one ingress/egress. Access to US1 with a properly installed U-turn lane based on all of the current traffic would support this, so why all the additional roads?

The bottom line here is it seems like we're trying to add roads, traffic, and hazards without true data points just because it would be paid for by the developer. The property owners and tenants would be GREATLY affected by a decision with no data to make this type of careless decision.

Sincerely,

Mary Gavin

8619 SE Sabal St.

Hobe Sound, FL 33455

772-545-2244

--

Michael Dooley

P.O. Box 1166

9148 SE Bridge Rd.

Hobe Sound, Fl. 33475

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<http://142acreshobesound.com>

<http://about.me/michael.dooley>

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From: [Mary Gavin](#)
To: [Comish](#); [Mary Gavin](#)
Subject: Re: CPA 10-18 Tradewinds density CHANGE request
Date: Thursday, October 17, 2019 2:37:20 PM



Honorable Commissioners: I only wish to remind all of you than when I attended the meeting related to road openings for this development September 10, 2019, , that all of you believed that the pervious growth plans were still relevant. That would certainly also relate to a CHANGE REQUEST for greater density which should absolutely be denied. I'm very worried that relationships with the developers of this project and some of the commissioners will potentially lead to a "yes" vote, which I think would be very sad day for Martin County. Growth is great, but when change requests suddenly start all getting approved for whatever the reason may be, I believe a dangerous precedent is being set. It leads developers to believe they can buy a piece of property and eventually make changes that make it more valuable, vs developing with existing zoning.

I cannot attend the meeting because I'm working out of town, but I will be watching the results of this one closely.

Respectfully,

Mary Gavin
772-545-2244

Sent from [Mail](#) for Windows 10

From: [Mary Gavin](#)
To: ["Michael Dooley"](#)
Cc: [Harold Jenkins](#); [Doug Smith](#); [Stacey Hetherington](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: RE: Application CPA 19-18 Tradewinds Development Road
Date: Tuesday, August 20, 2019 10:36:25 AM

Michael thank you for clarifying. One of the reasons I sent this prior to the September 10 meeting is that I will be in Greece for a memorial for my mother then, and cannot attend the meeting personally. If there was any way I could be there I certainly would have. Any future meetings regarding this I will certainly be at.

From: Michael Dooley [mailto:hsldooley@gmail.com]
Sent: Tuesday, August 20, 2019 10:25 AM
To: Mary Gavin <mary@muchoyum.com>
Cc: hjenkins@martin.fl.us; dsmith@martin.fl.us; shetherington@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>
Subject: Re: Application CPA 19-18 Tradewinds Development Road

Mary,

Thank you for your interest and your letter concerning Tradewinds at Hobe Sound and the road opening request that will be heard by the Martin County Commission on Sept. 10, 2019.

I do wish to clarify one of your statements. In the beginning of the letter you state..." **I spoke with Mike Dooley regarding his letter, and he indicated that in order to move forward with this development the county is requiring them to improve these roads**".

If I stated that in our phone conversation, I misspoke. The letter I sent to the residents of Hobe Pines and others reads in part...

"The County of Martin's Public Works department makes this statement in part...." We believe connecting the roadways will be more beneficial to the surrounding property owners as it will provide connectivity to US-1 (SE Federal Highway) once the project is complete. From our experience, connectivity of major corridors (SE Federal Highway and SE Dixie Highway) is more favorable and encouraged." After consultation with the Public Works Department of Martin County as well as the Growth Management Dept. it was suggested that we reach out to property owners of Hobe Pines and other surrounding property owners to seek their preference:

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Sincerely,

Mary Gavin
8619 SE Sabal St.
Hobe Sound, FL 33455
772-545-2244

--

Michael Dooley

P.O. Box 1166

9148 SE Bridge Rd.

Hobe Sound, Fl. 33475

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fax 772.546.3163

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hsldooley@gmail.com

<http://142acreshobesound.com>

<http://about.me/michael.dooley>

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From: [Mary Gavin](#)
To: [Comish](#)
Subject: Tradewinds CPA-19-18
Date: Monday, January 6, 2020 7:31:07 PM



Commissioners, although I'm trying to get away to be at the meeting tomorrow, sometimes job/work responsibilities make that impossible. Just in case I cannot make it I want to share my comments regarding this agenda item tomorrow. Thank you.

Commissioners, I would like to refresh your memories from one of the initial meetings last year regarding this development, and the statements, logic, and comments primarily made by Commissioner Smith, and widely agreed upon by most, with the exception of Commissioner Heard.

Essentially the almost majority consensus was that the growth plan for this still land still made sense, hence the approval of the road to connect. If that is the case then why the need to change the zoning if it "still makes sense".

More importantly this development has been presented as "workforce" housing. What does that really mean? Does it mean that it will get pitched as affordable housing...maybe for the first year? There are no guidelines around what workforce housing really is, and it seems like the right "buzzword" to get developments approved. The reason I bring my comments is I am a small mom and pop landlord in Martin County with 25 tenants, and I TRULY do provide workforce housing, and I have properties adjacent to this. The development will cause me to incur expense for fence, landscaping, and other buffer items to maintain the environment of the properties. I have not raised my tenants rent in 5 years-which is what I consider REAL workforce housing, and fear the additional costs will put an end to that.

Enough said.

Mary Gavin
mary@muchoyum.com

Sent from [Mail](#) for Windows 10

From: [Lisa Wichser](#)
To: [Harold Jenkins](#)
Cc: [George Stokus](#); [Michelle Cullum](#)
Subject: Tradewinds Roads Opening Permit
Date: Tuesday, November 5, 2019 5:53:38 PM

Good evening Commissioner,

I wanted to let you know that the application to open SE Kimberly Way was received by the Public Works Department on Friday, September 27th. The application was found sufficient and was distributed for review on October 1st. There is not an approved process or timeframe for staff to review Road Opening Permit applications. Staff is applying the timeframe set forth in Article 10 for the review of a minor final site plan, which is 45 calendar days. Pursuant to section 1.5.b., November 16th is 45 days from October 2nd; however November 16th is a Saturday, therefore, the Staff Report is due on November 18th.

Staff is reviewing the application and plans to issue the Staff Report next week.

Lisa A. Wichser, P.E., CFM
County Engineer
Public Works Department
Martin County Board of County Commissioners
772-223-7945 (office)

From: [Arthur Ondich](#)
To: [Edward Ciampi](#); [Sarah Heard](#); [Doug Smith](#); [Harold Jenkins](#); [Stacey Hetherington](#)
Cc: [Nicki vanVonne](#)
Subject: Why change Hobe Sound zoning for Tradewinds Hobe Sound Request?
Date: Monday, November 11, 2019 5:57:42 PM



I ask you why any zoning change should be made on the 3 parcels of land owned by Tradewinds Hobe Sound, to increase density for development? What need does Hobe Sound have for a greater residential density than currently permitted by existing zoning for that land?

Obviously I am opposed to the Commission making any change to the existing standards for development of the property in question, and I hope that you are also.

Sincerely,
Arthur W. Ondich
12383 S.E. Plandome Dr.
Hobe Sound, FL 33455
772-546-6293

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:

BOCC Meeting Tuesday, March 9, 2021

Item/Issue: Item # 21_0440 PHQJ-2 McArthur Golf Club Rezoning Request (M189-007)

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

Tom Lucido & Morris Crady – Lucido and Associates

Michael Ventura – Town of Jupiter Island

Subject matter of communication:

McArthur Golf Club

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

None

List and attach any written communication received:

See Attached

From: jwilson.campbell-wilson.com
To: [Harold Jenkins](#)
Subject: MacArthur Growth Management Department Agenda Item: 21-03
Date: Thursday, February 18, 2021 10:27:35 AM



NPH-1 MCARTHUR GOLF CLUB REZONING (M189-007) (QUASI-JUDICIAL) Request by McArthur Golf Club, LLC for a zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District for an approximate 49.4 acre parcel. The subject parcel is undeveloped and is located on the west side of the existing McArthur Golf Club, which is accessed at the intersection of SE Osprey Street and SE Federal Highway in Hobe Sound. Included in this application is a request for a Certificate of Public Facilities Exemption. Requested by: Morris A. Crady, AICP, Lucido & Associates Presented by: Peter Walden, AICP, Principal Planner, Growth Management Department Agenda Item: 21-03

Good day, Commissioner Jenkins, Mass destruction and kaos!! I live in Poinciana Gardens and according to all...the sky is falling because of above. Grape vine has 450 houses being built, that our entrance will be used by their traffic to/from this piece of property.

I tried to read up on it but confess to still not knowing the truth. I am seeing a request for an 18 hole golf course with 4 "cottages" to be built to the west of us and I guess meeting up with their other golf course. I am seeing access being on THEIR property and not coming thru our neighborhood.

Know you are busy but if you have a quick and easy pdf to send to me that is close to being written in English, would appreciate it. Know there is a meeting tonight but am just out of foot surgery and kind of sore and grumpy...but if this meeting is critical I will cow poke someone that owes me a favor to go.

Thank you!!

Regards,

Joanne C. Wilson
Darin E. Wilson
Campbell-Wilson Insurance Agency
8827 SE Bridge Road
Hobe Sound, FL 33455-5310

(772) 546 5600 Telephone
cwia@campbell-wilson.com
jwilson@campbell-wilson.com
dwilson@campbell-wilson.com
cwia@campbell-wilson.com

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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:

BOCC Meeting Tuesday, March 9, 2021

Item/Issue: Item # 21_0446 DPQJ_1 McArthur Golf Club Request for Revised Final Site Plan Approval (M189-006)

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

Tom Lucido & Morris Crady – Lucido and Associates
Michael Ventura – Town of Jupiter Island

Subject matter of communication:

McArthur Golf Club

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

None

List and attach any written communication received:

See Attached

From: jwilson.campbell-wilson.com
To: [Harold Jenkins](#)
Subject: MacArthur Growth Management Department Agenda Item: 21-03
Date: Thursday, February 18, 2021 10:27:35 AM



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Thank you!!

Regards,

Joanne C. Wilson
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cwia@campbell-wilson.com
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<https://www.google.com/search?q=Campbell-Wilson+Insurance+Agency%2C33455#lrd=0x88ded9b094438f85:0xf0aef4590299bf1e,1,>

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: March 9, 2021

PHQJ-1 TRADEWINDS OF HOBE SOUND REQUEST FOR MAJOR FINAL SITE PLAN APPROVAL(A046-009)

Laurel Lane Holdings, LLC, requests major final site plan approval for the development of a 177 multi-family unit project on an undeveloped approximate 12.8-acre parcel located on the east side of SE Federal Highway approximately one mile south of SE Osprey Street in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0454 **Supplemental Memorandum**

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

Meetings and emails below if applicable

List and attach any written communication received:

See attached if applicable

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: March 9, 2021

PHQJ-2 MCARTHUR GOLF CLUB REZONING REQUEST (M189-007)

This is a request by McArthur Golf Club, LLC, for a zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption.

Agenda Item:

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

Meetings and emails below if applicable

List and attach any written communication received:

See attached if applicable

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: March 9, 2021

**DPQJ-1 MCARTHUR GOLF CLUB REQUEST FOR REVISED FINAL SITE PLAN APPROVAL
(M189-006)**

McArthur Golf Club, LLC, requests approval of a revised major final site plan to add an 18-hole golf course to the existing McArthur Golf Club. The approximate 518-acre parcel is located west of the existing golf club and will add to the approximate 456 developed acres located west of and adjacent to US Highway One at the intersection of SE Osprey Street in Hobe Sound. Included is a Request for a Certificate of Public Facilities Reservation.

Agenda Item: 21-0446 **Supplemental Memorandum**

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

Meetings and emails below if applicable

List and attach any written communication received:

See attached if applicable

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:

Board of County Commissioners

Item/Issue:

March 9, 2021

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Agenda Item: 21-0454

Name of person, group or entity with which communication took place: N/A

Subject matter of communication: N/A

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

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:

Board of County Commissioners

Item/Issue:

March 9, 2021

MCARTHURGOLFCLUBREZONINGREQUEST(M189-007)

This is a request by McArthur Golf Club, LLC, for a zoning district change from the A-1, Small Farms District to the RS-5, Low Density Residential District or the most appropriate district. The subject property is approximately 49.4 acres and is located west of and adjacent to the existing McArthur Golf Club in Hobe Sound. Included with the application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 21-0440

Name of person, group or entity with which communication took place: Tom Lucido and Kevin Murphy

Subject matter of communication: Question and Answer

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

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:

Board of County Commissioners

Item/Issue:

March 9, 2021

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Agenda Item: 21-0446

Name of person, group or entity with which communication took place: Tom Lucido and Kevin Murphy

Subject matter of communication: Question and Answer

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A