

PUBLIC COMMENTS
CPA 22-01 WILLIS CUSTOM YACHTS
FUTURE LAND USE MAP AMENDMENT

Glenn Rosado

From: Paul Schilling
Sent: Monday, April 18, 2022 5:10 PM
To: virginia@interiorsolutions-stuart.com
Cc: Glenn Rosado; Clyde Dulin
Subject: RE: Webform submission from: Paul Schilling

Mrs. Hill,

Your comments will be made part of the file for CPA 22-01 Willis Custom Yachts FLUM and Rezoning application.

Thank you,

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: virginia=interiorsolutions-stuart.com@martin.fl.us <virginia=interiorsolutions-stuart.com@martin.fl.us> **On**
Behalf Of Martin County Florida
Sent: Monday, April 18, 2022 3:52 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Webform submission from: Paul Schilling

The following information was submitted via Martin County's BOCC website's "Contact Us" staff directory.

Details of the request are as follows:

Email Address

virginia@interiorsolutions-stuart.com

Phone Number

772-781-6883

Subject

Application CPA 22-01

Message

Paul Schilling,
Growth Management Director

My husband and I own a home on the St. Lucie River and live less than one mile walking distance to Willis Yachts, the applicant for a change from Undesignated and Limited Industrial to Waterfront General Commercial and General Industrial. We also own two commercial units, for our business and personal use, within a couple hundred feet of their entrance.

We highly object to you allowing the change from limited Industrial to General Industrial. We have no objection to the remainder of the application. We have lived in our home for 22 years and have owned our property there for 24 years. The homes on the water side of Mariner's Landing, range from about \$1.3 million dollars and up. We have spoken to nearly all of our neighbors and none of us are happy allowing General Industrial to our area that we drive and walk

through on a daily basis.

We also object for our two warehouse units we own and operate within one block of the subject property. We, like many of the owners in these warehouse units, have a vintage car collection in one of the units and a warehouse connected to our interior design business, Interior Solutions Inc. We do not want either in a General Industrial area and with good cause. Please consider this as three big "NO'S."

When in the future, Willis Yachts closes and sells this property, the many uses that would be allowed under General Industrial, surely no one in Martin County would be happy to have their home next to, must less one you would hope to sell for over a million dollars. It would be very easy for someone to buy the property and barge in recycling, you only have to go down the river a little further west to see what our neighborhood could look like in the future and we want none of this. There are plenty of areas where there are not waterfront neighborhoods next to for loud, noisy and dirty industry. American Yachts has been able for twenty plus years to be able to operate under limited industrial designation and this should be suitable for them as well. Again, we have no objection to the waterfront general commercial designation.

Sincerely,

Virginia Hill
1087 SW Blue Water Way
Stuart, FL 34997

President
Interior Solutions Inc
7542 & 7634 SW Jack James Drive
Stuart, FL 34997

Employee Email Address

pschilli@martin.fl.us

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity.

Instead, contact this office by phone or in writing.



Glenn Rosado

From: David Hill <David@interiorsolutions-stuart.com>
Sent: Tuesday, April 19, 2022 3:01 PM
To: Glenn Rosado
Subject: CPA 22-01

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Glen thank you for taking my phone call. per our conversation, here's my letter/comment regarding the above mentioned application.

To whom it may concern, As president of Treasure Coast Condominium II we'd would like to go on record with our concerns about this zoning change. We recently poled our owners, (of which we have 83 units) and a significant majority of the owners agreed that this re-zoning is not in our, nor the area's high end commerce park's interest. The current zoning has been in place for over 20 years and has worked well for the previous marina/boat yard, local businesses and local residents. Additionally it was brought up that who would want to put General Industrial right next to a public park such as Phipp's Park, which is still undergoing substantial improvements. This is after all the western marine entrance to our county.

The General Industrial would not only change the entire Jack James area, but also could lead to some unfit uses for the area. One has to assume the worst case use with any zoning change, and while that may not be their intentions, once changed, there's no going back. You need only to drive over the 96th street bridge and look down to the river, and you'll see what would be allowed if the zoning were to change to General Industrial.

Thank you,

David Hill
Interior Solutions Inc.
off. 772-781-6883
cell 772-485-5147

*please read in public comments
Thank you.

3/31/2022: Local Planning Agency, April 7, 2022, Martin County Adm Center

Public written comments submitted by Drs. Lisa and Younes Lehachi homeowners in Palm City for over 15 years.

Y. Lehachi

The change in zoning off Swallowtail Way to commercial and industrial will additionally increase traffic onto High Meadows Ave where cars enter and exit the residential neighborhood of Highlands Reserve and must accelerate from 0 to 55 into oncoming traffic.

First, a traffic light must be installed at the intersection of Swallowtail Way and High Meadows Ave for safety.

Second, an alternative vehicle access point to Swallowtail Way must be opened at the gate of Mapp Road and Silver Wolf Drive for residents to access their homes.

Third, the zoning change places an additional strain on local EMS response times to the approximately 450 Highland Reserve homes. Opening the Mapp Road and Silver Wolf Drive gate will provide access for emergency vehicles from Palm City instead of Stuart, currently firetrucks must drive north on I95, use High Meadows Ave and then use Swallowtail Way to access homes in Highlands Reserve and now the commercial and industrial area on Swallowtail Way.

In summary, for safety of homeowners both a traffic light and an alternative vehicle neighborhood access point are needed due to rapid commercial and industrial development. We urge the Board of County Commissioners to take necessary action for the safety of residents and families.

TO: Growth Management Director
2401 S.E. Monterey Road
Stuart, FL 34996

Dear Property Owner:

RE: Notice of public hearings regarding Application# CPA 22-01: an application submitted by WGI, Inc. as agent for 6800 SW Jack James Drive, LLC to change the Future Land Use and Zoning on portions of the property depicted in the attached location map.

As the owner of property within 1,000 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: undesigned

TO: Commercial Waterfront

And to change the zoning designation:

FROM: undesigned & Limited Industrial

TO: Waterfront General Commercial and General Industrial

The date, time and place of the scheduled hearing is:

MEETING: Local Planning Agency
DATE: April 7, 2022
TIME: 7:00 PM
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, the County Administration Office at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

Record for appeals: If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence

upon which the appeal is to be based.

Comprehensive Planning Facts: The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and it is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Growth Management Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

To view the staff reports, please visit the County's website at:

<https://www.martin.fl.us/CompPlanningStaffReports>

For more information, contact Martin County Growth Management Department at (772) 288-5495

Location Map



TO: Growth Management Director

Local Planning Agency, April 21, 2022, Martin County Adm. Center,

RE: Zoning change to waterfront commercial and industrial

Public written comments submitted by Drs. Lisa and Younes Lehachi homeowners in Palm City for over 15 years on 4/20/22.

This zoning change increases traffic on Martin Hwy at a critical access point for a residential neighborhood adjoining Swallowtail Way and the proposed development. We are not opposed to development however, there must be adequate safety measures.

First, for families living in three sections of Highlands Reserve Waterfront on Silver Wolf Drive, Highland Reserve on Swallowtail Way, and Highlands Reserve Estates on Key Deer, there needs to be an alternative neighborhood access point AT Silver Wolf Drive and Mapp Road to enter the residential area. This is a separate gate from the commercial and industrial business access off Swallowtail Way.

Second, a sound barrier wall along the west side of Swallowtail Way separating the commercial / industrial development from the residential homes is needed to reduce noise. An example is the sound wall built on Kanner Hwy, to protect homeowners from increased traffic.

Third, a traffic light must be installed at the intersection of Swallowtail Way and High Meadows Ave for safety. Similarly, Kanner Hwy has a flashing yellow light and sign at the entrance to neighborhoods near the Veterans Bridge to warn drivers of cross traffic.

Third, this zoning change places an additional strain on fire, ambulance, and police response times to the Highland Reserve neighborhood. Having a second residential access point at the Mapp Road and Silver Wolf Drive gate will provide quicker access for emergency vehicles from Palm City instead of Stuart. Currently firetrucks must drive north on I95, use High Meadows Ave and then use Swallowtail Way to access homes in Highlands Reserve and will now share / compete with these services needed at the proposed commercial and industrial area.

In summary, for safety of homeowners a traffic light, sound wall, and an alternative vehicle neighborhood access point are necessary to delineate commercial from residential and lessen the industrial impact in Palm City. Thank you for making safety a priority for local families.