Public Comment
BECKER B14
04/18/2022 thru 06/01/2022

Chelsea Love

From: Judy and Rich Oswald <judyrich7020@hotmail.com>
Sent: Thursday, April 14, 2022 10:04 PM
To: Doug Smith

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VOTE NO

Richard Oswlad

Chelsea Love

From: Dean Turner <dcturn1318@gmail.com>
Sent: Monday, April 18, 2022 5:33 PM
To: Edward Ciampi; Harold Jenkins; Doug Smith; Sarah Heard; Stacey Hetherington
Cc: Dennis; Roy Speiser; Britta Steinhorn; @Neighbor Rob Krall
Subject: Rural Lifestyle Amendment- Vote NO

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Dear Martin County Commissioners:

The Tres Belle Board of Directors represent 171 families in our development, have reviewed the "Rural Lifestyle" Amendment to the Martin County Comprehensive Plan and oppose it.

Our community is already experiencing the impacts of overbuilding on Cove Road in terms of heavy traffic congestion, Noise pollution, and other negative impacts.

Please vote NO on the "Rural Lifestyle" Amendment. Thank you.

Tres Belle Homeowners Association Inc., Board of Directors,

Dean Turner - President

Dennis Schreiber - Vice President

Britta Steinhorn - Director

Rob Krall - Secretary

Roy Speiser - Treasurer

Chelsea Love

From: Annette Linder <al8857@gmail.com>
Sent: Monday, February 7, 2022 12:07 PM
To: Commissioners
Subject: Comp Plan

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TO: Martin County Commissioners
As a long time resident of Martin County I am writing to remind you that you all promised when running for office, that you would defend the comp plan and the urban boundary. Please do NOT vote for this new com plan that will ultimately lead to urban sprawl . We do not want our beautiful area to turn into Miami Dade, Broward and Palm Beach County.

Annette Linder
Hobe Sound

Chelsea Love

From: April watson <aprwat@msn.com>
Sent: Monday, February 7, 2022 6:27 PM
To: Comish
Subject: new land-use designation

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Good morning,

I am writing to voice my concern over the possible new land-use designation. As I drive through Martin County and look at my community all I can see is new development. What made Martin County so special is being trampled by these developers! Many of our citizens love the woods and agriculture of Martin County. I recently read an article where it appears there is talk about changing how land can be used. I have heard so much of this lately and do not understand why we want to develop every inch of open land. Our county was beautiful with nature but seems to be over flowing with buildings now. As you drive west in our county there is open farm land or cow pastures, with the proposed land-use designation it will force the owners of these lands to sell to the highest bidder and we will no longer have our true beauty any longer. We will see increase traffic, accidents, crime, loss of animal habitats which leads to loss of our wildlife. I am saddened that my town that I grew up in is allowing these types of changes. This new land-use designation is going to FOREVER change Martin County and not for the better. I ask that this new land use designation be voted out for the greater good of Martin County.

Sincerely,

April Watson
35 year resident married to a Stuart born husband

Sent from Mail for Windows

Chelsea Love

From: worthday@comcast.net
Sent: Monday, February 7, 2022 5:13 PM
To: Harold Jenkins; Edward Ciampi; Stacey Hetherington; Sarah Heard; Doug Smith
Subject: Opinion about "Rural Lifestyle" zoning classification

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The scheme to turn agricultural zoned land West of Hobe Sound and other parts of Martin County must NOT be allowed. There is still much land that is NOT Agricultural that can and will be developed in Martin County still. Do not touch the Agricultural land by changing the current zoning standards. Each of the 5 commissioners respect the County Comprehensive Plan in place now. We ALL want to enjoy the SLOW growth in our County and love the smallness and rural atmosphere of our county. We ALL know about the changes that have occurred in Palm Beach, Broward, and Miami-Dade county. We must not change the Rural Lifestyle zoning classification. Do not allow yourselves to change the zoning. You know you have the power to end this discussion. I personally live off Bridge Road just West of US1. I enjoy the serenity of my home and area. Do not alter this enjoyment.
Thank you for considering my opinion on this matter which I am confident is shared by the majority in Martin County.
Darryl Worth
12519 SE Plandome Drive
Hobe Sound, FL 33455
772-546-1259

Chelsea Love

From: Jan DeMiranda | Realtor <demirandajan@gmail.com>
Sent: Tuesday, February 8, 2022 10:29 AM
To: Harold Jenkins; Sarah Heard; Stacey Hetherington; Doug Smith; Edward Ciampi
Subject: Proposed "Rural Lifestyle" Designation

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Dear Commissioners,

I am writing to let you know that I am opposed to the proposed change from 1 unit per 20 acres to 1 unit per 5 acres. This is urban sprawl in disguise. If this is approved, before you know it, Bridge Road will be a four-lane road and become Indiantown Road in Jupiter. Some developers are masters at claiming property rights as a means to an end. There is a Comprehensive Plan and no property owner or developer has any special rights or privileges.

Thank you.
Jan DeMiranda
Hobe Sound Resident

Chelsea Love

From: Cathy Cook <mcathycook@gmail.com>
Sent: Wednesday, February 9, 2022 1:01 PM
To: Stacey Hetherington
Subject: Do not develop west Stuart

This Email Sent From External Sender

Please, please, please, stop the growing so fast!
We are developing to fast. Do not destroy our gentle way if life.

Sent from my iPhone

Chelsea Love

From: Joseph Pryor <rexford26@gmail.com>
Sent: Wednesday, February 9, 2022 3:09 PM
To: Doug Smith; Harold Jenkins; Stacey Hetherington; Sarah Heard; Edward Ciampi
Subject: Opposing the "Rural Lifestyle Designation"

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Hello, I am writing to you in opposition to the Rural Lifestyle Designation that is the subject of the February 22 meeting. I believe this new designation is bad for Martin County and bad for our rural areas. Please fight this new attempt at circumventing the County's protected status.

Regards, Joe

Joseph Pryor
9103 SE Adonis Street
Hobe Sound FL 33455
m. 860-480-0334

Chelsea Love

From: Maria Roberts <mariarob@bellsouth.net>
Sent: Wednesday, February 9, 2022 9:52 AM
To: Comish
Subject: Fwd: Future of Rural Lands

Caution: This email originated from an external source.
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Sent from my iPad

Begin forwarded message:

> **From:** Maria Roberts <mariarob@bellsouth.net>
> **Date:** February 8, 2022 at 5:40:56 PM EST
> **To:** commish@martin.fl.us
> **Subject: Future of Rural Lands**
>
> PLEASE save our land. Martin county is one of the few counties left that has open spaces and phenomenal landscaping. Having lived in Palm Beach county for many years, I saw what development has done to that county's landscape. Most areas look like a concrete jungle. So sad. That's why we moved to Martin county!
>
> Further, Martin County does not have the roadways to encourage such growth. As it is now, federal highway is like alternate I 95, and Cove Road can barely handle the amount of traffic that it has with the Charter school, middle school, and planned housing development adjacent to the Samaritan Center. I can't imagine what further development would do to the aesthetics and roadways.
>
> Please hear our plea.
>
> Thank you..
>
> Respectfully,
>
> Maria Roberts
>
> Sent from my iPad

Chelsea Love

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Wednesday, February 9, 2022 9:39 AM
To: Comish
Cc: Kathy Petteruti; Mary Starzinski
Subject: Rural Land Use Vote on February 22

Caution: This email originated from an external source.
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Dear Commissioners,

Myself and my wife, Kathy Petteruti, STRONGLY oppose the proposed changes to the Comp Plan due to the proposed Discovery PUD and the "Rural LIfestyle" land use.

This will destroy our urban boundary introducing unprecedented urban sprawl, habitat loss and fragmentation. We are DEEPLY disturbed that you would even consider this change to the Comprehensive Plan....allowing up to 27,000 units anywhere in the county and all the way to Lake Okeechobee.

This concept will dramatically accelerate conversion of farm land. It will become difficult or impossible to purchase lands for environmental restoration-for the Loxahatchee, CERP, Loxa-Lucei or Palmar.

We are living here due to the prior preservation of green space in the county. You have all promised to defend the Comp Plan and the urban boundary when you were running for office. Please don't destroy our county. Please listen to your constituents.

Concernedly,
Mary E. Starzinski, DO and Kathy M. Petteruti DO
3400 SE Fairway Oaks Trail, Stuart

Chelsea Love

From: TOM GALLOGLY <tgallogly@aol.com>
Sent: Thursday, February 10, 2022 2:52 PM
To: Comish
Subject: Comp plan

This Email Sent From External Sender

My name is Sydney Gallogly. I am a long time resident of Martin County (since 1987). I have been appalled at the unchecked growth that our commission has allowed this past couple of years and now I feel compelled to tell you that I am totally against a change in the comp plan that will be addressed on February 22. I will go so far as to say that I would support any effort to fire every commissioner that would trample our county by voting in favor of this heinous change. What you are doing to the county is destroying it - if we wanted to live in Broward, Dade, or Palm Beach Counties, we would have bought there. I beg of you - each of you - do what you KNOW is the right thing for the residents of Martin County and DO NOT change the comp plan.
Thank you for your attention in this matter.
Sincerely,
Sydney Gallogly
3480 SE Martinique Trace
Stuart

Sent from my iPad

Chelsea Love

From: Tom Landwehr <tom@cfnmail.com>
Sent: Thursday, February 10, 2022 1:45 PM
To: Harold Jenkins; Edward Ciampi; Stacey Hetherington; Sarah Heard; Doug Smith
Subject: February 22 BOCC Meeting - "Rural Lifestyle" zoning classification

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Gentlemen,
As a Hobe Sound resident and Bridge Road abutter, I would like to make my voice heard as another resident who is most hopeful that you will oppose any change to our current zoning standards at your meeting on February 22 (and any subsequent meetings dealing with this issue in the future).
Four years ago my wife and I moved to Hobe Sound from Tequesta because that community was growing too quickly, and after 10 years of living there we became acutely aware of increased traffic, congestion and building that continues still. We were happy to move to a community that “had its act together” and wanted to maintain the controlled growth that makes our community unique in South Florida.
It is no surprise that the deep pockets of major developers are looking to do to our community what is happening everywhere south of us. And it is extremely unfortunate. We simply cannot accommodate the kind of massive development that is envisioned by the greedy developers that are looking at nothing but a bottom line. Our infrastructure will not support it, nor will our community survive it. I know firsthand how traffic has increased on Bridge Road. It is already overwhelmed.
The decision to control future growth is in your hands. We current residents hope you will consider what we have here, and the fine work that is currently being done for our town, and not choose to sell out to big development. Thank you for your consideration.

Tom Landwehr, CLU, ChFC
12280 SE Plandome Dr.
Hobe Sound, FL. 33455
Office (561)-427-1720
Cell (508)-471-6015

Securities and advisory services offered through Commonwealth Financial Network, Member FINRA/SIPC, a registered investment advisor.

Chelsea Love

From: Lisa Leung <lisatrotta@yahoo.com>
Sent: Thursday, February 10, 2022 1:45 PM
To: Comish
Subject: Discovery PUD

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Dear Commissioners:

I am ***fully in favor*** of the Rural Lifestyle designation that was introduced in the January 20th LPA meeting. It seems a very logical addition and seemingly forces developers to earmark more open-spaced land at a 1 home per 5-acre calculation. This also will be very expensive and would seemingly only be used in higher-end developments as would not be economically feasible for affordable housing.

Sincerely,

Lisa Leung
Palm City, Florida

Chelsea Love

From: Noreen Gulotta <noreen46@comcast.net>
Sent: Saturday, February 12, 2022 7:39 PM
To: Comish
Subject: Our county comp plan

This Email Sent From External Sender

I writing you let you know that I am against any new plans to change our county's growth plans. We are the dream county because we have kept the large city landscape out of our county. Our beaches are still lovely because we don't have the tall condominiums blocking our views and spoiling our shorelines. Our cities and towns are crowded enough without unrestricted building. You came to live here because we are different from the other counties in Florida. Please let's keep it that way.
Yours truly,
Noreen Gulotta
3352 SW Villa Place
Palm City, FL 34990

Sent from my iPhone

Chelsea Love

From: Will Glover <williamlglover@gmail.com>
Sent: Monday, February 14, 2022 2:22 PM
To: Comish
Subject: On Your Watch

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Commissioners,

I have been a Martin County resident since 1996. This is the first time that I've ever emailed a county commissioner. I am unable to attend the meetings on a regular basis. As I am busy Working in Palm Beach County, and raising two kids that are born in, and going to school in, Martin County.
I'm writing to let you know how upset and disappointed I am at what Martin County is turning into. I realize Growth has to happen, but the uncontrolled and random density that is impacting this county is wreaking havoc on the roads Not to mention making the small-town charm disappear. All roads are bursting at the seems with traffic. Storage facilities that are now landmarks, apartment buildings and complexes on every corner behind behind every previously wooded lot, bright line coming through unhinged to disrupt the entire county's way of life. Hoodwinked into thinking they were going to build a new train bridge. All this has been let loose **on your watch**. Things need to be done to control the growth with long-term impacts being considered. This administration is going to go down in history as the one that changed Martin County from a classic Florida town to just another booming havoc ridden metropolis.

What are you leaving my kids to look forward to?

Will Glover
2275 NW Fork Rd.
772-260-9568

Sent from iPhone
Excuse Typos

Chelsea Love

From: Sam Hay <samhhay@gmail.com>
Sent: Monday, February 14, 2022 11:51 AM
To: Comish
Subject: Oppose proposal to breach urban service boundary

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Dear Commissioners:

I very strongly oppose the proposal recently put forth to breach the urban service boundary provisions of our Comprehensive Plan. If approved, this proposal would open up our western farmlands to unchecked overdevelopment and would also inevitably lead to higher property taxes for us all.

Please reject this reckless proposal intended to benefit a few greedy developers at the extreme expense to the rest of us.

Sam Hay, Port Salerno

Chelsea Love

From: k mcchrystal <kmcchrystal2001@yahoo.com>
Sent: Monday, February 14, 2022 4:40 PM
To: Sarah Heard; Doug Smith; Edward Ciampi; Stacey Hetherington; Harold Jenkins
Subject: Becker B-14

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Why are agenda items PH-4 and PH-5 regarding Becker B-14 unavailable to look at on the agenda of 2/22? Thanks, Frank McChrystal

Chelsea Love

From: Anne Geddes <ahgeddes@gmail.com>
Sent: Tuesday, February 15, 2022 6:10 PM
To: Comish
Subject: stop over development in martin county

This Email Sent From External Sender

I AM A LONG STANDING CITIZEN OF MARTIN COUNTY AND AM ASKING YOU TO PLEASE STOP THIS RAPID DEVELOPEMENT WEST OF AND EAST OF I 95!!!! ANNE GEDDES

Chelsea Love

From: carol fitzpatrick <carolfitzz@hotmail.com>
Sent: Wednesday, February 16, 2022 6:52 PM
To: Stacey Hetherington; Edward Ciampi; Sarah Heard; Harold Jenkins; Doug Smith
Subject: Comprehensive Plan Needs public discussion

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To all Elected Officials an Government employees.

Think before you vote, put constituents first. This vote will be your legacy! Enough damage has been done in the past Century to our land and waterways! It is Commissioner's duty ,to hear constituents voices!
Taxpayers are still paying for past mistakes!

The Martin County Commission meeting that is going to decide the future of rural lands is on Tuesday Feb22.
While it's about the 180,000 acres in the Agriculture Land Use west of town. It will affect everyone in the County.

If this gets approved on Feb 22 there will be only one more hearing necessary to finalize it.

While the proposed Discovery PUD and the "Rural Lifestyle" land use are purposely complex and confusing, the concept is simple:

The urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses, and event centers will be allowed ANYWHERE in the county all the way out to Lake Okeechobee.
Sewer and water extensions will be allowed anywhere outside the urban boundary.
Three times as much density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.*

Given those incentives the prices of rural land in Martin County and the profit to be made from development will dramatically accelerate conversion of farm land. It will become difficult or impossible to purchase public lands for environmental restoration - for the Loxahatchee, CERP, Loxa-Lucie, or Palmar.*

-The experience of the Ag Preserve in Palm Beach County appears to demonstrate that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements.
-The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec, which got a special land use based on PUD promises, has failed to deliver any of the promises while the land retained the higher intensity land use.
-Basing a land use on the promise that residents will be very rich and will increase the tax base and have no interest in using any Martin County services cannot be constitutionally supportable.

All of the Martin County Commissioners promised when running that they would defend the comp plan and the urban boundary. The only way to stop this from wrecking the comp plan and making Martin County WORSE than Palm Beach and Dade County in terms of containing urban sprawl in undeveloped farmlands, is for everyone who cares, to:
-write letters to the editor of the Stuart News
-phone or email your commissioners
-get other folks involved in doing the same thing

This will be the most dramatic change to the County Comprehensive Plan since it was adopted in 1982. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences.

CONTACTS
County commissioners
EMAILS
Stacey Hetherington <shetherington@martin.fl.us>; Commissioner Doug Smith <dsmith@martin.fl.us>; Commissioner Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>
PHONES
Hetherington (772) 288-5421
Smith (772) 221-2359
Heard (772) 221-2358
Jenkins (772) 221-2357
Ciampi (772) 221-1357

County Planner - cdulin@martin.fl.us
or
Below is the formal "contact" site for Martin County Planning Dept
https://www.martin.fl.us/employee-contact/clyde-dulin

The 1500 developed acres will include
-a gated private community of 420 acres with 317 homes, worker dorms, golf cottages, and a golf course, a clubhouse and stores for residents' needs

-125 acres of preserved uplands and wetlands
-a world-class equestrian facilities and gathering spaces for the public
-preservation of the old Hobe Sound train station
see
https://beckerlegacy.com/futu

Sent from Mail for Windows

Chelsea Love

From: DOROTHY LANCI <dlanci3804@aol.com>
Sent: Wednesday, February 16, 2022 5:28 PM
To: Comish
Subject: Fw: Another bad idea.

Caution: This email originated from an external source.
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Sent from the all new AOL app for Android

----- Forwarded Message -----
From: "DOROTHY LANCI" <dlanci3804@aol.com>
To: "Comish" <comish@martin.fl.us>
Sent: Wed, Feb 16, 2022 at 5:27 PM
Subject: Fw: Another bad idea.

Sent from the all new AOL app for Android

----- Forwarded Message -----
From: "DOROTHY LANCI" <dlanci3804@aol.com>
To: "comish@martin.fl.gov" <comish@martin.fl.gov>
Sent: Wed, Feb 16, 2022 at 5:23 PM
Subject: Another bad idea.

Dear commission members,
Have you no shame? No citizen in his right mind supports the latest horrible agreement you've directed staff to come up with. Table the misguided proposal creating a new zoning category that virtually destroys our urban services boundary. Such a plan will ultimately place a burden on the ordinary Martin County taxpayer, change the way we treat our farmlands, and benefit only those such as Becker and outside developers, who stand to make quite a profit.
Dottie Lanci

Sent from the all new AOL app for Android

Chelsea Love

From: Sharon Newman <smn924@me.com>
Sent: Wednesday, February 16, 2022 12:55 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Re: Future of rural lands

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On Feb 16, 2022, at 12:48 PM, Sharon Newman <smn924@me.com> wrote:

Dear Commissioners

As a homeowner on Jupiter Island, I am concerned about the vote that will take place on Tuesday to change the County Comprehensive Growth Management Plan. I would like to avoid a repeat of what Jupiter Island is dealing with. Many people did not feel they were adequately informed of changes on the Island that were going to affect them. At the very least, before voting on this change, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences.

Respectfully submitted,
Sharon Newman

Chelsea Love

From: Dennis Stewart <stewartdenmar@gmail.com>
Sent: Wednesday, February 16, 2022 3:21 PM
To: Edward Ciampi; Sarah Heard; Stacey Hetherington; Harold Jenkins; Doug Smith
Cc: Dennis and Mary Stewart
Subject: Rural Lifestyle Land Use Plan and Discovery PUD up for Approval on February 22, 2022

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I have not seen an article in the Stuart News nor heard anything on the news about the Martin County Commission considering changing our Land Use Plan.
People need to know what is happening and how changing our Land Use Plan will affect their futures before the Commission votes on this change.

I am very concerned that the ambiance and uniqueness of Martin County will be destroyed if you approve and adopt the Rural Lifestyle Land Use Plan.
It would be the most dramatic and damaging change to the Martin County Comprehensive Land Use Plan since its adoption in 1982. Martin County could very well end up being worse than Palm Beach and Dade Counties in not containing urban sprawl in undeveloped farmlands.
Three times as much density would be allowed OUTSIDE THE URBAN BOUNDARY, so instead of approximately 9,000 units there would be the potential for 27,000 units all the way out to Okeechobee County. Talk about a nightmare!

As for the DISCOVERY PUD that is up for approval off Bridge Road in Hobe Sound.....there is no justification for making exceptions!
Once you open that door, it will be open to all.

Please DO NOT DESTROY OUR LAND USE PLAN!!!!!!!! It is what has kept Martin County special.

Mary Stewart
1950 SW Palm City Road #11-206
Stuart, Florida 34994

Chelsea Love

From: pavallier <pavallier@aim.com>
Sent: Wednesday, February 16, 2022 5:12 PM
To: Gayle Sen Harrell FL
Cc: Virginia Sherlock; PETER NEw RODAWAY; Jj Smith (new); andydujat@gmail.com; joanlucy13 @gmail.com; gabbyfromcmx@aol.com; sailshot82@gmail.com; n423y@att.net; bobmidwest@icloud.com; cindyflowers1@verizon.net; dgilman1238@gmail.com; ldelanojr@live.com; dwargo@cfl.rr.com; dstuart01@hotmail.com; donthatman@yahoo.com; fgalietti@yahoo.com; jflariviere@yahoo.com; reed.gene@gmail.com; TheBull2022@hotmail.com; ed_hemas@netzero.com; thorinka@comcast.net; rhhartling42@gmail.com; Keyesmar@aol.com; louisnrenault@aol.com; maggieshrt@gmail.com; clintstars@comcast.net; rmyania@att.net; rhsf@bellsouth.net; ralph@brotherspackaging.com; Donna Melzer; Bert Haese Cell; Clarke E; Congressman Brian Mast; Mike Stuart City Council Meier; Comish
Subject: SB 2508, MUST NOT PASS in the Florida state Senate

This Email Sent From External Sender

Passage of this horrendous FLORIDA bill will perpetuate the use of the St Lucie and Callosahatchee Rivers as “big Sugar’s” septic tank.

SB 2508 MUST NOT PASS!
Paul Vallier
Stuart

Sent from my iPad

Chelsea Love

From: Joan Bausch <jclb@gate.net>
Sent: Thursday, February 17, 2022 12:48 PM
To: Doug Smith; Edward Ciampi; Harold Jenkins; Comish; Sarah Heard
Cc: Clyde Dulin
Subject: Becker CPA 21-08 and Rural Lifestyles Land Use comments & questions

Caution: This email originated from an external source.
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February 17, 2022
Martin County Commissioners,

PROTECT OUR OUTSTANDING WATERS

My main concern is that the Becker/Discovery project (CPA 21-08) is in the footprint of the headwaters of the Loxahatchee and South Fork of the St Lucie River/ Indian River Lagoon.

Creating a new Land Use designation called "Rural Lifestyles" would allow PUDs in the area (and beyond) that put our natural lands in peril. (Designating "open land" does not protect the habitats.)

Our currant land uses have protected Martin County from the over-running of western lands with rampant development and as a result Martin County has been the pride of our citizens. Rural Land owners still have rights of 1 in 20 acres. Our taxes are reasonable.

Allowing golf courses on land so close to our headwaters will not solve our polluted rivers problems. How are our rivers protected from run-off of the fertilizers, etc. in this project?

PROTECT THE PRICE OF LAND FOR CONSERVATION

Allowing this land use designation will cause prices of land that we wanted and still need to preserve for conservation, for our drinking water, for our health and for wildlife, to become prohibitively expensive. We have not yet secured the necessary acres that will see us into the future.

Can you point to the limiting factors in the "Rural Lifestyles" land use that will adequately protect all the western lands currently in Agriculture or Ag Ranchette from being converted by developers? Once a land use has been granted it cannot be taken away.

The Comp plan (and its Land Uses) is our only protection from people whose only motive is development. We need YOU to consider the average taxpayers who have depended upon the strong comp plan and not the pleading demands of the sweet-talking developers and their agents.

The Urban Boundary is still the golden line that keeps us from sinking into the pit of over-development that is south Florida. Preserve it. Don't Give it away.

Thank you for giving these maters your closest inspection.

Joan Bausch

166 SE St Lucie Blvd- D 206
Stuart, FL 34996
772-349-8285
jclb@gate.net

Chelsea Love

From: Virginia M Coleman <vmrc@mac.com>
Sent: Thursday, February 17, 2022 6:16 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Clyde Dulin
Subject: Martin County Comp Plan

This Email Sent From External Sender

Dear Commissioners:

You already heard from many Martin County residents when you attempted to change the Comp Plan a few months ago. Nothing has changed. You all promised to keep the Comp Plan and the Urban Boundary when you were elected.

Nothing should be changed until the public is allowed open workshops to understand how the proposed changes would work. Agricultural easements do not last once they are surrounded by dense housing.

Virginia Coleman
133 Gomez Road
Hobe Sound

Chelsea Love

From: k mcchrystal <kmcchrystal2001@yahoo.com>
Sent: Thursday, February 17, 2022 1:35 PM
To: Stacey Hetherington; Doug Smith; Edward Ciampi; Harold Jenkins; Sarah Heard
Subject: 2/22

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I still can't pull up the details for PH-4 and PH-5. Anyplace I can get a hardcopy? Frank McChrystal

Chelsea Love

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, February 17, 2022 4:45 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Cc: Clyde Dulin
Subject: CPAs 2021-08 and 2021-09 and Sales Tax Increase - Feb. 22 Agenda
Attachments: Final_Feb27_ MCCA letter_re_CPAs2022_08 and _09.docx

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To: Martin County Commissioners

Cc: Martin County Staff – Planner-in-Charge Clyde Dulin,

From: Martin County Conservation Alliance

Re: CPA applications 21-08 and 21-09 – anti-USB and false claims of "self-supporting, self-contained" rural villages outside the USB and The County proposal to add a sales tax "to buy (unspecified) land" Please say No.

Date: February 17, 2022

The risk to the survival of our current valued Urban Service Boundary (USB) protections by passage of the Becker/Discovery plan is TOO HIGH to ignore. We impplore the BOCC to reject these Comp Plan Amendments and to uphold our USB protections.

The fiscal costs of CPAs 2021-08 and 2021-09 are also too high.

By allowing higher density limits & regional utility services in a new zoning category, expect other developers with similar properties outside the USB to DEMAND the same allowances. Our "award winning" Comp Plan was designed to give structure and guidance in our county as it traverses various stages of development.

The road to "browadization" of our vast, rural and ag spaces in western Martin County will be accelerated by the Comp Plan Amendments. The road is made smooth for future developer proposals further increasing densities.

The "morphing" process from rural and ag to suburban to, finally, total urban currently in the counties south of us, saddens us every day.

Amendments to satisfy the development plan for one "special interest party" has no reasonable justification. No true cost analysis is provided for CPAs 2021-08 and 2021-09 – apparently based on the false claims that there will be no cost to taxpayers and residents for thousands of additional homes in our rural and agricultural (ag) areas.

The biggest sticker shock is the loss of our urban boundary protections. To protect a strong urban boundary, say no to water and sewer extension outside the urban boundary and say no to higher density in rural/ag areas outside our urban boundary.

Without strong urban boundary protections, costly sprawl happens. The density of one residential unit plus some golf cottages and plus "employee quarters and accessory dwellings" per 5 acre proposed by the Comp Plan Amendments is characterized as suburban, not rural, and is a roller-coaster to high density, towns in formerly rural/ag areas, sprawl. Note: Becker B-14 Groves, Ltd. was also the applicant for the rejected costly Hobe Grove project that sought 4,300 homes outside the urban boundary.

The strong "no water and sewer utilities and no higher densities outside the urban boundary" in our Martin County Comprehensive Growth Management Plan (our Martin County Constitution) have been verified by experts to be the strength for our difference from the costly sprawl over-development of other south Florida counties. 1000 Friends of Florida website describes the residents' support for the urban boundary well:

> "Over the years, 1000 Friends has advocated for compatible development in urban areas and the protection of rural lands. 1000 Friends has helped Martin County develop and maintain its award-winning comprehensive plan and urban services boundaries, and ensure that sprawl does not encroach from Palm Beach County to the south."

No Needs or $$ analysis for CPAs 21-08-21-09: Not only is there no valid fiscal analysis of the proposal, there is no needs analysis. Saying thousands of houses sprawled over 100,000+ rural acres will have no cost to taxpayers is false. Saying thousands of houses sprawled over 100,000+ rural acres will have no impact on our roads, our schools, our environment, our emergency services... quality of life is false.

An additional % of "open space" is proposed but that includes allowing "off-site" preservation which not worked in other areas and only increases the density of the housing area on-site. That density is a strike against this being "rural or agicultural" and the greater density means more harmful runoff into the "open space."

Losing an urban boundary and developing 100,000 or more acres -and without careful planning and financial analysis and accountability and without full disclosures - is costly both (i) on taxpayers as discussed with Hobe Grove and (ii) on residents' quality of life (traffic, school impacts, demands on the sheriff department and fire-rescue, beaches, etc.) as learned with Broward and Palm Beach counties.

The Applicant and Staff's answer to costly sprawl and browardization is that –

> **These will all be "self-supporting, self-contained rural communities outside the Primary Urban Service District" is an empty analysis.**
>
> **The "self-supporting, self-contained" villages will not happen. The claim that any problems won't exist because only one village at a time will be approved does not change the price tag, the browardization cost factor.**

See article "Pitchforks or polo mallets: New Martin County rule would allow lots of land uses" | Opinion Blake Fontenay Treasure Coast Newspapers Feb 2, 2022 - on the flaws in "self-contained, self-supporting."

MCCA joins many others to oppose CPAs 21-08 and 21-09. Concerned residents do not support such drastic change to our Martin County future. This is the first step to a slippery slope for even denser development on rural and ag lands. The impacts to traffic, schools, taxes, emergency services, taxes, beaches and parks, the very higher demand for infrastructure, taxes, emergency services, taxes, are enormous.

Please say no to CPAs 21-08 and 21-09.
At the very least, this is as important or more than the November vote on proposed Comp Plan changes delayed for further consideration. See Stuart News article on Nov. 16, 2021: "Martin County delays controversial changes to Comprehensive Plan, will hear community first."

Once this bell is rung, the burden on taxes, on the environment including the beaches and our Indian River Lagoon Plan* needs, on traffic and schools, on emergency services (sheriff and fire-rescue) cannot be unrung. Property rights in south Florida history show that.

Our Urban Boundary -- Martin County residents and experts have repeatedly stood strong about the importance of the urban boundary –

- □□□□□□ USB protects against costly sprawl – browardization and impacts on traffic, schools, taxes, emergency services, waters, environment.

- □□□□□□ USB helps CERP/IRL Restoration – the CPAs undermine our IRL Restoration.

- □□□□□□ USB helps wetlands and native Habitat protections – the CPAs proposals allow greater destruction of wetlands and native habitat. The "open space" calculation is unclear at best.

Palm Beach County's AgReserve has proven the false claims of Staff's Conclusion that clustering will "preserve open space in perpetuity."

Likewise, Re Sales Tax Increase Proposed Agenda Item also to be heard on Feb. 22: voting for CPAs 21-08 and 21-09 contradicts the BCC claim to support IRL Restoration by making needed lands less affordable. "Buying land" is not specific enough as the key support is for CERP/IRL Restoration and parks.

Sincerely,
Martin County Conservation Alliance
By Donna Melzer, Chair

About Martin County Conservation Alliance - MCCA was begun in 1964 to educate and support protections of our environment, our quality of life, responsible growth. From the time that Martin County adopted the award-winning Comprehensive Growth Management Plan based on the legally strong urban boundary, MCCA together with residents, taxpayers, and numerous community organizations have worked to preserve the urban boundary protections these CPAs propose to gut.

* CERP/IRL Restoration Needs & Sales Tax: CPAs 21-08 and 21-09 would impede acquiring needed lands for the IRL Restoration. Martin County and its residents and organizations have long fought hard for the CERP/the IndianRiver Lagoon Restoration Plan (part of CERP). Past successful local projects involved purchases of large tracts of land in western Martin County which were affordable because of the urban boundary. Most critically, more lands are needed; the price of lands STILL NEEDED for CERP/ Indian River Lagoon Restoration would increase if CPAs 21-08 and 21-09 are adopted. We have lost enough summers.

Residents have observed the costly growth of Miami-Dade, Broward, and then Palm Beach County and the obstacles of that growth to having an affordable CERP to save the Everglades and waters such as our Indian River Lagoon. Residents, organizations, and courts have analyzed the impacts of losing the urban boundary on traffic, taxes, infrastructure costs, taxes, schools, taxes, emergency services, taxes including:

- Section 28 litigation – in 1996 and in 2000 the Fourth District Appellate Court and in 2002 the Florida Supreme Court upheld the county protection and enforcement of our valued urban boundary.

The 2000 County Resident Workshops for a “2020 Vision For a Sustainable Martin County” Key Element: “Contain development through the Urban Services Boundary (USB)”

In 2005 - $500,000 Study tried to gain resident support for “clustering’ – similar to CPA 2021-08 and 2021-09: The “clustering” proposal outside the urban boundary was strongly opposed and the resident support did not come to fruition.

In 2009 – the Future Group campaign against the urban boundary failed.

In 2011- the Hobe Grove urban boundary CPA proposed changes were rejected by residents and the county commission.

Chelsea Love

From: Michael Merker
Sent: Thursday, February 17, 2022 10:33 AM
To: Virginia Sherlock; Taryn Kryzda; Paul Schilling
Cc: Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; Stacey Hetherington
Subject: RE: No access to Becker/Discovery agenda items

Ms. Sherlock,

The items not appearing on the agenda are a technical matter caused by the configuration of our agenda management system. The issue is complicated to explain by email, so I will call you shortly to explain.

Michael Merker, CGCIO
Chief Information Officer
Information Technology Services
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
mmerker@martin.fl.us
772.221.1310

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, February 17, 2022 10:18 AM
To: Taryn Kryzda <tkryzda@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Michael Merker <mmerker@martin.fl.us>
Cc: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: No access to Becker/Discovery agenda items

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Taryn,

As you know, there is considerable interest in the Becker/Discovery Comp Plan Amendments that are scheduled to be heard at the February 22 BOCC meeting.

When the agenda is downloaded and efforts are made to retrieve the packets for these items, a "records are unavailable" message is received. When the entire agenda packet is downloaded, these two items -- PH-4 and PH-5 -- do not even appear on the agenda.

The situation is extremely confusing and frustrating to residents, who are trying to understand exactly what is being proposed but cannot obtain information needed to evaluate the

proposals. I have received numerous e-mails from residents who cannot access the agenda items.

Can you let me know whether or not these Comp Plan Amendments will be going before the Commission on Tuesday and, if so, how can residents obtain the agenda materials?

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

Thomas & Victoria Norton
11729 SE Florida Avenue
Hobe Sound, Florida 33455

February 17, 2022

Dear Sarah Heard,

As I understand it, the Martin County Commission meeting, scheduled for Tuesday, February 22, is for the purpose of deciding the future of rural lands in Martin County. Consideration of changes to the County's Comprehensive Plan that are being proposed to accommodate wealthy, our-of-county developers who intend to change for the worse the character of Martin County.

Specifically, the proposed Discovery PUD and the proposed new "Rural Lifestyle" land use designation are the proverbial "Camel's nose under the tent," and will lead to suburban sprawl throughout Martin County. The discussion around these proposed changes may seem complex and confusing, but the likely end result is clear:

1. The urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses will be allowed ANYWHERE in the county from the barrier islands all the way out to Lake Okeechobee.
2. Sewer and water extensions will be allowed anywhere outside the urban boundary.
3. Triple the current density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.

Given those incentives, the prices of rural land in Martin County and the profit to be made from development will dramatically accelerate conversion from farm land into commercial-residential sprawl. It will become difficult or impossible to purchase public lands for environmental restoration - for the Loxahatchee, CERP, Loxa-Lucie, or Palmar.

The experience of the Ag Preserve in Palm Beach County demonstrates that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements. The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec, which got a special land use based on PUD promises, has failed to deliver any of those promises while the land continues to be designated for the higher intensity use.

Basing a land use on the promise that residents will be very rich and will increase the tax base but have no interest in using any Martin County services has proven to be a false narrative in past cases.

All of the Martin County Commissioners, when running for office, assured voters that they would defend the County's Comprehensive Plan and the urban boundary. The proposed changes to the current Comprehensive Plan will destroy what has been the MOST admired plan of any county in the State of Florida, and such changes will destroy what has made Martin County so special. With the depressing result thatMartin County could become WORSE than Palm Beach and Dade Counties in terms of containing urban sprawl.

This will be the most dramatic change to the County Comprehensive Plan since it was adopted in 1982. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences of the proposed changes.

I appreciate your consideration of my request for additional forums for the public to voice fully its feelings concerning the proposed changes. I suspect you will find your electorate is not supportive of changing what is a model Comprehensive Plan.

Very truly yours,

Thomas R. Norton
Victoria L. Norton

Chelsea Love

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, February 17, 2022 5:37 PM
To: Taryn Kryzda; Paul Schilling; Michael Merker
Cc: Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; Stacey Hetherington; Virginia Sherlock
Subject: RE: No access to Becker/Discovery agenda items

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Taryn,

The technical problem which prevented the public from accessing agenda item materials for the February 22 BOCC meeting now appears to have been corrected. I appreciate Mike Merker explaining the problem to me and his (successful) effort to resolve it.

Unfortunately, many residents were confused and frustrated by the inability over the last few days to access the materials that will be considered next Tuesday in discussing a major change to our Comprehensive Growth Management Plan. I hope the Commission continues items PH-4 and PH-5 to give the public a reasonable opportunity to review and evaluate the proposals.

Thanks again to Mike Merker and the IT staff for identifying and solving the problem.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Virginia Sherlock
Sent: Thursday, February 17, 2022 10:18 AM
To: Taryn Kryzda <tkryzda@martin.fl.us>; pschilli@martin.fl.us; Michael Merker <mmerker@martin.fl.us>
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Thank you.

Ginny Sherlock
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Telephone: (772) 287-0200
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Chelsea Love

From: Marilyn Wenner <msw2350@gmail.com>
Sent: Thursday, February 17, 2022 3:31 PM
To: Stacey Hetherington
Subject: Atlantic Fields Discovery PUD

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Commissioner Hertherington,

I am opposed to the Atlantic Fields Discover PUD and the "Rural Lifestyle" land use proposition being voted on on Feb. 22, 2022. Please defend our Comprehensive Plan as it stands.

Sincerely,
Marilyn Wenner
Hobe Sound, Florida

Chelsea Love

From: Joe Doodian <canarsiejoe@gmail.com>
Sent: Friday, February 18, 2022 7:02 PM
To: Doug Smith; Edward Ciampi; Sarah Heard; Stacey Hetherington; Harold Jenkins; Jinxy.Jinx505@yahoo.com
Subject: Re: FPL Surcharge drop to .5

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People are waking up! Not blaming the Martin County Commissioners for this but hopefully, you reflect the growing anger & concern
Your constituents are feeling.
This post is not mine but easily accessible on Nextdoor. I modified it since I do not want to possibly commit libel.

This is a post from a neighborhood website. I edited it slightly.

It has never been more apparent that developers are taking over the City of Stuart than this week when the City allowed the developers for the KannerPUD (which is still in litigation) to start tearing down and clear-cutting land that they are NOT permitted to do yet. Shame on the City of Stuart. For allowing developers to expedite major projects that should require ethical and fastidious planning/permitting. Disregarding the Comp Plan so they can build with more intensity and ZERO preservation on 50 acres with 10 wetlands they plan to fill in with concrete. We are documenting everything and we will remember this when the negative impacts start to hit us head-on while they plead their willful ignorance as an excuse.
https://www.facebook.com/SaveMartinCounty/videos/919241342296111

On Mon, Feb 7, 2022 at 2:19 PM Doug Smith <dsmith@martin.fl.us> wrote:

> Thank you for taking the time to express your opinion on this important subject. Each of the Commissioners and Martin County's Administration has received your email.
>
> Best regards,
>
> **Kathy Boden**
>
> Commission 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

From: Joe Doodian <canarsiejoe@gmail.com>
Sent: Monday, February 7, 2022 9:34 AM
To: Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Jinxy.Jinx505@yahoo.com
Subject: Re: FPL Surcharge drop to .5

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Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning Commissioners:

When we are employed the question is who do we work for?

Who hires politicians? The answer is the vote of individual citizens. Not corporations. Not developers! Not real estate agencies.

Yes, job development is great & companies that pay a wage that affords people to live in our community deserve consideration.

Those that reap profits but do not are taking more than they are giving back!

I am a fan of Costco. I am not a fan of the location! I am not a fan of the development at the eastern foot of the Vets Memorial bridge either.

I am not discussing jurisdiction here. It is just an overview.

Btw does anyone think it is eye pleasing to residents or tourists to see boats stuffed into slips when crossing overpasses?

I am not saying no to slips again it is the amount!

I am sure some of you read this.

Open letter from Robin Cartwright, the woman who stood up to the City of Stuart on behalf of us all and has consistently been the target of disgraced former Stuart commissioner Thomas Campenni's inaccurate, bullying rants ever since: Dear Mr. Campenni at Friends & Neighbors - As you yet again see it fit to disparage my concern for our community, let me address these specific points you brought up. "As that parcel is developed, it will go through a rigorous process of reviews and inspections…and it should. What should not happen is individuals using the systems in place that protect the environment to harass officials and the property owner. I am afraid that is what is happening, and it needs to stop." You claim to be a friend and neighbor? Whose friend and whose neighbor? The Kanner CPUD owner is allowed to "mow and mulch" and much of what has been done is beyond simple clearing of land. This parcel on Kanner has 10 wetlands, some of which have good WRAP scores and their removal will have huge environmental impacts. Yet no mitigation is being provided for three of the highest scoring wetlands on the Kanner CPUD. Have you asked the City of Stuart as to why they've not asked for mitigation to be documented? "When someone demands inspection after inspection and repeatedly nothing is found wrong, it is harassment. ..." You say things aren't found as wrong. The environmental consultant, EW Consultants, responded to the SFWMD with a statement "The Environmental Assessment provided with the original application as well as detailed explanations provided in Section C. of the application materials documented that there is no nesting or denning activity by any wetland dependent listed species on the subject property. There are gopher tortoises documented to be present, however, they are not a wetland dependent species, and their protection will be addressed through FWC permittingrequirements." No nesting species? The US Fish and Wildlife Service recognizes this area as a rookery for the threatened Wood Stork. In fact, there was expert testimony provided under oath as to this fact as part of the DOAH trial. So the information provided as part of the SFWMD response is, at best, incomplete. Mr. Weinberg has been proven to be less than thorough in his reporting, most recently at Bridgeview where he said there was no evidence of threatened and endangered Tillandsia airplants. Yet, with permit in hand, the Native Plants Society found literally HUNDREDS, which they were luckily able to salvage. Are you asking Mr. Weinberg or his staff as to what they are doing to verify the presence of threatened species on this parcel? Or is that harassing them to do their job? EW Consultants responding to their own report saying there are no nests on site is like me creating my own test, grading it, and then saying I got a 100% and you should just trust me. And regarding another one of your posts… Regarding the pond that's partially on the Kanner CPUD, if you did any research you'd know that the County originally dug that for mosquito control. It was not created by the owners of Lychee Tree Nursery. Present the facts correctly. "... And we know what happened to the boy who cried wolf. Abuse of the system set up to stop actual violations becomes frayed. The people abusing that system should suffer the consequence.," Yet again, your threats that I should suffer are not going unnoticed. In your November 22, 2020 newsletter, you that I should be careful as to not be sued by Mr. Marino or Costco but it would be a "just outcome" if I were to basically be financially devastated. And now you are saying I should "suffer the consequences." You are a bully. Full stop. You were forced to resign from the City Commission for bullying. It's been documented in TCPalm in at least two TCPalm articles "Campenni was 'bully,' made vulgar comments to staff, violated city charter, report says" and "Memo describes Stuart commissioner's threat to 'come after' city manager over Costco meeting." I'm including the links in the comments for anyone who is interested in reading them. You were asked to step down specifically over the Costco project because David Ross, the former City Administrator, requested you follow commissioner ethics. And here we are years later, and you are still inserting yourself in this story and promoting this project. Why? You might technically be a neighbor, but, Mr. Campenni, you are not our friend. Nor are you a friend of Stuart or Martin County. If you were, you would be grateful that there are those of us who care about the

environment. If you were, you would care that we are care about the lack of oversight by those paid by our tax dollars. If you were, you would be supporting open dialogue and not writing snarky speculative blogs that disparage those of us speaking out and that border on libel. Your tagline is "Your Martin County Government Watchdog!" The only things you are watching is what we are doing. Perhaps your time would be better spent watching the actual government you claim to be watching and not disparaging your neighbors.

Thank you for your time & consideration,

Joe Doodian

On Tue, Aug 3, 2021 at 7:31 AM Joe Doodian <canarsiejoe@gmail.com> wrote:

MARTIN COUNTY — The county on Tuesday added a 6 percent fee onto the electricity bills of customers in unincorporated areas.

Really? The people say no to new taxes and you say...stuff it! Wow

Except for Heard and Smith.

So if you fail to succeed try try again... voted down again in 2017

Martin County sales-tax increase fails despite vow to clean St. Lucie River with funds 8/29/2017

So now you try again! November 2018. Now schools and kids are put on the front page to get a tax increase.

You finally get more taxes. So now you get the six percent FPL surcharge and the .5 cent sales tax!

The right thing to do and you have the power to do it! Along with two commissioners that were against the FPL surcharge in the first place! Lower the FPL surcharge to .5 percent!

Heard and Smith was against it in the first place! Come on Ed step up it is an election year! You can be the 3rd vote for responsible government. Instead of tax and spend!

Lower or remove the FPL surcharge from our bills, now. That would be a responsive government.

You have the power. Here's the right thing to do. And you obviously can!

The county can drop the fee to as low as 0.05 percent. A change might be prompted, for example, if less revenue is needed or if power consumption increases.

Instead of pushing people to take 5000/8000 dollar septic tanks charge out bills when they say no to new taxes. For river clean-up. Caused by Big Sugar!

I wonder how much Big Sugar has directly spent to clean up their mess as well as builders that put developments up without proper runoff protection! When they are still pumping billions of gallons of water out Okeechobee!

Citizens always get stuck holding the bag for the big lobbyist pay-to-play corporations! We clean up their mess!

I could very well make my case and it is a strong one in the paper and social media. I think I will wait and see if there is a response.

We have a few months until people are outvoting.

You can be responsible to the people that hired you and can fire you. Everything has gone up for your constituents in 2021 gas alone has almost doubled! We are bleeding more money out of our pockets right now! Lower the FPL surcharge or remove it! .5 percent!

Wow, that is a lot of moolah! even more reason to lower the FPL surcharge!

Taxable property value in unincorporated Martin County up 5.3% this year to $25 billion

Thank you,

Joe Doodian

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Chelsea Love

From: Joan Jones <jcjones123@att.net>
Sent: Friday, February 18, 2022 8:54 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Comp Plan

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Dear Commissioners:

I have lived in Palm City for 22+ years and rarely, if ever, write to the governing board of Martin County. My husband and I moved here because it was such a beautiful place with lots of nature, open space, as we were amateur photographers. We also loved to flyfish and had loads of beautiful places in which to do that. The years have passed, and we were always assured the Comp. Plan would stay in place to ensure we would always live in a small piece of Paradise. It appears that these days people are no longer honorable, and say one thing when they are campaigning, and do another once elected. What happened to defending the Comp Plan and keeping Urban Boundaries? Even worse is the issue of transparency.... the Public has just been left out of the process. If we all wanted to live in South Florida... we would be living there. Martin County is a little gem and the only way to keep it that way is to adhere to the Comp Plan and Urban Boundaries. I believe residents of Martin County are getting very tired of the direction and tactics of the Commission.... you know who you are.....

Yours truly,
Joan C. Jones
Palm City FL.

Chelsea Love

From: Ray Klahne <ray.klahne@gmail.com>
Sent: Friday, February 18, 2022 12:28 PM
To: Comish
Subject: Audubon of Martin County
Attachments: MC BOCC Mail Archive __ Delaplane Peninsula Preserve.pdf

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Dear Commissioners,

It was brought to my attention last night that a recent addition to our board of directors, Lesley Roy, used her position in a highly inappropriate fashion to further her own personal agenda. I'm referencing her email of February 7 in which she writes in opposition to a prescribed burn at Delaplane Peninsula Preserve (attached).

Our chapter Vice President, Jim Howe has worked tirelessly at Jonathan Dickinson State Park where burning is the prescribed medicine for vegetative growth over time in order to bring the property back in-line with its natural state. As a chapter we support and participate in Fire Fest at the park in order to increase public awareness and knowledge of this valuable tool of ecosystem maintenance. Past president, John Nelson, has put forth countless hours carefully crafting our chapters conservation position, all the while staying apolitical. Lesley's email badly damages their work and her voice is not the voice of this Audubon chapter.

Please accept my apologies for this unnecessary disruption to the more important business you're trying to deal with each day.

Ray Klahne
President
Audubon of Martin County

Chelsea Love

From: Nic Mader <dolphinmader@gmail.com>
Sent: Friday, February 18, 2022 3:05 PM
To: Comish
Subject: Against Comp Growth Plan

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Dear Commissioners Ciampi, Heard, Heatherington, Jenkins, and Smith,

I'm writing to strongly oppose the agenda item to change text amendment to the Comprehensive Growth Management Plan (agenda item 22-0527) and to also oppose the amendment to the Future Land Use Map (FLUM) on 1,493.91 acres (agenda item 22-0533).

The reasons are obvious.

Please vote against these proposed changes.

Sincerely, Nic Mader

Chelsea Love

From: Kara Grace Muzia <muzia.karagrace@gmail.com>
Sent: Friday, February 18, 2022 2:44 PM
To: Comish
Subject: Opposition to Rural Designation
Attachments: Letter to BOCC 18 Feb 2022.pdf

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

Dear Commissioners Ciampi, Heard, Heatherington, Jenkins, and Smith,

I'm writing to strongly oppose the agenda item to change text amendment to the Comprehensive Growth Management Plan (agenda item 22-0527) and to also oppose the amendment to the Future Land Use Map (FLUM) on 1,493.91 acres (agenda item 22-0533).

I grew up in western Martin County, and my folks are still out there. We visit them regularly, always enjoying the quiet, spacious atmosphere western Martin County provides. This area truly has a distinct and special feel to it, and these proposed amendments threaten this. I firmly believe that we should strive to keep more of the country lifestyle that helps to make Martin County, Martin County. By changing the current agriculture designation to "rural lifestyle," it's a step in the direction of creating more overall congestion, increasing weight on taxpayers, and negatively impacting our waterways.

I chose Martin County to raise my children in largely because it is so unique; you can play at the beach and then drive twenty minutes west and be in the open, wonderful countryside. These amendments threaten this uniqueness, and I encourage you to preserve what makes our county so special.

Please vote against these proposed changes.

Thank you,

Kara Grace Muzia

Chelsea Love

From: tony napolitano <tnap18@yahoo.com>
Sent: Friday, February 18, 2022 10:27 AM
To: Comish
Subject: Statue

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

There is a circle (roundabout) being constructed on Savannah Road and Coy Senda in Jensen Beach. I propose that in the center of it, a statue of President Donald J. Trump be erected. Votes for you may be negatively affected by your decision, especially Mr. Smith's. Thank you for your consideration.

Sent from Mail for Windows

Chelsea Love

From: Kim Waser Nash <k.waser.nash@gmail.com>
Sent: Friday, February 18, 2022 3:17 PM
To: Comish
Subject: Land Designations in Martin County

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

Dear Commissioners Ciampi, Heard, Heatherington, Jenkins, and Smith,

I'm writing to strongly oppose the agenda item to change text amendment to the Comprehensive Growth Management Plan (agenda item 22-0527) and to also oppose the amendment to the Future Land Use Map (FLUM) on 1,493.91 acres (agenda item 22-0533).

I grew up in Martin County and am currently raising my son here as well. While we live in Hobe Sound, we frequently visit our family in western Martin County as well as the beautiful parks and open spaces in western Martin County. It is a special jewel, and these proposed amendments threaten our entire county's landscape and way of life. I firmly believe that we should strive to keep more of the country lifestyle that helps to make Martin County, Martin County. By changing the current agriculture designation to "rural lifestyle," it's a step in the direction of creating more overall congestion, increasing weight on taxpayers, and negatively impacting our waterways.

We also simply do not have the infrastructure in place to support this continued growth, which has become more and more evident over the years. I chose to remain in Martin County and raise my family here because it has always been the county where urban sprawl stops from our neighbors down south. These amendments threaten this uniqueness, and I encourage you to preserve what makes our county so special.

Please vote against these proposed changes.

Thank you,
Kim Waser Nash

--
Please consider the environment before printing this email.

Chelsea Love

From: Mali Annibali <maliannibali@yahoo.com>
Sent: Saturday, February 19, 2022 7:51 PM
To: Stacey Hetherington
Subject: Fw: Martin County Comprehensive Plan

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----- Forwarded Message -----
From: Mali Annibali <maliannibali@yahoo.com>
To: sheatherington@martin.fl.us <sheatherington@martin.fl.us>; hjenkins@martin.fl.us <hjenkins@martin.fl.us>; eciampi@martin.fl.us <eciampi@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; dsmith@martin.fl.us <dsmith@martin.fl.us>
Sent: Saturday, February 19, 2022, 07:46:49 PM EST
Subject: Martin County Comprehensive Plan

Commissioners
Please please please do not abandon our Comprehensive Plan that has helped keep our Martin County beautiful and so protected from over development. We all live in one of the best places in Florida and we should keep it that way.

Mary Annibali
Resident of Hobe Sound, Florida

Chelsea Love

From: Kate <katmill@ix.netcom.com>
Sent: Saturday, February 19, 2022 9:24 PM
To: wpidot@tji.martin.fl.us; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; Stacey Hetherington; Harold Jenkins; Edward Ciampi; Sarah Heard; Doug Smith
Subject: Uphold Comprehensive growth plan. Vote no on rural lifestyle

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Kate and Bill Miller, 103 River Rd., Hobe Sound, FL 33455

Chelsea Love

From: Robin Sexner <twofurys@gmail.com>
Sent: Saturday, February 19, 2022 8:32 PM
To: Comish
Subject: Growth in Martin County

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I understand there are 6 developments including 935 homes being considered for South Martin County. I am a Hobe Sound resident and I already feel the pain of congestion in our traffic. Furthermore, I am concerned this growth will make more traffic accidents and reduce already strained services and resources. Please vote against this.

Sincerely,

Robin Cole

Zeus Park Hobe Sound

Virus-free. www.avast.com

Chelsea Love

From: Audrey H Charlson <ahcnc@aol.com>
Sent: Sunday, February 20, 2022 4:48 PM
To: Stacey Hetherington
Subject: Fwd: Please Vote "NO"

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This email originated from an external source.
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Subject: Please Vote "NO"

Dear commissioner,

Please vote "NO"to Discovery PUD .
My Family has lived here for 30 years and would absolutely hate to see this wonderful place ruined by "The Rural Lifestyle" land conversion!
All of the Martin County Commissioners promised when running that they would defend the comp plan and the urban boundary.
Please , please vote " NO" and save our beautiful Martin County.
Sincerely,

James E Goulard

105 Gomez Road
Hobe Sound, FL 33456

Sent from my iPhone

Chelsea Love

From: Debra Klein <dkearthecosystem@gmail.com>
Sent: Sunday, February 20, 2022 1:25 PM
To: Sarah Heard; Harold Jenkins; Doug Smith; Stacey Hetherington; Edward Ciampi; Taryn Kryzda; Sarah Woods
Subject: land use designation for "Rural Lifestyle" plus tax increase

Caution: This email originated from an external source.
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Dear Commissioners,

I disagree with creating a new land use designation "Rural Lifestyle" until/unless public workshops are permitted to explore precisely what that means and the consequences. Also, the tax increase must be extremely concise that it will only be used for purchase of lands for conservation purposes and not for other potential "recreational" uses or otherwise.

Thank you for your attention to this matter.

Debra L. Klein,
Martin County citizen

Chelsea Love

From: Susan Yorke <s_yorke@yahoo.com>
Sent: Sunday, February 20, 2022 3:44 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Cc: Clyde Dulin
Subject: CPA 21-09 Becker Grove

Caution: This email originated from an external source.
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Dear Commissioners,
Please vote “NO” on the Rural Lands Amendment for the proposed Discovery development. This amendment would open the door on 1 unit per 5 acres on agricultural land throughout the county.

The sprawl will eventually overtake all of Martin County's agricultural lands as AG land owners cash in crop land for development. In addition to increasing development, this proposal will wreck the Comp Plan's urban boundary by extending urban services outside the established boundary. There is still sufficient area to build within the urban boundary and there is no data to justify extending the boundary. The cost for extending the urban services will raise taxes for all residents of Martin County. This is not smart development by any measure.

We urge you to consider the long-term future of Martin County, and not the profit for a few.

Sincerely,

Susan Yorke

Indiantown, FL

Chelsea Love

From: Jay Ackerman <jayackphoto@gmail.com>
Sent: Monday, February 21, 2022 11:43 AM
To: Stacey Hetherington
Subject: Fwd: Martin county
Attachments: Martin Commissioners Letter 02-17-2022.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Jay & Elizabeth Ackerman
11622 SE Florida Ave
Hobe Sound, Florida 33455

February 20, 2022

Dear Stacy Hetherington,

As We understand it, the Martin County Commission meeting, scheduled for Tuesday, February 22, is for the purpose of deciding the future of rural lands in Martin County. Consideration of changes to the County's Comprehensive Plan that are being proposed to accommodate wealthy, our-of-county developers who intend to change for the worse the character of Martin County.

Specifically, the proposed Discovery PUD and the proposed new "Rural Lifestyle" land use designation are the proverbial "Camel's nose under the tent," and will lead to suburban sprawl throughout Martin County. The discussion around these proposed changes may seem complex and confusing, but the likely end result is clear:

1. The urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses will be allowed ANYWHERE in the county from the barrier islands all the way out to Lake Okeechobee.
2. Sewer and water extensions will be allowed anywhere outside the urban boundary.

3. Triple the current density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.

Given those incentives, the prices of rural land in Martin County and the profit to be made from development will dramatically accelerate conversion from farm land into commercial-residential sprawl. It will become difficult or impossible to purchase public lands for environmental restoration - for the Loxahatchee, CERP, Loxa-Lucie, or Palmar.

The experience of the Ag Preserve in Palm Beach County demonstrates that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements.
The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec, which got a special land use based on PUD promises, has failed to deliver any of those promises while the land continues to be designated for the higher intensity use.

Basing a land use on the promise that residents will be very rich and will increase the tax base but have no interest in using any Martin County services has proven to be a false narrative in past cases.

All of the Martin County Commissioners, when running for office, assured voters that they would defend the County's Comprehensive Plan and the urban boundary. The proposed changes to the current Comprehensive Plan will destroy what has been the MOST admired plan of any county in the State of Florida, and such changes will destroy what has made Martin County so special. With the depressing result thatMartin County could become WORSE than Palm Beach and Dade Counties in terms of containing urban sprawl.

This will be the most dramatic change to the County Comprehensive Plan since it was adopted in 1982. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences of the proposed changes.

We appreciate your consideration of our request for additional forums for the public to voice fully its feelings concerning the proposed changes. I suspect you will find your electorate is not supportive of changing what is a model Comprehensive Plan.

Very truly yours,

Jay & Elizabeth Ackerman

917.576.9813

Chelsea Love

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, February 21, 2022 3:12 PM
To: Stacey Hetherington
Subject: BOCC Feb. 22
Attachments: Comments for the Feb 22 BOCC meeting.docx

Follow Up Flag: Follow up
Flag Status: Completed

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Commissioner Heatherington,
I'm attaching my comments for tomorrow's meeting.
Thank you for reading and considering them.

Carol Ann Leonard

Chelsea Love

From: Karen Begeman <karenbegeman@icloud.com>
Sent: Monday, February 21, 2022 8:11 PM
To: Comish
Subject: Uncontrolled growth

This Email Sent From External Sender

I would like to offer my opinion about the changes happening to our lovely Martin county. My husband and raised our our 4 children here and have been blessed to call this home since 1984. Change is inevitable but does not have to be out of control. Please consider maintaining the difference that make our county so unique.
It is our desire to see that change is maintained within the boundaries adopted by our county prior to this recent frenzied building and growth that has made us look like everyone around us . Please protect Martin County.

Karen Begeman

Chelsea Love

From: ebelizar@aol.com
Sent: Monday, February 21, 2022 4:42 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi

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I am a long-time Martin County resident, writing to voice my strong opposition to CPA 21-08 and 21-09. I strongly request that you vote NO on this change to our county's Comprehensive Plan.

This major revision is a bell that cannot be un-rung, and it sets the stage for rampant overdevelopment and the complete erosion of our urban boundary.

When elected, each of you pledged to protect our Comprehensive Plan, yet with the exception of Commissioner Heard, I don't see it in your actions. Our county is already being seriously over-developed, and you seem to be welcoming these changes.

Vote NO on CPA 21-08 and 21-09. Your constituents are watching.

Ed Belizar
Jensen Beach

Chelsea Love

From: Liz Berens <lizardo@me.com>
Sent: Monday, February 21, 2022 4:26 PM
To: Clyde Dulin; Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: The future of rural lands

This Email Sent From External Sender

Dear Commissioners,

As a resident of Martin County, I am concerned about the meeting taking place tomorrow that will decide the future of our precious land.

I do not believe we have been properly appraised of all that this development will entail. A golf course community created by as reputable a group as Discovery seems in and of itself to be desirable. However I am not sure how future development will be impacted by this plan.
Can you not delay this vote until more residents have the opportunity to hear your reasoning.

There are just too many questions regarding agricultural lands, traffic, power, water, and the ability to purchase public land for environmental preservation.

The commissioners of Martin County have the responsibility to preserve and protect our precious land and resources . I ask that you provide some kind of constructive communication to the residents that we may be able to understand the direction you are taking.

As elected officials I believe you owe us that.

Sincerely,
Mr and Mrs Rodney Berens
11986 SE Laurel Lane
Hobe Sound , Fl 33455

Chelsea Love

From: Nancy Bohen <nkbohen@gmail.com>
Sent: Monday, February 21, 2022 9:02 AM
To: Comish
Subject: Protect the Urban boundary

This Email Sent From External Sender

Dear Martin county Commissioners:
Please vote tomorrow to PROTECT THE URBAN BOUNDARY, AND THE COUNTY COMPREHENSIVE PLAN.

Martin county residents do not want this kind of expansion. We don't want to become Palm beach county.

Your promised to protect us, please do it.
Nancy Bohen
William Bohen

3723 SE Starboard Lane
Stuart, FL 34997

Chelsea Love

From: dgregbraun@aol.com
Sent: Monday, February 21, 2022 2:27 AM
To: Doug Smith; Sarah Heard; Edward Ciampi; Harold Jenkins; Stacey Hetherington
Cc: John Maehl
Subject: Support for Land Acquisition Referendum

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

Dear Commissioners: Thank you for your continued interest in creating a new dedicated source of funding for acquisition of environmentally valuable properties in Martin County.

Due to intense development pressure, valuable habitat is currently being lost in Martin County without simultaneous and equal preservation. I support staff's recommendation on this item and ask that you set the wheels in motion for a ballot item in November 2022 that would allow Martin County voters to show their support for the creation of a new funding source for land acquisition for properties within the IRL-South, Pal-Mar, Loxa-Lucie/Atlantic Ridge Ecosystem and IRL Blueways projects.

Sincerely,

Greg Braun

Chelsea Love

From: SUZANNE BRILEY <suzannebriley3103@comcast.net>
Sent: Monday, February 21, 2022 7:21 PM
To: Stacey Hetherington
Subject: land use amendments

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PLEASE VOTE NO.

Chelsea Love

From: Pat Bryant <patbry1021@gmail.com>
Sent: Monday, February 21, 2022 3:56 PM
To: Stacey Hetherington
Subject: Comp Plan Amendments 21-08, 21-09 - Becker B14 Text and Land Use Changes

This Email Sent From External Sender

Dear Martin County Commissioners,

Please vote NO on this amendment! All of you, when running for office, promised to protect and defend our comp plan and the urban boundary. Keep your promises to the citizens of this county!

Respectfully yours,
Patricia Bryant

Sent from my iPad

Chelsea Love

From: Kay Clements <kayclements@comcast.net>
Sent: Monday, February 21, 2022 12:01 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Changing our rural lands

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

Dear Commissioners,
You have a meeting tomorrow in which you will determine the fate of Martin County. Please don't ruin our wonderful county. Stick with the comp plan and keep the urban boundary.
We don't want our county to become like the disasters south of us. Please listen to your county citizens.
Sincerely
Marian Clements
1701 SW Capri St., #121
Palm City, Fl 34990

Get BlueMail for Android

Chelsea Love

From: Louise Cunha <lcunha2@comcast.net>
Sent: Monday, February 21, 2022 7:52 AM
To: Stacey Hetherington
Subject: VOTE NO on CPA 2021-08

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Commissioner Heatherington,

Please VOTE NO on CPA 2021-08. It breaks the urban service boundary and destroys our comp plan. Remember what Maggy Hurchalla wrote just last week:

This CPA 2021-08 is a "wrecking (ball) and making Martin County WORSE than Palm Beach and Dade county in terms of containing urban sprawl…2021-08 CPA allows density increases in the rural area by putting easements on adjacent farmland to stay farmland. Palm Beach County tried that in the Ag Reserve and it hasn't worked. Eventually the farmland that was supposed to stay farmland gets converted."

Is there anywhere in Florida where making the whole rural area eligible for quadruple density worked for taxes and planning? Will polo fields be empty pasture or an event center? Who will own them and who will pay for improvements? Will they be open to the public? Allowing these density transfers from rural land means our rural land will eventually all be gone and that is terrible!!!

At very least, please postpone approval of CPA 2021-08 and take more time for public understanding of the very disturbing precedents that will be set.

Sincerely,

Louise Cunha

1800 SE St. Lucie Blvd. 2-203

Stuart, FL 34996

Chelsea Love

From: Farah Daye <crjdaye@hotmail.com>
Sent: Monday, February 21, 2022 8:05 PM
To: Comish
Subject: Opposition to proposed Comprehensive Growth changes

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

Dear Commissioners Ciampi, Heard, Heatherington, Jenkins and Smith,

I'm writing to strongly oppose the agenda item to change text amendment to the Comprehensive Growth Management Plan (agenda item 22-0527) and to also oppose the amendment to the Future Land Use Map (FLUM) on 1,493.91 acres (agenda item 22-0533).

My husband and I moved up to Martin County 15 years ago to get out of the congestion of Miami-Dade County to raise our 3 children. We loved the character and distinct charm that Martin County had to offer, the ability to go to the beach and be out in the countryside was something we love to do. I would hate to see us become another Miami-Dade, Broward County with all the traffic congestion and other negative impacts that the changing of the Comprehensive Growth Management Plan and Future Land Use Map can bring. They were designed for a reason.

Please vote against these proposed changes, that could threaten the very thing that makes Martin County so unique.

Sincerely,

Farah Daye

Chelsea Love

From: mdegrosa24 <mdegrosa24@gmail.com>
Sent: Monday, February 21, 2022 5:47 PM
To: Doug Smith; Harold Jenkins; Stacey Hetherington; Sarah Heard; Edward Ciampi
Cc: mdegrosa24@gmail.com
Subject: Comp Plan Coming Up For Review by the Board

Caution: This email originated from an external source.
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-------- Original message --------
From: mdegrosa24 <mdegrosa24@gmail.com>
Date: 2/21/22 2:27 PM (GMT-05:00)
To: commish@martin.fl.us
Subject: Comp Plan Coming Up For Review by the Board

As a resident of Jensen Beach, Martin County, since 1978, I wish to encourage you not to vote for any changes on the comprehensive plan up for review on February 22nd. It has seemed that we have lost leaders who fight for conservation and preservation of our beautiful county.That is obvious by the total destruction going on in Jensen Beach and other various towns throughout the county.

You are public servants elected by residents who do not wish to turn our resources into that resembling Palm Beach or Broward counties. I would hope that you will stop the devastation while there is still time.

Marie DeGrosa
1561 NE Maureen Ct
Jensen Beach, FL 34957
772-341-1978

Sent from my Galaxy

Chelsea Love

From: Sandradubin <dubinrs@comcast.net>
Sent: Monday, February 21, 2022 11:11 AM
To: Comish
Subject: Changing Urban Boundaries

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

My husband and I have been residents of Martin County for over 20 years. We are upset about the rapid growth in the past few years on every piece of land surrounding us. The increased flooding alone should tell everyone we need less concrete and more open space.

We understand there will be a meeting tomorrow concerning changing our urban boundaries which would lead to more development in our beautiful county. Please respect the urban boundaries as you promised to do. We need to prevent more urban sprawl. These plans are so shortsighted. Why can't the county use some of the money that we taxpapers pay to purchase more land for environmental purposes. When I see some of the costly projects that have been approved recently, I'm upset and astonished – such as all the lights and plantings on the new median in Golden Gate which will continue to cost money to take care of the landscaping.

Please consider keeping what we treasure about Martin County.

Sincerely,

Sandra Dubin
4570 S.E. Rocky Point Way
Stuart, FL 34997
772-463-0187

Chelsea Love

From: Bob and/or Sarah Fenton <shadowoodfarm@gmail.com>
Sent: Monday, February 21, 2022 1:07 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Clyde Dulin
Subject: Save Martin County!

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

Dear Martin County Commissioners,

As long time Martin County residents and owners of an agricultural parcel on Highway 714 in Palm City, our way of life has already been seriously altered by your refusal to respect and enforce the Martin County Comprehensive Land Use Plan as it was written in 1982.

We thought that your prior, COMPLETELY RECKLESS approval of the Pineland Prairie/Newfield development was the ultimate nail in the coffin for western Martin County, but obviously we were wrong. With Discovery/Atlantic Fields, it is clear that publicly, you continue to be lulled into some false sense of environmental stewardship by developers who do little more than put a pro-environment “spin” on their sales pitch to the county and the public. It’s all about the money. Period.

Regardless of what any of you claimed when running for office, it is apparent that your goal is to completely dismantle the Comp plan and welcome major developers with open arms. Any assertions that approving these massive developments will increase our tax base and be good for Martin County are completely misleading. Agricultural lands should remain agricultural lands. The Urban Service Boundaries should NOT be altered. Developers should be told to look elsewhere.

Though we are unable to attend the meeting in person tomorrow due to our work schedule, we felt it crucial to express our heartfelt concerns for

our beloved county. If you have even half an ounce of respect for former commissioner Maggy Hurchalla and her selfless attempts to save Martin County from this very thing, then you should at least hold a series of public workshops where taxpayers can express their concerns and better guide you to vote in ways that serves the greater good of Martin County. Maggy risked EVERYTHING to fight for what she believed in. In the aftermath of her passing this weekend, the least you can do is postpone this vote and listen to those that you are ***supposed*** to represent.

Quite Sincerely,

Bob (Robert A.) and Sarah Fenton

6220 SW Martin Hwy

Palm City, FL 34990

--
Shadowood Farm, Inc.
6220 SW Martin Hwy.
Palm City, FL 34990
(772)781-5777: If you need to tell us something, feel free to call and leave a message. If you need to ask us something, please e-mail.
www.shadowoodfarm.com
A USDA Certified Organic Farm
A Real Organic Project Certified Farm
Plant. Learn. Grow. Pick. Eat. Share.
Like and Follow us on Facebook: https://www.facebook.com/shadowoodfarminc/
Follow us on Instagram: https://www.instagram.com/shadowood.farm/

Chelsea Love

From: Geraldine Genco <ggenco@icloud.com>
Sent: Monday, February 21, 2022 1:24 PM
To: Sarah Heard; Stacey Hetherington; Doug Smith; Edward Ciampi; Harold Jenkins
Cc: Don Donaldson; Taryn Kryzda; pschilling@martin.fl.us; Clyde Dulin; Aldis- State of Fl CHAD
Subject: Proposed Rural Lifestyle Comprehensive Plan Amendment 2/22/2022 Board Agenda
Attachments: L-L letter to BOCC re Rural Lifestyle CPA 022122.pdf

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Attached Pdf Copy.

Re: Proposed Rural Lifestyle Comprehensive Plan Amendment

February 22, 2022 Agenda, Item PH-4, Agenda Item 22-0527

Dear Commissioners:

The Steering Committee of the Loxa-Lucie Headwaters Initiative has adopted the following position statement regarding the proposed Amendment.

Loxa-Lucie Headwaters Initiative

Position Statement on proposed Rural Lifestyle Comprehensive Plan Amendment

The Loxa-Lucie Headwaters is a consortium of non-profit organizations and community members whose goal is to permanently conserve the headwaters of both the South Fork of the St. Lucie River and the Loxahatchee River to create an interconnected, ecologically sustainable network of conservation lands between Jonathan Dickinson and Atlantic Ridge Preserve State Parks. The Loxa-Lucie Headwaters Initiative recommends tabling the currently-proposed Rural Lifestyle Comprehensive Plan Amendment to provide adequate public input to ensure that any significant change to the Comprehensive Plan is consistent with the community's goals. Below are several concerns related to the currently proposed amendment:

1. Prior to drafting the Comp Plan Amendment, no public input was sought, other than from the developer. Only limited opportunities for public input have been offered since.
2. The proposed Comprehensive Plan Amendment appears inconsistent and/or contradictory to several previously well-studied options (Sustainable Martin, Ecological Greenways etc.) regarding the future of Martin County that were the result of extensive community outreach.
3. We believe that financially profitable agriculture should continue to be a viable component of the economy in Martin County. The unlimited definition of Open Space in the Comprehensive Plan and its application in this Comp Plan Amendment would encourage the conversation of agricultural lands to non-agricultural uses.
4. The proposed Rural Lifestyle zoning classification will encourage urban sprawl by allowing the extension of water and sewer services anywhere in Martin County. Once lines are available, other properties will feel entitled to tie in, or litigate for parity.

5. The Rural Lifestyle zoning classification does require substantial open space. However, as proposed, the open space will be solely for private use and not provide public open space.
6. We believe that permanent conservation easements on portions of the properties that are set aside for conservation must have a neutral 3rd party as the conservator, to assure applicants and governmental entities alone will not have the authority to eliminate or reduce protections in the future.
7. We believe that it is important to protect ecological corridors between conservation lands, and that the proposed Comp Plan Amendment gives no consideration to the unique ecological values of individual properties and the need to minimize habitat fragmentation.
8. No information has been provided regarding the short-term and long-term impacts on existing and surrounding communities.
9. Implementation of the Rural Lifestyle zoning classification will impose an economic burden to existing residents living in more densely occupied residential developments that are more efficiently serviced by public services (e.g., fire/rescue, police, etc.). The associated costs of servicing Rural Lifestyle communities will sub-optimize service and bring with it additional costs to existing residents.
10. There has been no apparent consideration of how implementation of the proposed Rural Lifestyle amendment may be inconsistent with the Conservation Element of the Comprehensive Plan.
11. There has been limited, if any, evaluation of potential rezoning impacts from all of the parcels that would qualify for this new Zoning Classification as to:

a. Economic and land development patterns within short-term and long-term perspectives

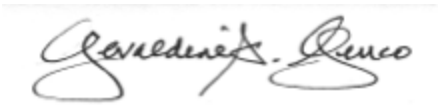
b. Potential loss/impact to agricultural production

c. Transportation needs

d. Maintaining Levels of Service for other needs (e.g., schools, emergency services, etc.).

We ask that you consider these comments as you weight the costs, benefits and long-term impacts of the proposed amendment to Martin county's Comprehensive Plan.

Sincerely,



Geraldine Genco Dube

On behalf of the Loxa-Lucie Headwaters Initiative Steering Committee

Steering Committee Members:

Chuck Barrowclough, Treasured Lands Foundation

Barbara Birdsey, Treasured Lands Foundation and the Guardians of Martin County,

Greg Braun, The Guardians of Martin County

Joyce Bullen Gay, The Guardians of Martin County

John Sedwitz, Hobe Sound Concerned Citizens Coalition

Matt Sexton, The Conservation Fund

Geoffrey Smith, Geoffrey Smith Galleries

Tony Zunino, The Guardians of Martin County

Geraldine Genco Dube, Treasured Lands Foundation

Chelsea Love

From: George Gillespie <chipg737@bellsouth.net>
Sent: Monday, February 21, 2022 2:20 PM
Subject: Say No To Rural Lifestyle Designation / comp plan amendment 21-08

Caution: This email originated from an external source.
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Dear Commissioner,
Please say NO to the proposed "rural lifestyle" designation.

The proposed "Rural Lifestyle" land use is complex and confusing. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long-term consequences of these changes.

George Gillespie
Palm City

Chelsea Love

From: Glenn Halstead <glnnhalstead@aol.com>
Sent: Monday, February 21, 2022 7:56 AM
To: Stacey Hetherington
Subject: Commissioners Meeting 2/22

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Commissioner Hetherington,
Please vote NO on PH-4 and PH-5. Glenn and I do not want a new land designation of Rural Lifestyle, Vote No on that. Also, Vote NO on the Amendment 21-09 Becker B14 Future Land use Map Amendment. No amendment please, it will allow any person to pay for extending the Urban Services Boundary and thus open Bridge Road up for development of golf courses and houses.
Thank you
Glenn and Beverly Halstead

From: Glenn Halstead
To: Sarah Heard
Subject: Commissioner Meeting 2/22
Date: Monday, February 21, 2022 8:06:59 AM

Dear Commissioner Heard,
Please vote NO on Agenda item 22-0527. Glenn and I do not want a new future land use designation of Rural Lifestyle.
Also, please vote NO on Agenda item 22-0533, vote NO on the Text Amendment 21-09 Becker B14 Future Land Use Map Amendment.
Thank you
Glenn and Beverly Halsteadl
Hobe Sounders

Chelsea Love

From: jhamel5221@aol.com
Sent: Monday, February 21, 2022 10:11 AM
To: Stacey Hetherington; Edward Ciampi; Harold Jenkins; Sarah Heard; Doug Smith
Subject: Fw: CPA 2021-08, 09

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Dear Commissioner Hetherington.

We stand against CPA2021-08 and 09.

The CPA 2021-09 is farm land that by the maps is in the headwaters of the South Fork on the north side of Bridge Rd.
It breaks the urban service boundary.
It builds a suburban golf course community outside the boundary.
Its excuse is that there will be $3 million dollar lots with only very rich people so it's good for the tax base.
It shows how the 2021-08 CPA allows density increases in the rural area by putting easements on adjacent farm land "to stay farmland.: Palm Beach County tried that in the Ag Reserve and it hasn't worked. Eventually the farmland that was supposed to stay farmland gets converted.

I have some questions…

Where in Florida has making the whole rural area becomes eligible for quadruple density worked - for taxes, for planning, etc.?

Will employees be required to be single and without children?" "won't they need schools?"
Won't they need beaches?

Has Pineland Prairie followed all its PUD conditions as to timing?

How many approved unbuilt residential units does Martin County have within the urban boundary?
How many new residential units were built last year.

Will staff recommendations be based entirely on how rich residents will be?

Please explain whether the polo fields will be empty pasture or an event center. "Who will own them?" "Who will pay for improvements?" "Will they be open to the public at all times?"

Has staff monitored the new golf course north of the site to see if it is polluting the South Fork? Golf courses require nutrients pesticides and herbicides. Does the staff have any expertise on how to prevent golf course pollution? How would it be monitored?
What makes the staff believe that the precedents set by such developments will not encourage higher density on adjacent properties?

What was the total density at Pineland Prairie pre-PUD and after? Over how many acres? How many acres of natural area did they donate in fee simple to the public? Has it been donated? Will projects including Discovery6 donate CERP land to Martin County?

Isn't this the beginning of the end of the comprehensive plan."
If each development does a "special land use category with special rules that only apply to it" then there are no comp plan rules anymore.

Please explain what has happened to the AgTEC PUD. Can staff explain why they believe requiring a PUD will guarantee promises are kept when they have not been kept as approved on AgTEC and even on Martin Downs type developments with many amendments already approved?

IF everyone else can do what this project does, then there is NO MARTIN COUNTY COMP PLANNING is there? There are 2 similar developments west of the Turnpike that have sought approval in the last few years and will likely be seeking approval again.

At the very least, delay approval and answer all questions from the residents including:

- take more time for the public and the LPA to understand the precedent this sets
- don't break the urban boundary – south Florida history says “no”
- don't build a golf course in the headwaters of the South Fork
- Allowing density transfers from rural land mean we have no more rural land - everything all the way to Okeechobee is up for grabs

The concept approved by the LPA is that if you place an agriculture easement on 800 acres, you get to quadruple the density on 1500 acres. Applied to the approximately 180,000 acres in 1 per 20 Agriculture Land Use it would appear to at least triple the density and place over 60,000 residents in the rural area.

Without a limit on “accessory dwellings” to the big houses, could there be 3 or 5 or more per big house? Condos? And they aren’t counted for density as they are to “be considered part of the primary dwelling”?

Please vote AGAINST this proposal that will destroy our way of life and destroy everything that is special and good about the quality of life in Martin County. We don’t need another Broward or Palm Beach County!!!

Our future is in your hands.

Joanne and Denis Hamel
5574 SE Forest Glade Trail
Hobe Sound
772-220-8470
Jhamel5221@aol.com

Dhamel5221@aol.com

Sent from the all new AOL app for iOS

Chelsea Love

From: Anissa Hardy <anissamarie918@yahoo.com>
Sent: Monday, February 21, 2022 11:42 PM
To: Comish
Subject: PLEASE say no

This Email Sent From External Sender

My husband and I moved here from St. Lucie county to raise our children. I am a teacher and my husband is an engineer at Sikorsky. We bought a home and hope that Martin county will not become like Palm Beach county. We love it for the areas of green still present here. Please preserve some places for nature. It is important. Don't let fast talking developers take away our nature for once it's gone it cannot come back. Preserve our county for future generations. We need you to hold the line.
PLEASE SAY NO TO CPA 2021-08.
Thank you for listening,
Anissa and Chris Chinsio

Chelsea Love

From: JEFFREY HURST <jmhduke@gmail.com>
Sent: Monday, February 21, 2022 9:22 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: 2-17 County Commission meeting re Comprehensive plan

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Be Suspicious of Attachments, Links, and Requests for Login Information

Jeffrey & Roxanna Hurst
11736 SE Florida Ave.
Hobe Sound, Florida 33455

February 20, 2022

Dear Commissioners - Ciampi, Heard, Hetherington and Jenkins

As I understand it, the Martin County Commission meeting, scheduled for Tuesday, February 22, is for the purpose of deciding the future of rural lands in Martin County. Consideration of changes to the County's Comprehensive Plan that are being proposed to accommodate wealthy, our-of-county developers who intend to change for the worse the character of Martin County.

Specifically, the proposed Discovery PUD and the proposed new "Rural Lifestyle" land use designation are the proverbial "Camel's nose under the tent," and will lead to suburban sprawl throughout Martin County. The discussion around these proposed changes may seem complex and confusing, but the likely end result is clear:

1. The urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses will be allowed ANYWHERE in the county from the barrier islands all the way out to Lake Okeechobee.
2. Sewer and water extensions will be allowed anywhere outside the urban boundary.
3. Triple the current density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.

Given those incentives, the prices of rural land in Martin County and the profit to be made from development will dramatically accelerate conversion from farm land into commercial-residential sprawl. It will become difficult or impossible to purchase public lands for environmental restoration - for the Loxahatchee, CERP, Loxa-Lucie, or Palmar.

The experience of the Ag Preserve in Palm Beach County demonstrates that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements.
The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec, which got a special land use based on PUD promises, has failed to deliver any of those promises while the land continues to be designated for the higher intensity use.

Basing a land use on the promise that residents will be very rich and will increase the tax base but have no interest in using any Martin County services has proven to be a false narrative in past cases.

All of the Martin County Commissioners, when running for office, assured voters that they would defend the County's Comprehensive Plan and the urban boundary. The proposed changes to the current Comprehensive Plan will destroy what has been the MOST admired plan of any county in the State of Florida, and such changes will destroy what has made Martin County so special. With the depressing result thatMartin County could become WORSE than Palm Beach and Dade Counties in terms of containing urban sprawl.

This will be the most dramatic change to the County Comprehensive Plan since it was adopted in 1982. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences of the proposed changes.

I appreciate your consideration of my request for additional forums for the public to voice fully its feelings concerning the proposed changes. I believe you will find your electorate is not supportive of changing what is a model Comprehensive Plan.

Very truly yours,

Jeffrey Hurst
Roxanna Hurst

Chelsea Love

From: Dutch Jones <ecdutchman2@gmail.com>
Sent: Monday, February 21, 2022 8:23 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Comp Plan Amendments 21-08, 21-09

Caution: This email originated from an external source.
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Dear Commissioner,

Please say NO to CPA 21-08 and 21-09.

We have lived in and loved Martin County for 17 years. We came here because of the rural feeling and the lack of urban sprawl. Please don't change what makes Martin County such a desirable place to live.

You were elected to serve the people of Martin County, not the developers who wish to change it.

Please protect our rural environment. Please do not change the County Comprehensive Plan.

Thank You,

Dutch & Leslie Jones
Hobe Sound

Chelsea Love

From: Daina Karol <dkarol37@gmail.com>
Sent: Monday, February 21, 2022 2:01 PM
To: Edward Ciampi; Sarah Heard; Harold Jenkins; Stacey Hetherington; Doug Smith
Subject: Defend the Comp Plan

Caution: This email originated from an external source.
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Dear Commissioners,
Slow down, protect Martin County's Flora & Fauna!
Defend the Comp Plan, don't change it!
Be transparent. Hold workshops, educate the public and LISTEN to your constituents.
Honor Maggy.
Defend the Comp Plan!
Daina Karol
Rocky Point

Chelsea Love

From: The Kenneys <k500e@att.net>
Sent: Monday, February 21, 2022 9:01 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: NO to CPA 2021-08

This Email Sent From External Sender

Please please please, VOTE NO.

You need to keep bad changes to Martin County's CompPlan protections. Leave it as it stands. Not every acre needs to be developed. GREED is not a reason to ruin the area.

The proposed Comp Plan Amendment #2021-08 is the latest proposal and will wreck our difference from Palm Beach and Broward Counties.

The Kenneys
The will of God will never take you where the Grace of God will not protect you.

Chelsea Love

From: Marge Ketter <margeketter36@gmail.com>
Sent: Monday, February 21, 2022 3:22 PM
To: Sarah Heard; Edward Ciampi; Stacey Hetherington; Harold Jenkins; Doug Smith; Taryn Kryzda
Subject: CPA 2021 08 Becker B14

Caution: This email originated from an external source.
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Dear Commissioners

Please say NO to subject proposed Comp.Plan Amendment on tomorrow's Agenda

I hope all of you will give serious thought to the impact this proposal will have
for existing residents. Potential density increase will add more traffic and cost to residents for new development that is never covered by developers no matter what they promise. The Urban Service Boundary that has helped control growth that makes Martin County special is at risk.

This issue is important to all who live here and I implore you to listen to your constituents concerns.

Ideally a workshop. would be helpful by offering more time for residents to work with you so all will have a better understanding of the consequences of this proposal. 3 minutes is not sufficient time.

Remember that you promised in your campaigns and on the dais that you would respect our Comp Plan and protect the Urban Service Boundary.

I hope all of you will think of all of us and not create s devastating impact on our County.

Marge Ketter
Sourh Martin County

Chelsea Love

From: Rob Kloska <RKloska@thejic.com>
Sent: Monday, February 21, 2022 8:40 AM
To: Comish
Cc: Taryn Kryzda
Subject: Rural Lifestyle Land Use

Caution: This email originated from an external source.
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Good Morning Commissioners,

Thank you for taking time to read this email and thank you for your continued service and dedication the citizens of, and the visitors to, Martin County. It is clear from what I have seen on social media that the Rural Lifestyle Land Use proposal is very controversial. I am a 30 year resident of Martin County and have always felt very privileged to live in a place where responsible growth was a bedrock principal of the Commissioners and the community. We are all well aware that Florida is a top destination for tourists and those looking to relocate from all across our country. Because of that, responsible well thought out growth management planning is essential in assuring that Martin County remains the special place we have grown to love.

This new land use plan is an excellent idea. We are fooling ourselves if we think that "no growth" is an acceptable alternative. This philosophy does not allow for more quality jobs to be offered in our community and causes our talented young workers to move out of the area to seek better opportunities. In particular, the proposed new golf courses will offer many of our high school students who cannot attend college, excellent job opportunities where they can make a wage that allows them to live locally and build a productive life in our community. The golf course maintenance program at South Fork High School will give students a competitive advantage when seeking employment at the new courses or the many existing course in the county.

The Rural Lifestyle Land Use plan would generate substantial tax income for the county while not clogging our roads and beaches with more people that they can handle. I applaud the County staff for their creative thinking to find ways to responsibly develop rural agricultural land in ways that will enhance the quality of life while preserving the character of our community.

Please consider finding ways to allow affordable housing developments in south county that are fitting for our small town feel. Our workforce needs local affordable housing to serve our residents and visitors alike.

Thank you for your time and consideration.

Rob

Rob Kloska
Director of Buildings and Grounds
The Jupiter Island Club
One Estrada Road
Hobe Sound, FL 33455
Office: 772 402-4258
Cell: 772 263-2541
Email: RKloska@thejic.com

Chelsea Love

From: DOROTHY LANCI <dlanci3804@aol.com>
Sent: Monday, February 21, 2022 7:53 AM
To: Comish
Subject: Save our comp plan

Caution: This email originated from an external source.
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Dear commissioners,

In light of the passing of Maggy Hurchalla this past week, please put on hold any action on changes to the Comp plan. Schedule some workshops explaining the proposed changes and allow for public input. This would be the best way to honor the memory of our most noted conservationist and the main author of the plan. Do the right thing.

Dottie Lanci and Jim Wiswesser

Sent from the all new AOL app for Android

Chelsea Love

From: Dick Landrum <Dick@landrumsoftware.com>
Sent: Monday, February 21, 2022 4:54 PM
To: Donna Melzer (elzer@gate.net)
Cc: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: CPA 2021-08- NO

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County Commissioners:

Please stop changing the Comprehensive Land Use Plan for everyone that asks. There were good land-use decisions made many years ago and they should survive time; not like Dade, Broward, Orange,… counties have done to ruin their environments.

Your time would be much better spent encouraging agriculture on land designated for agricultural use. As I've said many times before, Florida has to step up its place in supporting U.S. agriculture. There will be a time, and it's coming soon, that the central part of our country will have trouble with water supplies, chronic weather problems, and soil that has been irresponsibly damaged by lack of best-use practices such that they will not be able to maintain the level of production required to feed the nation, and, henceforth a good part of the planet.

Encourage agriculture, maintain our quality of life, and please stop trying to prove that development pays for itself. Particularly, leave the headwaters for the St. Lucie and Loxahatchee Rivers alone.

Quite sincerely,

Dick and Jane Landrum
2949 SW Cornell Ave.
Palm City, FL 34990
Dick@LandrumSoftware.com
(772) 286-1324

From: Carol Ann
To: Stacey Hetherington
Subject: BOCC Feb. 22
Date: Monday, February 21, 2022 3:13:21 PM
Attachments: Comments for the Feb 22 BOCC meeting.docx

Commissioner Heatherington,
I'm attaching my comments for tomorrow's meeting.
Thank you for reading and considering them.

Carol Ann Leonard

Chelsea Love

From: jlogan@gate.net
Sent: Monday, February 21, 2022 12:17 PM
To: Comish
Subject: "Rural Lifestyle" Agenda Item

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Dear Commissioners,

We have ALWAYS supported newcomers to Martin County - we were newcomers 30+ years ago ourselves. What we do not support, however, is changing land use designations when it serves no purpose for the common good. What is being proposed will take land that is currently zoned one on 20 to land that will be zoned one on 5. Who will this new construction benefit? Certainly not our children, the school teachers and business owners of Martin County who were born and raised here, nor the many who are struggling to afford rent or, if they're fortunate enough, a mortgage payment. Yes, we need more housing in Martin County, but housing that is affordable - not homes that sit on five acres and are completely unattainable for the typical resident. If the intent is to serve the affluent then leave our Comprehensive Plan alone and the zoning at one on 20. Owners were aware of this zoning when the property was purchased and should develop it using the current land usage designation.

Further, why are we only hearing about this from e-mails coming not from the County, but from groups who are keeping their eyes on actions that can impact our quality of life? We have not seen a meeting scheduled in our communities - Hobe Sound, Palm City, Jensen Beach, etc. - to get resident feedback, something that should come ahead of any action that will clearly have a huge impact on Martin County's future - regardless of whether it be for the better or worse.

What's the rush - take the time to involve the public in this decision. It's our opinion that when you actually engage your constituents and keep them apprised of important actions, you are more likely to retain or gain their vote. Just because residents are too busy to always stay up-to-date and give feedback on everything going on at the County Commission level doesn't mean they don't care. From what we've heard, seen and read, residents love Martin County and don't want to see it turned in to another Palm Beach or St. Lucie County and this issue seems to create the potential for that to happen.

We hope you'll stop and take the time to educate the public, and allow them to give feedback, before voting on an issue as important as creating a new land use designation.

Respectfully,

Tom and Jane Logan
Hobe Sound, FL

Chelsea Love

From: Kaija Mayfield <kaijageoff@comcast.net>
Sent: Monday, February 21, 2022 9:56 PM
To: Comish
Subject: Comprehensive Plan Amendments

This Email Sent From External Sender

Dear Commissioners,

Thank you for your hard work and efforts on behalf of the citizens of Martin County.

I am writing to say that at this point in time I do not support the approval of Comprehensive Plan Amendment (CPA) 21-08 Becker B14 Text, and Comprehensive Plan Amendment (CPA) 21-09 Becker B14 Future Land Use Map.

Thank you for your consideration.

Kaija Mayfield

Chelsea Love

From: Amy Motschenbacher <amymot@hotmail.com>
Sent: Monday, February 21, 2022 4:39 PM
To: Comish
Subject: CPA 2021-08, -09

This Email Sent From External Sender

Please vote NO.
DO not turn Martin County into PBC or Dade. Why do you think people are moving here from those counties? And elsewhere?
Uphold the promises you made when elected.
Thank you.

Chelsea Love

From: AUTH Nancy <nxauth@gmail.com>
Sent: Monday, February 21, 2022 10:04 AM
To: Auth Nancy
Subject: Rural Lifestyle

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Commissioners:

I'm writing to express opposition for the proposed "Rural Lifestyle" land use which poses a threat to the past excellent work Martinc County has done to protect our special part of the state. My husband and I have been residents here for nearly 25 years and greatly appreciate the thoughtful, cautious approach to land use planning. The existing urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses will be allowed nearly anywhere in the county, all the way out to Lake Okeechobee. Sewer and water extensions will be needed outside the urban boundary to support this growth.

Given current incentives for the prices of rural land in Martin County, development will dramatically accelerate conversion of farm land. It will become difficult or impossible to purchase public lands for environmental restoration.

-The experience of the Ag Preserve in Palm Beach County appears to demonstrate that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements.
-The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec which got a special land use based on PUD promises has failed to deliver any of the promises while the land retained the higher intensity land use.
-Basing a land use on the promise that residents will be very rich and will increase the tax base and have no interest in using any Martin County services is not constitutionally supportable.

Please, please vote to maintain the current conservative, thoughtful and well-planned land use plans that have made Martin County the unique and special place it is.

Regards,
Nancy & David Auth
Nancy L Auth
nxauth@gmail.com

Chelsea Love

From: Mary Win OBrien <mwinobrien@gmail.com>
Sent: Monday, February 21, 2022 9:50 AM
To: Sarah Heard; Harold Jenkins; Doug Smith; Edward Ciampi; Stacey Hetherington
Subject: CPA 2021-08 and 09

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I am writing in opposition to the broad base of this change to the Comp Plan until you have some information on what recent past changes are doing and how they are functioning. Please slow down - maybe Becker who wants desperately to develop their farm land can do a demonstration project to see if their concept is realistic.

Where is the market for this Rural Lifestyle? Seriously, how much will rich people contribute to our county? Where will the sewage treatment plants be located and the stores and school? And how many want to move where there are no beaches and not waterways for their yachts. But once the trees are felled and the ground torn up - we will be left with the damage.

Why should we look like Delray Beach for example - development after development to the horizon. No green space except a waste water treatment area.

This puts me in mind of the rush to fill a Supreme Court seat when Justice Ginsburg died and now Maggie Hurchella has passed and all bets are off on protecting some sanity in development in Martin County. The city of stuart has already likely overdone it with fil-in development.

The headwaters of the rivers we depend on need to be protected, not turned into golf courses which are known polluters. How can we work so hard on Lake O and then make things worse with our home grown pollution.

Please spend more time on this - the LPA needs some better guidance and a lot more research before this extensive change goes through. Thanks

Chelsea Love

From: Art Ondich <arthurondich@bellsouth.net>
Sent: Monday, February 21, 2022 6:41 PM
To: Harold Jenkins; Edward Ciampi; Sarah Heard; Doug Smith; Stacey Hetherington
Subject: Stop and Think

Caution: This email originated from an external source.
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Martin County Commissioners:

Before you decide to vote on the proposed changes or exceptions to the Martin County Comprehensive Growth Management Plan tomorrow, may I remind you that you are not commissioners of Palm Beach, Broward, Dade, or even St. Lucie Counties. If the residents/landowners in those counties do not care, or don't have time to pay attention to growth issues in their own backyards, it is important to know that Martin County residents/landowners do care. If there is any doubt in your minds, then before you vote to make any changes in our county guidelines, invest in a poll of county landowners as to whether they want any changes in our current comprehensive growth management plan. Hands down if you dared to do such a poll, you would find that by far landowners here want controlled growth, done within current urban services boundaries to preserve what they hold dear; lot's of open spaces and limited congestion. There is no law against this wish, and there is no law that says that you must do otherwise.

Listen to the crowd of voters who elected you to follow the law, and to respect their wishes.

Sincerely,
Arthur W. Ondich
12383 S.E. Plandome Dr.
Hobe Sound, FL 33455
772-545-6293

Sent from Mail for Windows

Chelsea Love

From: panellam <panellam@bellsouth.net>
Sent: Monday, February 21, 2022 4:48 PM
To: Comish
Cc: Jackie Trancynger; Donna Melzer
Subject: NO to CPA 2021-08

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

To: Martin County Commissioners
From: Claire and Michael Panella
Stuart 34997. 772-485-5611

Vote NO to CPA 2021-08

So you are clear what is at stake with your vote. The existing Comprehensive Plan protects Martin County's Free Ecosystem Services. If these systems are diminished or lost we humans of Martin County lose the benefit of these ecosystems functioning. These include:
Coastal buffer lands
Wetlands preserving water quality
Uplands recharge areas to our primary source of drinking water
Our forests clean the air and sequester carbon
Pollinators like bees, wasps, butterflies, etc. make growing food possible.
Biodiversity with all the interrelationships we know and do not know yet.

The happiness/joy factor of living in a county where nature is respected by our actions, our decisions.
Please consider that this decision will affect your children, their children, etc. into the future. If you are a conservative. Conserve! Is there anything more vital to conserve than the Earth we are on? We are part of? Do you want to be the county commissioner who sold out the ecological integrity our descendants will live with. It just can not be worth that much to do so. You are a commissioner in a moment of time who were elected to be stewards of our piece of Earth. Do not make a harmful decision for your, my family and others to come.

Vote No to CPA 2021-08

Thank you
Michael Panella, M. Ed. (Environmental education)
Stuart 34997

Sent from AT&T Yahoo Mail for iPad

Chelsea Love

From: Nancy Price <nprice7047@aol.com>
Sent: Monday, February 21, 2022 1:36 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: CPA 2021-08

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

Please do not pass this. This is just wrong for Martin County. The land is the Headwater for the South Fork of the St Lucie river.
If passed and development takes place you will end up flooding all the homes on the south fork. Right now the water is allowed to sit on the land and does not rush into the river. In times of rain and an East wind the river will go over most seawalls now. I can only imangine what will happen if the land is disturbed.

Golf courses are not green spaces and do we really need more of them in Florida.

The citizins of Martin county can bairly afford to live here now, you do this and development will be rampent and Martin will look just like Palm Beach, Lauderdale, Miami and St. Lucie. We do not want or need this.

I have no problem with 1 house per 20 acres of farmland and no filling of wetlands.

Nancy Price
7727 SE Fork River Dr
Stuart, FL 34997

Chelsea Love

From: Dan S. <danevsan@gmail.com>
Sent: Monday, February 21, 2022 10:55 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Letter to Commission re Changes to Comprehensive Plan
Attachments: Letter (Sanchez-Carver to Commission 2-21-22).pdf

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

Commissioners: Please accept that attached letter submitted in connection with tomorrow's meeting concerning the Comprehensive Plan.

Dan Sanchez
(203) 613-6393

Chelsea Love

From: Brian Schultz <dynabrian1@gmail.com>
Sent: Monday, February 21, 2022 2:47 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Comprehensive Plan

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

Please keep your promise and defend the comprehensive plan and the urban boundary.
Please don't let urban sprawl ruin Martin County and turn this County into a Miami/Dade or Broward County.
To allow any change would enrich developers and harm the quality of life for all of Martin County.
Your family and friends live here. You need to save this beauty for them.
Thank you, Brian and Michele Schultz

Chelsea Love

From: Shelton Smoak <ssmoak2015@gmail.com>
Sent: Monday, February 21, 2022 5:07 PM
To: Comish
Subject: Do not change our comprehensive plan

Caution: This email originated from an external source.
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Chelsea Love

From: Anna Srb <annasrb@koppdevelopment.com>
Sent: Monday, February 21, 2022 10:01 PM
To: Stacey Hetherington
Subject: Vote NO on CPA 2021-08

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

Honorable Commissioner Hetherington,

I urge you to uphold your election campaign promise to protect Martin County's Comprehensive Plan and vote **NO on CPA 2021-08** in tomorrow's, February 22nd meeting.

Respectfully,

Anna Srb
Martin County Resident
457 NW Fetterbush Way
Jensen Beach, FL 34957

Anna Srb
Director of Marketing & Sales
Kopp Development Inc.
785 NE Dixie Hwy
Jensen Beach, FL 34957
Tel: 888-838-5677 or 772-225-6932
Fax: 772-225-6291
Cell: 772-485-2090
annasrb@koppdevelopment.com
www.koppdevelopment.com

Chelsea Love

From: Laurie Steiger <lsteigergillespie@gmail.com>
Sent: Monday, February 21, 2022 2:14 PM
Subject: Comp Plan Amendments 21-08 Say No to Rural Lifestyle

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

Dear Commissioner,
Please say NO to the proposed "rural lifestyle" designation.
I do not agree that open space is land used for private golf courses, polo fields, or other recreational purposes. The sewer and water provisions make the urban service boundaries essentially meaningless.

The proposed "Rural Lifestyle" land use is complex and confusing. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long-term consequences of these changes.

Please Say NO
Laurie Steiger
Palm City

Chelsea Love

From: Joe Urban <joeurban@netsecuritypro.com>
Sent: Monday, February 21, 2022 9:40 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Comp Plan Amendments 21-08, 21-09 - Becker B14 Text and Land Use changes

This Email Sent From External Sender

To: Martin County Commissioners
Subject : Comp Plan Amendments 21-08, 21-09 - Becker B14 Text and Land Use changes

I am 100% opposed to the proposed changes.
Our comp plan and urban boundary are what makes Martin special.
These changes will transform our western county land into a duplicate of Broward and Palm Beach Counties.
Housing density will drastically increase further taxing our already overloaded roads and replacing ag land with paved surfaces and additional runoff and nutrients into our waters that already cannot support the animals or plants they are supposed to have.

Sewer and water extensions will be allowed anywhere outside the urban boundary.
Three times (or far more) as much density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.* The concept approved by the LPA is that if you place an agriculture easement on 800 acres, you get to quadruple the density on 1500 acres. Applied to the approximately 180,000 acres in 1 per 20 Agriculture Land Use it would appear to triple the density.

Please reject these changes, defend our comp plan and think about the quality of life for ALL our county residents.
Regards,
Joe Urban
2202 SW Olympic Club Ter
Palm City, FL 34990

Chelsea Love

From: pavallier <pavallier@aim.com>
Sent: Monday, February 21, 2022 9:36 AM
To: Comish
Cc: DeLaBahia Owners; PETER NEw RODAWAY; William Gelpke
Subject: CPA 2021-08 must NOT BE APPROVED

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

Martin County Commissioners,
Please do the right thing….do NOT approve CPA 2021-08 ? There are too many questions here that have dangerously unsatisfactory answers!

To Martin County voters, it seems like there is no end to the recurring assaults on the MC Comprehensive plan that was crafted with such care years ago. It is beyond time to stop listening to contractors and lobbyists with deep pockets who would make a quick buck and leave a zoning mess for Martin County posterity.
Paul Vallier

Subject: Huge Vote tomorrow. If CPA 2021-08 is approved, Martin County will be wrecked and fall to costly sprawl too.
Reply-To: elzer@gate.net

> If you like Martin County being pleasantly different than counties to our south and don't want it to be wrecked,
>
> write an email. Send it to me today and I will print and deliver it to the Commission tomorrow.
>
> This is my last email for this high impact Tuesday vote. Thanks for your consideration.

> Maggy Hurchalla just last week wrote:
>
> "This CPA 2021-08 is a "wrecking (ball) threatening to make Martin County WORSE than Palm Beach and Dade county in terms of containing urban sprawl."
>
> Maggy Hurchalla's Summary:

A short example: The CPA 2021-09 is farm land maps show as (feeding) the headwaters of the South Fork on the north side of Bridge Rd.

“CPA 2021-08 would break the urban service boundary!

It builds a suburban golf course community outside the boundary.

The excuse is that there will be $3 million dollar lots with only very rich people so it's good for the tax base?

CPA 2021-08 would allows density increases in the rural area by supposedly putting easements on adjacent farm land "to stay farmland.: BUT Palm Beach County tried that in the Ag Reserve and it hasn't worked. Eventually the farmland that was supposed to stay farmland gets converted!

If you haven't had time to study the loopy, loophole language, here are some questions that have been shared with me - some have been

asked but not answered or not answered fully - SEND AN EMAIL TO THE COMMISSIONERS TODAY...

Where in Florida has making the whole rural area becomes eligible for quadruple density worked - for taxes, or for planning, etc.?

Will employees in that area be required to be “single and without children?" "won't they need schools?"

Won’t they need beaches? Won’t they need municipal services of every type??

Has Pineland Prairie followed all its PUD conditions as to timing? NO!

How many approved unbuilt residential units does Martin County have within the urban boundary?

How many new residential units were built last year.

Will Martin County staff “zoning change” recommendations be based entirely on how “rich” residents will be?

Please explain whether the polo fields will be empty pasture or an event center. “Who will own them?" “Who will pay for improvements?" "Will they be open to the public at all times?"

Has staff monitored the new golf course north of the site to see if it is polluting the South Fork? Golf courses require nutrients pesticides and herbicides. Does the staff have any expertise on how to prevent golf course pollution? How would it be monitored?

What makes the staff believe that the precedents set by such developments will not encourage higher density on adjacent properties?

What was the total density at Pineland Prairie pre-PUD and after? Over how many acres? How many acres of natural area did they donate in fee simple to the public? Has it been donated? Will projects including Discovery6 donate CERP land to Martin County?

Isn't this the beginning of the end of the comprehensive plan."

If each development does a "special land use category with special rules that only apply to it" then there are no comp plan rules anymore.

Please explain what has happened to the AgTEC PUD. Can staff explain why they believe requiring a PUD will guarantee promises are kept when they have not been kept as approved on AgTEC and even on Martin Downs type developments with many amendments already approved?

IF everyone else can do what this project does, then there is NO MARTIN COUNTY COMP PLANNING is there? There are 2 similar developments west of the Turnpike that have sought approval in the last few years and will likely be seeking approval again.

At the very least, delay approval and answer all questions from the residents including:

- take more time for the public and the LPA to understand the precedent this sets
- don't break the urban boundary – south Florida history says “no”
- don't build a golf course in the headwaters of the South Fork
- Allowing density transfers from rural land mean we have no more rural land - everything all the way to Okeechobee is up for grabs

The concept approved by the LPA is that if you place an agriculture easement on 800 acres, you get to quadruple the density on 1500 acres. Applied to the approximately 180,000 acres in 1 per 20 Agriculture Land Use it would appear to at least triple the density and place over 60,000 residents in the rural area.

Without a limit on “accessory dwellings” to the big houses, could there be 3 or 5 or more per big house? Condos? And they aren’t counted for density as they are to “be considered part of the primary dwelling”?

Sent by Donna Melzer, volunteer advocate for our Urban Boundary as the critical cornerstone for keeping Martin County different than south Florida overdevelopment.

To unsubscribe, hit reply and so advise.

Chelsea Love

From: Gerry Waser <gerry@almarjacksonpools.com>
Sent: Monday, February 21, 2022 11:15 AM
To: Comish
Subject: Land Use Changes in Western Martin County

Caution: This email originated from an external source.
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Dear Commissioners Ciampi, Heard, Heatherington, Jenkins, and Smith,

I and my family have been residents of Martin County for almost 30 years. We relocated here from Ft. Lauderdale to get away from the crowds and traffic which grow exponentially every year. We reside at 8498 SE Coconut Street in Hobe Sound.

We strongly oppose the agenda item to change the text amendment to the Comprehensive Growth Management Future Land Use Map, (item 22-0533).

Martin County is an oasis in the middle of the Florida coastline, and will hopefully remain that way for the years to come. Previous commissioners have supported this lifestyle, as per the wishes of the majority of the residents. These changes will take us down a dangerous slope, and the result will be more growth and more traffic and more congestion.

Your opposition to the change will certainly help you at the next election.

Regards, Gerry Waser

Chelsea Love

From: Dayna Woods <daynawoods50@gmail.com>
Sent: Monday, February 21, 2022 11:56 AM
To: Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Stacey Hetherington
Subject: Fwd: Martin County Comprehensive Plan - Comp Plan Amendments 21-08, 21-09, Becker B14 text and Land Use changes

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-

As a long time resident and tax payer I urge you to vote against changes in our Comp Plan. I am against Discovery PUD and "Rural Lifestyle" designation. It is agricultural and should stay that way. This development will ruin the character of our county.
Respectfully,

Dayna Woods
4 Saddler Trail, Hobe Sound, FL 33455 (772) 678-9393

Chelsea Love

From: John B <tacojohnfl@gmail.com>
Sent: Tuesday, February 22, 2022 11:53 AM
To: Comish
Subject: Oppose 2021-08 and 2021-09

This Email Sent From External Sender

Dear Martin County Commissioners,
My name is John Bernhard, I am a resident of Martin County and live in Hobe Sound. I oppose item 2021-08 and as a consequence of that also oppose 2021-09. I ask that you do not approve the above changes to the Martin County CompPlan.

Sincerely,
John Bernhard
Hobe Sound, FL

Sent from my iPhone

Chelsea Love

From: Patricia Childs <patriciablanche1@gmail.com>
Sent: Tuesday, February 22, 2022 9:36 AM
To: Stacey Hetherington
Subject: Discovery Project

This Email Sent From External Sender

As a native resident of Martin county for 71 years, I implore you to reject the discovery project and take up your charge as you have promised to do to support the comprehensive plan and the urban boundaries. Our way of life depends upon your support of the Comprehensive Plan.

Sincerely,
Patty Childs
905 SW St Lucie Cres
Stuart Fl 34994

Sent from my iPhone

Chelsea Love

From: TheGuardiansofMC <theguardiansofmartincounty@gmail.com>
Sent: Tuesday, February 22, 2022 8:35 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Comments on Pending Consideration of CPA 21-08 and CPA 21-09
Attachments: 2 22 22 Letter to Commissioners.pdf

This Email Sent From External Sender

Dear Commissioners of Martin County:

Please find a letter attached with our comments on the pending consideration of CPA 21-08 and CPA 21-09.

Sincerely,
Peter H. Conze, Jr.
President
The Guardians of Martin County
--
The Guardians of Martin County
https://urldefense.com/v3/__http://www.TheGuardiansofMartinCounty.com__;!!OOyQrLxwW3k!3yKPBWkMooXJGAF2QqLlb7KyPem3SJtlxCAaApjdjVGMNb96CzteBpUVB9NqcQW_rQ$

Chelsea Love

From: John <john@limayachts.com>
Sent: Tuesday, February 22, 2022 11:52 AM
To: Stacey Hetherington
Subject: 21-08 & 21-09

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

Commissioner Hetherington;

It was a pleasure to address you all today. I am asking you with great respect to reconsider the amendment to the comp plan to increase density on agri lands west of the urban service.

As I spoke to you all I sensed you may still be on the fence with this development. I really hope you will do your homework on this developer and understand on what it means and what it says in the development application. There will be no public access and no public benefit. It will be only a benefit to the Discovery company owner and the unwitting buyers will "Discover" that they are locked in an agreement to line the owners pockets within going dollars and they will be stuck as we will be.

There is no public benefit to this. Please do your homework.

I have to admit Discovery does a great development but it will not bring one benefit to Martin County.

Stick to the plan.

Respectfully;

John Dial
Rocky Point Resident

Sent from my iPhone

Chelsea Love

From: Patricia Edmonson <patedmonson080@gmail.com>
Sent: Tuesday, February 22, 2022 10:27 AM
To: Harold Jenkins; Edward Ciampi; Sarah Heard; Stacey Hetherington; Doug Smith
Subject: Agenda Item 22-0533

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

Good day, County Commissioners,

I'm addressing you today regarding Agenda Item 22-0533 and urge you ***not*** to amend the Future Land Use Map (FLUM).

The action you are contemplating today will change the character of Martin County forever. One has only look to Palm Beach County and the Ag Reserve to see what these amendments eventually do to agricultural land and open spaces.

For better or worse, you will cement your legacies today. I trust you will vote for the environment that future generations of Martin County residents will enjoy as you have.

Respectfully submitted,
Patricia Edmonson
Co-Chair, Political Committee
Loxahatchee Group
Sierra Club FL Chapter
(757) 675-0137



Chelsea Love

From: Mrs K <gator2256@gmail.com>
Sent: Tuesday, February 22, 2022 8:57 AM
To: Comish
Subject: Comp Plan Changes

This Email Sent From External Sender

At the meeting today please represent the quality of life on MC and SAY no to any changes to the Comp plan!! The residents are at the breaking point on what's happening, enough is enough Please fight for us on this issue!!

Your voters are truly disgusted and I
Am hoping today we hear you fighting for us and NOT special interests here!!
Karen Esposito

Chelsea Love

From: Chuck Goodman <chuck.goodman@comcast.net>
Sent: Tuesday, February 22, 2022 11:30 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Don't change the Comprehensive Plan

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

Dear County Commissioners,

Changing the plan is a terrible idea.

Remember when the Martin County saying was “enjoy our good nature”?

Let’s keep it that way!

If I wanted to live with the urban sprawl, I would have moved to Palm Beach, Broward or St. Lucie county

Don’t sell out to development.

Respectfully submitted,

Charles Goodman
3022 SW Lake Ter
Palm City, FL 34990
772-283-6479

Chelsea Love

From: Lisa Jefferson <grnelephant@hotmail.com>
Sent: Tuesday, February 22, 2022 4:10 PM
To: Stacey Hetherington
Subject: Amendments

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

Thank you for your "No" vote.

Sincerely,Lisa Jefferson

Chelsea Love

From: Robert Johnson <bsjspirits2@aol.com>
Sent: Tuesday, February 22, 2022 12:24 PM
To: Stacey Hetherington
Subject: CPA2021-08

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
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Please vote NO as this is not right for our county!!
Sarah and Bob Johnson

Sent from the all new AOL app for iOS

Chelsea Love

From: mary kriske <mkriske@aol.com>
Sent: Tuesday, February 22, 2022 9:16 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Vote no on Discovery PUD and the "Rural Lifestyle" land use

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

Please vote against the Discovery PUD and the "Rural Lifestyle" land use. These will set a precedent to eventually extend the urban services boundary and we have the best comp plan around, so please, please, please don't Palm Beach County our wonderful and unique Martin County!

Mary Kriske

Chelsea Love

From: Erin Larica <erinlarica@hotmail.com>
Sent: Tuesday, February 22, 2022 11:46 AM
To: Clyde Dulin; Sarah Heard; Stacey Hetherington; Edward Ciampi; Doug Smith; Harold Jenkins
Subject: Say NO to comp plan

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

Good morning ,

Thank you for listening to our pleas this morning regarding the proposed amendments to the Martin County Comp plan. It's pretty clear that we the residents are not in favor. What I didn't stress about enough during my time speaking is the quality of life at risk- not only for my family but for every Martin County resident.
Martin County is such an enchanting and unique area. Why would anyone want to change it? It's true, not all changes are bad, but what is being proposed will affect everyone, including you all, and not for the better.
Agricultural threats aside, you cannot put a price on the quality of life we are all blessed to have here. You *shouldn't* put a price on it.
More people bring more crime.
The ones in favor of these plans are escaping a reality they created. They are not satisfied where they currently are and they won't be satisfied here. You don't upset the masses to appease the few. Not all land is meant to be developed.
Please do NOT subject the residents to this monstrosity or any others that will follow.
Vote NO!

Thank you.

Erin Larica

Chelsea Love

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Tuesday, February 22, 2022 6:46 AM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: More Public Comment on CPA 2021-08
Attachments: NewComments_CPA2021_08.docx

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

Good Morning Commissioners,

Attached are some additional public comments from residents regarding CPA 2021-08. Some you may already have.

Submitted by Donna Melzer

Chelsea Love

From: JAMES L OVERTON <mcfairfamily@bellsouth.net>
Sent: Tuesday, February 22, 2022 3:45 PM
To: Comish
Subject: Comp plan public hearing

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Sent from Mail for Windows

Commissioners,

Regarding your public workshop concerning the proposed change to the comprehensive plan at the commission meeting on 02/22/2022, may I suggest that this be an evening meeting. If you will notice todays meeting consisted of mainly female 55 and over. An evening meeting would give working voters an opportunity to be heard.

Thank you for your consideration.

Jim Overton

Chelsea Love

From: Captain <captain@myingot.com>
Sent: Tuesday, February 22, 2022 9:00 AM
To: Comish
Cc: elzer@gate.net
Subject: CPA 2021-08 Vote

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

Martin County Commissioners,

Good morning.

My name if Jeff Ridgway and I have been based in Martin County since I first attended the Florida Institute of Technology campus in Jensen Beach,)now Indian Riverside Park).

I love Martin County and hate to see the changes that have taken place over the last two years. You cannot drive more than a couple of miles without seeing a recently completed housing development of a huge rental apartment complex. Many more seem to be under constructions. I have not been able to get an answer on how many residents and vehicles this recent and new construction will add to Martin County but it is difficult to belief that this growth will not stress our roads, schools, hospitals, beaches and other county resources. This stress is already evident on US 1 and the Jensen Beach Causeway.

I am not in favor of asking any residents to sacrifice the development rights they attained when they purchased their property but I am opposed to loosening the rules to allow for the development of our agricultural lands. Creating more Urban Sprawl in the name of the "tax base' is not acceptable. Not Comprehensive Growth Plan rules should be relaxes or eliminated unless that would greatly benefit the current residents of Martin County and, from what little I could find online, a vote of yes today would in no way benefit the majority of the residents of Martin County.

There is abundant evidence of poor growth decisions immediately to the north and south of Martin County and I am sure that current residents who prefer the quality of life associated with poorly controlled Urban Sprawl can find a home in those areas. Please do not continue to chip away at the excellent quality of life here in Martin County. Our tax base will not benefit enough to make the resident's sacrifices worth the money!

I look forward to getting clarification on the questions and items listed below.

Thank you for your time and for your love of Martin County.

(Sincerest Condolences to the Hurchalla family and to Martin County Residents)

Best Regards,
Jeff

Maggy's Summary:

A short example: The CPA 2021-09 is farm land that by the maps is in the headwaters of the South Fork on the north side of Bridge Rd.

It breaks the urban service boundary.

It builds a suburban golf course community outside the boundary.

Its excuse is that there will be $3 million dollar lots with only very rich people so it's good for the tax base.

It shows how the 2021-08 CPA allows density increases in the rural area by putting easements on adjacent farm land "to stay farmland.: Palm Beach County tried that in the Ag Reserve and it hasn't worked. Eventually the farmland that was supposed to stay farmland gets converted.

Where in Florida has making the whole rural area becomes eligible for quadruple density worked - for taxes, for planning, etc.?

Will employees be required to be single and without children?" "won't they need schools?"

Won't they need beaches?

Has Pineland Prairie followed all its PUD conditions as to timing?

How many approved unbuilt residential units does Martin County have within the urban boundary?

How many new residential units were built last year.

Will staff recommendations be based entirely on how rich residents will be?

Please explain whether the polo fields will be empty pasture or an event center. "Who will own them?" "Who will pay for improvements?" "Will they be open to the public at all times?"

Has staff monitored the new golf course north of the site to see if it is polluting the South Fork? Golf courses require nutrients pesticides and herbicides. Does the staff have any expertise on how to prevent golf course pollution? How would it be monitored?

What makes the staff believe that the precedents set by such developments will not encourage higher density on adjacent properties?

What was the total density at Pineland Prairie pre-PUD and after? Over how many acres? How many acres of natural area did they donate in fee simple to the public? Has it been donated? Will projects including Discovery6 donate CERP land to Martin County?

Isn't this the beginning of the end of the comprehensive plan."

If each development does a "special land use category with special rules that only apply to it" then there are no comp plan rules anymore.

Please explain what has happened to the AgTEC PUD. Can staff explain why they believe requiring a PUD will guarantee promises are kept when they have not been kept as approved on AgTEC and even on Martin Downs type developments with many amendments already approved?

IF everyone else can do what this project does, then there is NO MARTIN COUNTY COMP PLANNING is there? There are 2 similar developments west of the Turnpike that have sought approval in the last few years and will likely be seeking approval again.

At the very least, delay approval and answer all questions from the residents including:

- take more time for the public and the LPA to understand the precedent this sets
- don't break the urban boundary – south Florida history says "no"
- don't build a golf course in the headwaters of the South Fork
- Allowing density transfers from rural land mean we have no more rural land - everything all the way to Okeechobee is up for grabs

The concept approved by the LPA is that if you place an agriculture easement on 800 acres, you get to quadruple the density on 1500 acres. Applied to the approximately 180,000 acres in 1 per 20 Agriculture Land Use it would appear to at least triple the density and place over 60,000 residents in the rural area.

Without a limit on "accessory dwellings" to the big houses, could there be 3 or 5 or more per big house? Condos? And they aren't counted for density as they are to "be considered part of the primary dwelling"?

Captain Jeff Ridgway
(561) 379-7961
4386 NW Oakbrook Circle
Jensen Beach, Florida 34957
Motor Yacht INGOT
Captain@MYINGOT.com
+1-214-763-7700 (Ship's Cellular Phone)
+1-561-440-5188 / 5189 (Ship's V-Sat Phone)
+1-561-379-7961 (Jeff's Mobile Phone)
+1-772-539-8440 (Electronic Fax)

Chelsea Love

From: Kathy Saigh <KathySaigh47@comcast.net>
Sent: Tuesday, February 22, 2022 7:29 AM
To: Sarah Heard
Subject: County Comprehensive Plan

Caution: This email originated from an external source.
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Dear Commissioners
I urge you to defeat this effort

The Martin County Commission meeting that is going to decide the future of rural lands is on Tuesday Feb22.
While it's about the 180,000 acres in the Agriculture Land Use west of town. It will affect everyone in the County.

If this gets approved on Feb 22 there will be only one more hearing necessary to finalize it.

While the proposed Discovery PUD and the "Rural Lifestyle" land use are purposely complex and confusing, the concept is simple:

The urban boundary will be meaningless because suburban homes, golf courses, workers dormitories, stores, and clubhouses, and event centers will be allowed ANYWHERE in the county all the way out to Lake Okeechobee.
Sewer and water extensions will be allowed anywhere outside the urban boundary.
Three times as much density will be allowed outside the urban boundary. Instead of approximately 9000 units there will be the potential for 27,000 units plus worker dormitories and "golf cottages" which will not count against the density limits.*

Given those incentives the prices of rural land in Martin County and the profit to be made from development will dramatically accelerate conversion of farm land. It will become difficult or impossible to purchase public lands for environmental restoration - for the Loxahatchee, CERP, Loxa-Lucie, or Palmar.*

-The experience of the Ag Preserve in Palm Beach County appears to demonstrate that ag easements will not last. Owners of lands with easements will insist that they are surrounded by suburbia and will be relieved of their easements.
-The assertion that a PUD will guarantee the promised benefits is simply not true. The PUD for AgTec, which got a special land use based on PUD promises, has failed to deliver any of the promises while the land retained the higher intensity land use.
-Basing a land use on the promise that residents will be very rich and will increase the tax base and have no interest in using any Martin County services cannot be constitutionally supportable.

All of the Martin County Commissioners promised when running that they would defend the comp plan and the urban boundary. The only way to stop this from wrecking the comp plan and making Martin County

WORSE than Palm Beach and Dade County in terms of containing urban sprawl in undeveloped farmlands, is for everyone who cares, to make their voices heard.

This will be the most dramatic change to the County Comprehensive Plan since it was adopted in 1982. At the very least, the public deserves to have a series of open public workshops where they can have their concerns answered and better understand the long term consequences.

This is a very disturbing prospect.
Kathleen Saigh
1924 SW St. Andrews Drive
Palm City

Sent from my iPhone

Chelsea Love

From: SHARON <smcginn1@sbcglobal.net>
Sent: Wednesday, February 23, 2022 12:47 PM
To: Comish
Subject: rural lifestyle designation

Caution: This email originated from an external source.
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I oppose approving the Rual Lifestyle designation. I suggested that this process of creating a new land use category should have better public outreach and workshops. I am worried that I don't understand the unintended consequences of this new land use designation.
What are our options for approving both Discovery and Three Lakes? I realize we can't be anti-growth.
Would it be a benefit if we have a local planning council review this designation?

Regards,
Sharon McGinnis
Rocky Point

Chelsea Love

From: realsquack <realsquack@aol.com>
Sent: Wednesday, February 23, 2022 2:00 PM
To: Commissioners
Subject: BOCC 2/22/22

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I do not want the "Guardians" educating "stupid little old me, taxpayer"...they do not know the meaning of the word GUARDIAN. It is your job to answer the questions we have, staff and Commissioners and our legal staff...not an organization that has just been almost elevated to "sainthood" in Ed Ciampi's speech. I fear that they might have their own agenda in this issue of changes to the Comp Plan. I was looking forward to hearing from Greg Braun to hear the Guardians position, he did not speak. You are shirking your duties. Thank you Sarah and Stacey for your votes.
Jackie Trancynger
Jensen Beach

Chelsea Love

From: Becky Harris <beckyharris11@gmail.com>
Sent: Thursday, February 24, 2022 6:55 AM
To: Stacey Hetherington
Subject: no vote on rural buiding

This Email Sent From External Sender

Hi,

Thanks for voting no on the expansive buiding projects. Our roads cant handle all this growth. and I know I came here for the lack of growth.

Speaking of roads. The golf course road area looks great- cant wait for the stop sign to be exposed. And I assume they will be putting back in the speed table by me and hopefully expanding the one at COnquistador?

becky harris

Chelsea Love

From: Sam Hay <samhhay@gmail.com>
Sent: Thursday, February 24, 2022 11:48 AM
To: Stacey Hetherington
Subject: Your vote Tuesday

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Dear Commissioner Hetherington:

I commend you for your vote at Tuesday's meeting to reject the reckless proposals to emasculate our Comprehensive Plan. Thank you for prioritizing the interests of Martin County's citizens and those of future generations. I hope we may count on you to join us in continuing to resist this harmful attack on our environment and way of life.

Respectfully,
Sam Hay, Port Salerno

Virus-free. www.avg.com

Chelsea Love

From: Art Ondich <arthurondich@bellsouth.net>
Sent: Friday, February 25, 2022 10:07 PM
To: Sarah Heard; Stacey Hetherington
Subject: Feb 22nd BOCC Meeting

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Commissioners Heard and Hetherington:

Thank you for your vote in the Feb 22nd BOCC Meeting regarding the creation of a new zoning classification.

I have written the 3 BOCC members who voted in favor of the creation of a new zoning classification, and asked them why they felt it was needed.

Sincerely,

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

Sent from Mail for Windows

Chelsea Love

From: Kathy Pignataro <7235kmbeck@bellsouth.net>
Sent: Friday, February 25, 2022 7:38 PM
To: Comish
Subject: Slow growth plan

This Email Sent From External Sender

Hello,
What has happened to our beautiful county? We were a slow growth county.

Everywhere we look there is another multi family complex planned or going up.

We moved here to get away from Ft. Lauderdale's craziness and you're allowing it here now.

Soon there won't be a spot that hasn't been built up.

What is the plan for the ridiculous traffic issues we have that are only getting worse?

Thanking you in advance

Kathy Pignataro

Chelsea Love

From: KENNETH DESCH <kedesch@bellsouth.net>
Sent: Sunday, February 27, 2022 8:54 PM
To: Stacey Hetherington
Subject: Atlantic Fields developer

Follow Up Flag: Follow up
Flag Status: Completed

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I cannot believe what I am hearing regarding this Atlantic Fields developer being given the power and authority to rewrite our Martin County Comp plan to open up our rural areas to unchecked development. What is it with you commissioners?? What is in it for you behind closed doors?? Why is the pursuit always for more tax revenue, and at the sacrifice of the quality of life in the county?? What is there such emphasis for more Tax Revenue at the expense of everything else?? Were you not sworn into office to uphold the laws of the county, including protecting the comprehensive growth plan. You would not have the greed for more tax money if you were not responsible for so much wasteful spending. Much of it unaccounted for.

I do not want Martin County to become the cesspool that Palm Beach and St. Lucie have become. Bridge road is so heavily traveled now, especially with commercial traffic. Bridge Road should not be burdened by more increased traffic caused by this uncessary development, that will only benefit the developer, and whoever pockets he lines. We are not ignorant. We see through this clever marketing idea of pandering these conservation claims to sell this to the public.

Just take a drive up Route 1 in Stuart on any day of the week, and you would think you were in Ft. Lauderdale by the amount of traffic. I don't want Martin County to become the hell holes north and south of us.

Yes, you were elected to represent the citizens of Martin County. However, it is clear you are not, and pandering to other factions.

" WE WILL NOT GO SILENT INTO THAT DARK NIGHT "

Chelsea Love

From: Art Improv <improvart@gmail.com>
Sent: Sunday, March 13, 2022 12:02 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: STOP DEVELOPMENT

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

Who are you representing?

Listen to Staff:
Commerce Ave is NOT residential

PAUSE: population explosion is cementing the land; traffic on US1 resembles Dade Co.

ENOUGH is ENOUGH

You are our representatives. Do not be the pawns of the exploiters.

C. Goss
Stuart Resident since 1977.
Florida resident since 1956.

Chelsea Love

From: Robin A Cartwright <robin.a.cartwright@gmail.com>
Sent: Tuesday, March 22, 2022 9:58 AM
To: Doug Smith; Edward Ciampi; Harold Jenkins; Stacey Hetherington; Sarah Heard
Subject: VOTE NO to Rural Lifestyle

This Email Sent From External Sender

Dear Commissioners,

This Rural lLfestyle designation is a complete joke. You are further kowtowing to those with money instead of honoring those those who live here.

You have a great responsibility to serve those who live here. Is this really what you want your legacy to be? So that Martin County can be known for allowing housing of servants in a dorm on a property while they watch a polo match at a neighbors?

Ridiculous.

This designation is a complete overreach by the commission. I will fully support anybody who files a DOAH case against you for this should you vote for it.

Robin Cartwright

Chelsea Love

From: Janet O'Brien <jobrien@martincountyrealtors.org>
Sent: Tuesday, March 22, 2022 5:44 PM
To: Doug Smith
Cc: Sarah Heard; Stacey Hetherington; Harold Jenkins; Edward Ciampi; Taryn Kryzda; Sarah Woods
Subject: Rural Lifestyle Letter of Support
Attachments: Rural Lifestyle land-use support.pdf

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

Dear Commissioner Smith,

Please see the attached letter, on behalf of President Andy Spears and the Board of Directors of Martin County REALTORS of the Treasure Coast.

Thank you.

Janet O'Brien, RCE
Chief Executive Officer
772.283.1748
JOBrien@martincountyrealtors.org
772.288.0215

3204-A SE Federal Hwy
Stuart, FL 34997

www.martincountyrealtors.org www.Facebook.com/MartinRealtors

The mission of Martin County REALTORS® of the Treasure Coast is to provide the programs, products and services enabling its REALTOR® members to become more profitable in an ethical, legal and professional manner.

Chelsea Love

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Tuesday, March 22, 2022 4:12 PM
To: Sarah Heard; Harold Jenkins; Edward Ciampi; Stacey Hetherington; Doug Smith
Cc: Taryn Kryzda; Sarah Woods; Clyde Dulin; Paul Schilling; Virginia Sherlock
Subject: Guardians meeting tomorrow

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Commissioners,

I will not be attending the Guardians meeting tomorrow on the Rural Lifestyle Comprehensive Plan Amendments. Please understand that my decision is based entirely on my belief that the meeting is not designed to be a productive and helpful exchange of information about the Amendments which will make a critical change to Martin County's growth management plan.

Questions and Answers regarding the proposed amendments have been posted on the Guardians website. Questions were submitted a month ago; answers were posted late this afternoon. A common and repeated answer is: "This question is beyond the scope of the Rural Lifestyle amendment." This answer appears in response to more than a dozen questions. Other answers include: "Unknown at this time". Charts are supplied in response to questions about process and procedures, with no indication of timelines or deadlines that may be imposed. How do these answers facilitate public understanding of important issues raised?

Virtually everyone wants to know: How many acres of land in Martin County are potentially available for designation as Rural Lifestyle if the new designation is approved?" The response is: "The answer to this question will depend on many factors, some of which cannot be known."

Questions about the Ag Reserve, Pineland Prairie, Harmony, Hobe Grove and AgTEC that raise similar issues regarding development outside the urban boundary are deflected by "This question is beyond the scope of the Rural Lifestyle amendment."

Overall, the answers insult the intelligence of residents who have genuine questions about these amendments. In addition to convoluted, absurd, and bureaucratic answers, some of the answers are outright false. It is apparent that some of the questions which were submitted to the Commission and staff on February 22 have been selectively edited out of the list of questions for which answers are offered. For instance: "Is the provision allowing wetland habitat to be preserved off-site a form of mitigation that allows wetlands on-site to be destroyed?" This question is not included in the Q&A list provided by the Guardians and, thus, no answer is provided. Martin County residents have fought long and hard to preserve wetlands on-site and we do not allow off-site mitigation, as the Rural Lifestyle amendments would appear to allow. Why was this question removed from the list of questions that were submitted on February 22?

There are so many problems with the answers that are being provided that I would characterize them as useless bureaucratic gobbledegook. The meeting scheduled by the Guardians is entirely contrary to any suggestion that answers will be provided to questions raised by the public. There apparently will be no opportunity for a back-and-forth exchange with residents. The meeting was not properly noticed and members of the public who wish to attend remotely must "sign up" or "register" in advance in order to obtain the link for livestreaming. The

meeting has no legal effect on the process of changing our Comprehensive Plan as it appears to be nothing more than a gathering arranged by a private organization without any accountability whatsoever to the public.

I am not planning on attending the Guardians meeting as I believe it will be a waste of time and not in any way helpful or informative. My absence should not be interpreted as a lack of interest in the Rural Lifestyle amendments. Our beloved Maggy Hurchalla recommended "a series of public workshops" where citizens can get answers to questions about the amendments. This single "public meeting" organized by the Guardians appears to be designed to allow proponents to make presentations to try to persuade the public to accept a massive change that Maggy called "the beginning of the end" of our Comprehensive Plan.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

Chelsea Love

From: Paul Owens <powens@1000fof.org>
Sent: Thursday, March 24, 2022 5:30 PM
To: kelly.corvin@deo.myflorida.com
Cc: Stansbury, James; dane.eagle@deo.myflorida.com; Comish
Subject: Letter regarding proposed comp plan amendment in Martin County
Attachments: DEO letter 3-24-2022.pdf

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Please see the attached letter, and feel free to contact 1000 Friends Policy & Planning Director Jane West at jwest@1000fof.org with any questions.
Sincerely,

Paul Owens
President, 1000 Friends of Florida
850-222-6277 ext 102
407-222-2301 (cell)
Follow us on Twitter @FloridaFriends
Like us on Facebook

Chelsea Love

From: Tonja <tonja@rthmarketing.com>
Sent: Thursday, March 24, 2022 10:16 AM
To: faye@carterconst.net; Comish
Cc: Colby Reese; van garner; Sharon Italiano; Michelle Petruzzie; k.waser.nash@gmail.com
Subject: RE: Additional - Follow up to public comments 3-22-22

Caution: This email originated from an external source.
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Hello,

As Martin County is represented by county employees and our County Comissioners...many hard-working honest people who actually 'care' about 'we' the people that are the residents and tax payers in Martin County.

We can not support or allow corruption in the Public Works department.

Albert Einstein quote: It is not the evil people that make the world dangerous, but it is the people who watch and do nothing!

Let us stand together, Commissioners with us, and do something..that which is honorable.

Commissioners---Please give the 'public works' department the directive reminder/demand to adhere to staff direction from the Commissioners. This was given to them on August 24th at the Commissioner's meeting at 1 hour and 20 minutes into the meeting (fast forward to that section as a reminder what was said). Tell public works to DO what, we the Commissioners told you to do!

And, replace the berm..as it was, with the walking, carting path protected for community use.

Commissioners gave staff two options on Aug 24th: (and NO other meeting or event occurred since except, fraudulent survey vote and recommendations from County, public works)

Commissioners said, Aug. 24th:
1. Bring berm as separate agenda item.
or
2. Leave the berm alone.

(Se Flamingo and Se Sharon was NEVER part of the paving project, public works tried to TRICK Commissioners on Aug. 10th and tried to add it to the project at the last minute during the meeting without public notice and inviting the whole street)...serving a few people specifically on se Flamingo.

And WE are starting to find out ....all this destruction was to get a few houses in SE Flamingo a Sharon Street address...and use the Commissioner's funds, MSBU to pay for it all.

Removing the berm, removes the 'No Outlet' County designation of this street. It also has had this County signage for decades. That is not lawful.

Public Works staff blatantly disregarded the August. 24th Comissioner's direction and instead... presented a fraudulent survey to specific voters inside hobe hills to 'manufacture' a vote of support.

THEN -- involved the 'Office of Elections' to count the vote....in an effort to legimatize the fraud.

Using the 'Office of Elections' to count the vote...makes this NOW a state level Election's Fraud Issue, on the.....Public Works employees involved.

Please, work with us.

Thank you.

Tonja

Sent from Samsung Galaxy smartphone.

-------- Original message --------
From: faye@carterconst.net
Date: 3/23/22 12:09 PM (GMT-05:00)
To: comish@martin.fl.us
Cc: Tonja <tonja@rthmarketing.com>, Colby Reese <colbyreese1@gmail.com>, van garner <beauluv2@aol.com>, Sharon Italiano <sharonitaliano1@gmail.com>, Michelle Petruzzie <mpetz413@yahoo.com>, k.waser.nash@gmail.com
Subject: Follow up to public comments 3-22-22

As you are well aware of our position in Papaya Village, please advise as to the final decision on how to resolve the opening on Sharon Street @ Flamingo that occurred without due process and how this will be prevented @ Sharon Street East and Highborne Way.

Faye Carter

Carter Construction, Inc.

CB058395

9577 SE Sharon St

Hobe Sound, FL 33455

Cell: (561) 315-0833

Office: (561) 747-3136

Fax (772) 546-6888

Chelsea Love

From: Denise Belizar <wridea@aol.com>
Sent: Monday, March 28, 2022 4:59 PM
To: Doug Smith; Edward Ciampi; Harold Jenkins; Sarah Heard; Stacey Hetherington
Subject: My Thoughts Following the Guardians of Martin County Meeting re: CPA 2021-08

Caution: This email originated from an external source.
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Here we are, on the verge of finalizing what will be a catastrophic revision to Martin County's Comprehensive Plan, one that has stood the test of time for decades.

Why are we here? What major crushing need is necessitating such a drastic change?

It turns out the answer is simple: greed. As in most situations like this, you just need to follow the money.

Becker Holdings wants to take a parcel of its vast agricultural acreage to create a residential enclave for the very wealthy, with over 300 homes priced between $4.8 - $11 million, two golf courses and polo fields. Becker obviously stands to make mega-bucks from this development. It's the sole reason for doing it.

Trust me, I'm all for people making money. But we should all play by the rules. Becker has rules for how they can develop their property right now; they just don't want to follow them. Not enough mega-profit that way.

Fallacies/misrepresentations in their proposal include:

There will be plenty of acreage devoted to open spaces.
Of course, most of it is in private community golf courses, polo fields, and the undeveloped portions of each home site, not in open public spaces. Because of their massive use of water, pesticides and fertilizers, golf courses are actually detrimental to the environment. And they must be maintained year-round, even though Becker's development will be a seasonal playground for the rich. What happens when drought seasons occur? Our residents will be required to reduce water consumption, while the watering/maintenance of these rarely used golf courses will go on.

Don't worry. These residents won't really be here much, as this will be their second or third home. They won't be overburdening our roads or systems. And their taxes will more than pay for everything!

At least one of our commissioners, from his remarks, has bought into this claim and sees the income as a real windfall for the county. I would think he's lived long enough to know that promises like these never turn out to be true in the long run. In fact, by seriously eroding the strength of our Comp Plan, this development is costing us too much already.

A portion of the land will be put into an agricultural easement in perpetuity.
Since it's already being used agriculturally, this benefits us how? It's certainly not a sacrifice for Becker.

There will be advantages for all Martin County citizens!
Including providing additional access to a county park through what looks to be an existing polo facility trail, and giving us the ability to go to polo matches. Not exactly perks that middle and lower class residents can get excited about.

I would like to believe that as long-time residents of Martin County, you, our county commissioners, value our quality of life as much as the rest of us do. So I'm perplexed as to why this requested change is not only being approved, but being offered a county-wide rather than a site-specific exception.

Martin County doesn't need to change our Comp Plan, plain and simple. But we particularly don't need a sweeping change such as this simply to accommodate the very wealthy. We already have a large monied population, with ample residential choices throughout a variety of high-end communities.

What we need – and never seem to get – is affordable housing for the working class.

I absolutely BEG OF YOU to reconsider your approval of CPA 2021-08. Martin County's environment and way of life is depending on it.

Denise Belizar
Jensen Beach
Cell: 772-971-0430
wridea@aol.com

Chelsea Love

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Wednesday, March 30, 2022 9:34 PM
To: Sarah Heard; Stacey Hetherington
Subject: CPA 2021-08

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

Dear Commissioners,

Thank you for your no vote on CPA 2021-08 Transmittal.

Also, the County's email on Thurs. Staff-Developer meetings, notices that tomorrow is a meeting between Staff and Three Lakes Golf for a PUD.

I had heard that Three Lakes Golf was the second project hovering that wanted the Rural Lifestyles. So this looks like Three Lakes does not need the Proposed RL Land Use.

Ergo there is no serious reason that the County would push Becker B-14 Applicant to doing a big-acre CPA 2021-08 instead of a site-specific like AgTEC.

Again, thank you for your No Vote on CPA 2021-08 Transmittal.

Thanks, Donna Melzer

Chelsea Love

From: Mary Dawson <medawson44@gmail.com>
Sent: Monday, April 4, 2022 9:17 AM
To: Edward Ciampi; Stacey Hetherington; Harold Jenkins; Doug Smith; Sarah Heard
Subject: I support clustering, but there's a huge Loop Hole in the Rural Lands Amendment that can be easily fixed

Caution: This email originated from an external source.
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Commissioners,

I support clustering, density increases, and density transfers as conservation tools. However, since I last wrote you about the Rural Lifestyles Amendment (RLA), I found out about the proposed 3 Lakes Golf Club project which is seeking approval under the RLA.

That project exposes a huge loophole in the RLA that really would eviscerate the Comp Plan's protection for western lands. Luckily, it may be easily fixed.

The loophole is that all of the meaningful benefits in the RLA are triggered only when a developer asks for an increase in density.

When the developer does not ask for an increase in density, the RLA allows an enormous increase in intensity of use without requiring any meaningful benefits.

Re the 3 Lakes Golf Club Application.(Development application attached)

If its 1,218 acres were developed in 20-acre lots as currently allowed, they would be able to fit somewhere between 50 and 55 homes on the property. Or a golf course on part of the property and 20-acre lots on the rest.

Using the RLA, 3 Lakes can be approved to build three 18-hole golf courses, each complete with its own club house, including restaurants, bars, shops, pools, spas, and other amenities, one executive golf course, employee housing, and 54 golf cottages … AKA rental units of any size and type they choose. In other words, a destination resort. If they were so inclined, they could additionally ask for up to 60 homes on small lots.

Because golf cottages don’t count as residential units and the developer is requesting no more than 60 homes, they are not requesting an increase of density to more than one unit per 20 acres.

As a result, the RLA does not require them to provide any off-site set aside of conservation or agricultural land.

And the off-site set aside is the single greatest Public Benefit these RLA projects are supposed to deliver. Without it, there is almost no benefit at all.

3 Lakes could conceivably do a similar project by clustering their existing units around golf courses using existing comp plan policies 4.5F.4-6, but that would require an even greater land set aside.

The fix for this loophole could be very easy … simply require the off-site set aside whenever the developer asks for an increased intensity of use … rather than an increase in density … over that which is currently allowed.

This change would not harm the Becker project that you are currently considering and would require true Public Benefits from future projects developed using the RLA.

Other problems still remain. The RLA does not protect the off-site set asides well enough and the benefits listed do not provide enough actual new benefit to warrant the change in land use.

This can be fixed by using the same language already in Comp Plan Policies 4.5F.4-6.

Thank you for your consideration.

Mary Dawson
medawson@usa.net
772-708-3021

From:	Geraldine Genco
To:	pschilling@martin.fl.us
Cc:	Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject:	LPA Intervenor Form
Date:	Monday, April 4, 2022 4:14:20 PM
Attachments:	TLF LPA Int. Form 040722 df.pdf

Pursuant to the LPA Notice posted by Joan Seaman, on March 31, 2022 at 5:34 pm The Treasured Lands Foundation and Loxa Lucie Headwater Initiative were noticed that the attached item was scheduled for the LPA Agenda. Please see the attached Form for additional information.

Contact numbers are as shown. Thank you.

Sincerely,

Geraldine Genco Dube
11971 SE Birkdale Run, Tequesta, FL 33469
Phone: 561 745 3893
GGenco@me.com

MARTIN COUNTY LOCAL PLANNING AGENCY (LPA)
REQUEST TO INTERVENE

Date: 04/04/2022 Proposal/Project Name: H123-022 Discovery Master Site Plan

Agenda Date: 04/07/2022 Agenda Item Number: 22-0706

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An "Intervenor" is a person who qualifies under the Land Development Regulations to receive mailed notice regarding the subject matter (property owners within 500 feet of the project if it is inside the urban service boundary, and within 1,000 feet of the project if it is outside the urban service boundary). Any person who qualifies may choose to be an Intervenor, or to just offer public comment. Someone who does not qualify to be an Intervenor, or could qualify, but chooses not to be one, will be allowed to speak briefly on his or her own behalf, either to present facts or to state opinions, during public comments on the application.

It should be noted that being an Intervenor in a matter under consideration by the LPA does not guarantee that the Intervenor can challenge or appeal the final decision in a judicial or administrative proceeding. Also, being an Intervenor here may not even be a prerequisite to filing a challenge or appeal of the final decision, depending upon what state laws or court rules require.

Please complete the following information and return this form to the County Administrator at least seven (7) business days prior to the hearing on the matter. No fee will be assessed. If requesting to intervene as a group, provide on group's letterhead, signed by an authorized representative of the group, stating the name of the group and the name of the individual who is authorized to speak for the group. Only one request needs to be submitted per each matter for which status as an Intervenor is sought, irrespective of the number of hearings to be held on the matter. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the meeting.

A Request to Intervene may be used only for the purpose of presenting evidence and testimony on a matter, and not merely to extend the time allowed to an individual to speak during public comments. (PLEASE PRINT CLEARLY)

Name (individual or group representative): Geraldine Genco

Group Name (if applicable): Treaured Lands Foundation

Address: P.O. Box 2596 City: Stuart

Zip Code: 34995 Telephone: (772) 647-9076 Email: cbarrowclough@treasuredlands.org

1. Explain what interest(s) you, as an individual or group, believe will be impacted by the proposal. Examples of interests include health and safety, police and fire protection service systems, transportation facilities, and economic, environmental, or natural resources. *(Attach separate sheet if more space is needed)*

Please see attched

2. State your position regarding the proposal. *(Attach separate sheet if more space is needed)*

Please see attached

3. State all facts you believe support your position. *(Attach separate sheet if more space is needed)*

Please see attached

Treasured Lands
FOUNDATION

RE: LPA April 7, 2022 Quasi-Judicial Hearing
Item: NPH-1, 22-0706 Discovery Master Site Plan

1. We "The Treasured Lands Foundation, Inc." are one of three non-profit groups participating as the Steering Committee of the Loxa-Lucie Headwaters Initiative. We have raised funds and purchased land located in the Atlantic Ridge Preserve. Our mission addresses land located in Martin County that includes the location of this project as well as other areas within the County that may be affected by the Rural Lifestyle amendment that was written by the Developer of this project and could affect up to 100,000 acres of land located in Martin County. Our focus with regard to this item is inclusive of its ecological significance, public interest and services, and hydrology as it may affect the Atlantic Ridge Ecosystem which it abuts on the north, west and east.

2. We are opposed to this project first based on procedural matters within the County's Land Development Regulations, Section 10, in that this project is dependent upon the adoption of a zoning classification that does not exist and that the proposed site plan does not qualify under its existing zoning and may not be granted an exception. Additionally, this project is a PUD and is not eligible for expedited processing. Although, it is our understanding that despite not qualifying for exemptions under the County's regulations the Comprehensive Changes and Future Land Use Amendments which includes this project it is being expedited; and submitted to the State for expedited processing by the Board of County Commissioners. We do not comment on the legalities, only on the codes as they exist and observation.

3. We also note that the same zoning classification required for this project lacks significant definition and references as currently proposed and is flawed. Therefore, the review of this Master Site Plan is premature, which may be why we have the following comments:

We reviewed the Staff Report and note that the proposed Master Site plan either has not identified or responded to major details that cannot be deferred by the applicant and granted exceptions and compliance by the Community Development Department in accordance with its rules. (See Martin County Land Development Regulations Section 10.) These are not "minor" technical issues; rather, they are significant issues that must be addressed in a Master Site Plan review. This project does not comply with the FLUM and Comprehensive plan, the Environmental and Landscaping, the Engineering, Water and Wastewater, Concurrency, Fire Prevention, Public facilities, and Legal Review despite staff noting that they "Comply" (except for the Legal Review, which is "ongoing"). Many of these elements are noted within the staff report as deferred or not applicable as currently proposed; therefore, they do NOT "Comply" as noted. Providing a public forum with missing and incomplete information denies the transparency the public needs for it to understand, review and comment, which the LPA forum is designed to provide and the reason for our participation.

In accordance with the County's procedures and form (attached), our representative ..... will be presenting our questions regarding this matter.

Sincerely,

Marcia Rose Duke

P.O. Box 2596 Stuart, FL 34995 phone: 772.647.9076 www.TreasuredLands.org

From:	Geraldine Genco
To:	pschilling@martin.fl.us
Cc:	Sarah Heard; Harold Jenkins; Doug Smith; Edward Ciampi
Subject:	Intervenor
Date:	Tuesday, April 5, 2022 1:04:51 PM
Attachments:	TLF LPA Int. Form 040722 df.pdf

This message was sent yesterday at around 3:30 PM. and was rejected by the server. It is in response to the noitce by Ms. Seaman that this item was placed on the LPA agenda last Thursday at 5:34 pm. Please call the writer of this email if any additional information is needed. Thank you.

GG
Geraldine Genco Dube
G Genco Consulting
-Broker Dealer, RIA Compliance & Consulting,
GGenco@GGencoAssociates.com
Ph: 561 745 3893
Cell: 561 371 3947
Services: Consulting, litigation support, testimony & damages

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MARTIN COUNTY LOCAL PLANNING AGENCY (LPA)
REQUEST TO INTERVENE

Date: 04/04/2022 Proposal/Project Name: H123-022 Discovery Master Site Plan

Agenda Date: 04/07/2022 Agenda Item Number: 22-0706

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An "Intervenor" is a person who qualifies under the Land Development Regulations to receive mailed notice regarding the subject matter (property owners within 500 feet of the project if it is inside the urban service boundary, and within 1,000 feet of the project if it is outside the urban service boundary). Any person who qualifies may choose to be an Intervenor, or to just offer public comment. Someone who does not qualify to be an Intervenor, or could qualify, but chooses not to be one, will be allowed to speak briefly on his or her own behalf, either to present facts or to state opinions, during public comments on the application.

It should be noted that being an Intervenor in a matter under consideration by the LPA does not guarantee that the Intervenor can challenge or appeal the final decision in a judicial or administrative proceeding. Also, being an Intervenor here may not even be a prerequisite to filing a challenge or appeal of the final decision, depending upon what state laws or court rules require.

Please complete the following information and return this form to the County Administrator at least seven (7) business days prior to the hearing on the matter. No fee will be assessed. If requesting to intervene as a group, provide on group's letterhead, signed by an authorized representative of the group, stating the name of the group and the name of the individual who is authorized to speak for the group. Only one request needs to be submitted per each matter for which status as an Intervenor is sought, irrespective of the number of hearings to be held on the matter. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the meeting.

A Request to Intervene may be used only for the purpose of presenting evidence and testimony on a matter, and not merely to extend the time allowed to an individual to speak during public comments. (PLEASE PRINT CLEARLY)

Name (individual or group representative): Geraldine Genco

Group Name (if applicable): Treaured Lands Foundation

Address: P.O. Box 2596 City: Stuart

Zip Code: 34995 Telephone: (772) 647-9076 Email: cbarrowclough@treasuredlands.org

1. Explain what interest(s) you, as an individual or group, believe will be impacted by the proposal. Examples of interests include health and safety, police and fire protection service systems, transportation facilities, and economic, environmental, or natural resources. *(Attach separate sheet if more space is needed)*

Please see attched

2. State your position regarding the proposal. *(Attach separate sheet if more space is needed)*

Please see attached

3. State all facts you believe support your position. *(Attach separate sheet if more space is needed)*

Please see attached

Treasured Lands
FOUNDATION

RE: LPA April 7, 2022 Quasi-Judicial Hearing
Item: NPH-1, 22-0706 Discovery Master Site Plan

1. We "The Treasured Lands Foundation, Inc." are one of three non-profit groups participating as the Steering Committee of the Loxa-Lucie Headwaters Initiative. We have raised funds and purchased land located in the Atlantic Ridge Preserve. Our mission addresses land located in Martin County that includes the location of this project as well as other areas within the County that may be affected by the Rural Lifestyle amendment that was written by the Developer of this project and could affect up to 100,000 acres of land located in Martin County. Our focus with regard to this item is inclusive of its ecological significance, public interest and services, and hydrology as it may affect the Atlantic Ridge Ecosystem which it abuts on the north, west and east.

2. We are opposed to this project first based on procedural matters within the County's Land Development Regulations, Section 10, in that this project is dependent upon the adoption of a zoning classification that does not exist and that the proposed site plan does not qualify under its existing zoning and may not be granted an exception. Additionally, this project is a PUD and is not eligible for expedited processing. Although, it is our understanding that despite not qualifying for exemptions under the County's regulations the Comprehensive Changes and Future Land Use Amendments which includes this project it is being expedited; and submitted to the State for expedited processing by the Board of County Commissioners. We do not comment on the legalities, only on the codes as they exist and observation.

3. We also note that the same zoning classification required for this project lacks significant definition and references as currently proposed and is flawed. Therefore, the review of this Master Site Plan is premature, which may be why we have the following comments:

We reviewed the Staff Report and note that the proposed Master Site plan either has not identified or responded to major details that cannot be deferred by the applicant and granted exceptions and compliance by the Community Development Department in accordance with its rules. (See Martin County Land Development Regulations Section 10.) These are not "minor" technical issues; rather, they are significant issues that must be addressed in a Master Site Plan review. This project does not comply with the FLUM and Comprehensive plan, the Environmental and Landscaping, the Engineering, Water and Wastewater, Concurrency, Fire Prevention, Public facilities, and Legal Review despite staff noting that they "Comply" (except for the Legal Review, which is "ongoing"). Many of these elements are noted within the staff report as deferred or not applicable as currently proposed; therefore, they do NOT "Comply" as noted. Providing a public forum with missing and incomplete information denies the transparency the public needs for it to understand, review and comment, which the LPA forum is designed to provide and the reason for our participation.

In accordance with the County's procedures and form (attached), our representative ..... will be presenting our questions regarding this matter.

Sincerely,

Marcia Rocco Duke

P.O. Box 2596 Stuart, FL 34995 phone: 772.647.9076 www.TreasuredLands.org

Chelsea Love

From: Jan DeMiranda | Realtor <demirandajan@gmail.com>
Sent: Wednesday, April 6, 2022 10:33 AM
To: Harold Jenkins; Sarah Heard; Stacey Hetherington; Edward Ciampi; Doug Smith
Subject: Comp Plan Amendment 2021-08

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No, no, no to "rural lifestyle" new land use. Please listen to the people who live in Martin County trying to protect what makes Martin County different from Palm Beach and St. Lucie Counties. If the amendment is approved, there is no way to recover from this.

Janice DeMiranda
HObe Sound Resident

--

Chelsea Love

From: TheGuardiansofMC <theguardiansofmartincounty@gmail.com>
Sent: Wednesday, April 6, 2022 5:44 PM
To: Stacey Hetherington; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi
Subject: Discovery PUD Zoning Agreement and Master Site Plan
Attachments: 4 6 22 Letter to LPA re Discovery.pdf

This Email Sent From External Sender

Dear Commissioners:

For the record, please find a letter attached regarding the Discovery PUD Zoning Agreement and Master Site Plan submitted to the County's Local Planning Agency.

Thank you,

--
The Guardians of Martin County
https://urldefense.com/v3/__http://www.TheGuardiansofMartinCounty.com__;!!OOyQrLxwW3k!ySjfURlASB5D2ufnYCmM37fblx5e8bAjBtBlrRpVKv5Dx9EBxYDtNQ8i9jBtXfSeXA$

Chelsea Love

From: DIANE DORGAN <ddorgan25@comcast.net>
Sent: Thursday, April 7, 2022 1:59 PM
To: Edward Ciampi
Subject: "Martin County comp plan change will gut the urban boundary"
Attachments: 0302221907.jpg

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Dear Mr Ciampi

I don't think you have read & understand the Martin County Growth & Management Plan.

"All planning decisions made by the County shall be based upon a consideration of impacts on the ecology, quality of life and fiscal sustainability of such actions, including the long term cumulative impacts."

Your plan to develop western Martin County ignores the plan & is not what the PEOPLE, residents of Martin County want.

Residents who were not born here, moved here for the beaches, pristine parks & the bio-diverse ecosystem, etc.

If you haven't already, please read the Sunday, Feb 27 article remembering Maggy Hurchalla. That's the leadership Martin County residents are looking for.

Every tree you cut down & animal you kill or displace, all the resources you will use for this project you are planning effects the health of HUMANS. We already don't have clean air to breath or clean water to drink.

Please find attached something Harry from Harry & the Natives composed. Please remember why you love Martin County & don't let your love for the quality of life we currently have be influenced by the "super-rich" as Thomas Pine put it in today's paper.

Thank you.
Respectfully, Diane Dorgan

Chelsea Love

From: Kathie Dustira <kathie.dustira@gmail.com>
Sent: Sunday, April 10, 2022 2:11 PM
To: Stacey Hetherington; Doug Smith; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: CPA 21-08 Rural Lifestyle Land Use

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Commissioner Stacey Hetherington, Doug Smith, Harold Jenkins, Sarah Heard, Edward Ciampi,

I am writing this email to ask you to vote no on the proposed changes to the Rural Land Use. I think we should be very careful to preserve the beauty of our surrounding areas because we may end up just like Miami. I know some who are fleeing Miami and coming here! One of the reasons I live here is the wildlife, the closeness of rural areas, and the fact that Stuart is still a small town with so much to offer. Please vote NO to any changes that would effect this beautiful area.
Thank you for reading this.

Kathie Dustira
1950 SW Palm City Rd, Stuart, FL 34994
772-486-7696

Chelsea Love

From: LIZ GROSSMAN <grssm504@aol.com>
Sent: Sunday, April 10, 2022 7:17 AM
To: Comish
Subject: No to "rural lifestyle"

This Email Sent From External Sender

Dear BOCC,
Please show wisdom and vote no! Let's not distort terminology it's not rural lifestyle it is over development. Please show the wisdom and courage to keep Martin zoning tight- don't dilute it. Current and future generations could benefit from this wisdom and courage. Martin is special please keep it this way!
Liz Grossman
20 NE Plantation Rd
Stuart, FL 34996

Sent from my iPhone

Chelsea Love

From: Pat Bryant <patbry1021@gmail.com>
Sent: Monday, April 11, 2022 5:01 PM
To: Stacey Hetherington
Subject: Comp Plan Amendment 2021-08

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Commissioner Hetherington,

Please vote NO on the above referenced amendment. Approval of this amendment will greatly compromise Martin County's Comprehensive Plan which was approved by the voters.

Respectfully,
Patricia Bryant

Chelsea Love

From: Mike Glynn <mjglynn1962@gmail.com>
Sent: Monday, April 11, 2022 5:26 PM
To: Comish
Subject: Rural Lifestyles

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To all Commissioners- Please deny approval of this land designation. Benefits few. Ruins the quality of life of many. Keep the development line strong and firm.
Thanks for your sound commitment to smart growth Ms. Heard.

Mike Glynn
Tropical Farms
772 216 0246

Chelsea Love

From: Deana Peterson <deanapeterson@outlook.com>
Sent: Monday, April 11, 2022 9:04 PM
To: Comish
Subject: Comprehensive Plan changes

This Email Sent From External Sender

Dear Commissioners,

I am writing to ask that you do NOT move forward with the approval process for changing the areas outside the urban services boundary to allow a “rural lifestyle land use”. This does not conform to the lifestyle that Martin County has enjoyed. It puts our agricultural land in peril. It also opens Pandora’s box to allow future large luxury rural lifestyle designations.

I feel we all need more info before we make changes to a comprehensive plan. This does not sound like a one time exemption but a full blown forever change that will live on. Those implication are huge and will last for generations. We cannot continue the urban sprawl because if we do we will be no different than our neighbors to our north and south.

Please maintain our comprehensive plan and our urban services boundary. Once that is changed the barn doors are open and the whole plan is in jeopardy.

I appreciate your thoughtful consideration of halting these changes.

Thanks so much!
Deana

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

Chelsea Love

From: Jesus Batista <jessembatista@gmail.com>
Sent: Tuesday, April 12, 2022 2:48 PM
To: Comish
Subject: Rural lifestyle- No

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I writing to voice my concerns on expanding our rural areas into overcrowded housing and strip malls.
I've lived in hobe sound for 30+ years. I've seen how Port st Lucy, Stuart, Jupiter and other surrounding areas have watched growth get out of control filling the pockets of outside developers and leaving a mess for the community to deal with.
I urge you to keep our county and hobe sound the great place it is to raise a family, know your neighbors and feel free of overcrowded streets and grid lock.
Respectively
Jesse Batista

From:	rdemiranda@comcast.net
To:	Harold Jenkins; Sarah Heard; Stacey Hetherington; Edward Ciampi; Doug Smith
Subject:	CPA 21-08
Date:	Tuesday, April 12, 2022 10:31:56 AM

Dear Commissioners,

NO to the Rural Lifestyle designation in Martin County. This will destroy our urban boundary and it will be "open season" for development in western Martin County. Already acres of wildlife habitat are being destroyed by development. Enough. Please.

Ralph DeMiranda
Hobe Sound Resident

Chelsea Love

From: chuckfa@comcast.net
Sent: Tuesday, April 12, 2022 3:59 PM
To: Comish
Subject: No More Development

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Commissioners,

Please stop the unbridled development of our beautiful County. Drive South or North to see the nightmare you will create for us if you vote on the side of developers. Cleverly naming this land use amendment 'Rural lifestyle' is an insult to us all. Vote no please.

Regards,
Chuck Faranda
https:/ccdastro.com

Chelsea Love

From: Alexandra Furtado <alexandra.furtado91@gmail.com>
Sent: Tuesday, April 12, 2022 8:51 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda; Sarah Woods
Subject: Regarding Proposed Amendment to the Martin County Comprehensive Growth Plan

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Good evening,

I've recently attended a public speech regarding the proposed amendments to the Martin County Comprehensive Growth Plan. Being new to Martin County, I was not familiar with the Comp Plan; but through some research and conversation with my community members, I've learned that there is a pending proposal to change the Comp Plan to add a new land use designation - the "Rural Lifestyle."

I'm writing to express my concerns that the commissioners are moving forward with the new land use designation without adequately addressing the feedback noted by community members. For myself, I've read through the 04/01/2022 report entitled "Proposed Amendment to the Martin County Comprehensive Plan" and have some points which I'd appreciate clarification on, or at least some careful consideration on the part of our elected officials:

1. First and foremost, this document points out rather expressly that the Proposed Amendment (the development just north of SE Bridge Road and east of I-95) is entirely dependent upon the new land use designation - "Rural Lifestyle."

2. On page 5, the criteria for future land use amendments are enumerated, and it is stated that "Criterion (b) and (d) have been met pending the adoption of a concurrent text amendment." Logically speaking, I do not understand how the land use designation ("Rural Lifestyle") can be used in order to meet the criteria for the proposed development when the designation itself has yet to be approved. It reads a lot like putting the cart before the horse, as the saying goes. Does this principle work in any other legislation or government law?

3. The proposed amendments are presumed to be the intent of the county residents, by proxy of the commissioners; but it seems from my conversation with residents that there are plenty of points of disapproval from residents. It is my understanding that a public workshop has yet to take place to bring residents into the fold regarding the Comp Plan changes, the land use designation language, and the development project proposed herein. Is this true? I believe that two of the three public meetings to move these pieces forward have already occurred. When does the board plan on having even just one workshop take place?

4. The issue of urban sprawl and the criteria reported in the Proposed Amendment report I'm referencing makes repeated use of the "comparable" land use designation, "Agricultural Ranchette." The Proposed Amendment states that the Agricultural Ranchette designation is comparable in the density it would allow for development on lands designated as such. If it is so comparable, then why is a new land use designation needed? It would appear that the new land use designation would be necessary only for a project of these specifications. So it begs the question - is the project driving the amendments to the Comp Plan, or is the Comp Plan directing the project? It would appear here that the project in question, as high-lighted in its first few statements, is predicated upon the Comp Plan taking a back-seat viz. adding the new land use designation.

5. The issue of density and the demands that increased resident populations will create on our public services are explained away in this report by claiming that I-95 allows for the availability of public services; however, it would be more appropriate to state that I-95 allows for the accessibility of public services - the availability would depend on funding from taxpayers for increased manpower to our police forces, fire fighters, postal workers, school bus drivers and

buses, emergency medical service teams, public bus stations and increased bus drivers, school staff and resources, and our beloved, woefully understaffed lifeguards. With more residents, comes the need for more help. I-95 does not make these services available. I-95 does not create more public servants to help our neighbors. It makes a burdened workforce of public services accessible. Stretching resources thin is not "availability." The density capacity of one unit per five acres and its impact on the public services I've listed are not detailed in the report - I only see the reference to water and sewer services. While I understand that the owner of the property for development is going to carry the burden of these utilities being set up, what is the plan for addressing new demands on other public services which this influx of residents will create?

6. I'd be less concerned if Martin County was planning on establishing subsidized housing or low-income housing to help our residents who are struggling during a period of marked financial difficulty; but even still, I fail to see how a new land use designation would be absolutely necessary when the Proposed Amendment states repeatedly that comparable land use designations exist. I cannot imagine that a land use designation does not exist to allow for subsidized or low-income housing development. However, something tells me that this planned development will be geared towards upper-middle class to upper class only. This being my suspicion, it lends me to believe that the prospect of bringing in a quick buck on the deathbed of a Comp Plan which was enacted to help preserve the beauty of our county is more important than maintaining a conscientious view towards growth. Is this true?

As I mentioned earlier, I'm a relatively new resident to Martin County. I look forward to engaging with local government again in the future!

Thank you for your attention - I wish you all a lovely evening,

-Alexandra Furtado
Martin County Resident
C: 401-206-2048

Chelsea Love

From: Louise <lheineck1375@bellsouth.net>
Sent: Tuesday, April 12, 2022 3:27 PM
To: Comish
Subject: Rural lifestyle anendment

This Email Sent From External Sender

I am against the rural lifestyle amendment. I have lived in Martin county for over 20 years. This plan will most likely destroy the serene easy living of Martin County

Louise Heineck
Sent from my iPhone

Chelsea Love

From: james triarsi <jamestreez@gmail.com>
Sent: Tuesday, April 12, 2022 3:03 PM
To: Comish
Subject: Rural Lifestyle Keep things small. There is enough problems as it is. Clean the RIVER. Thanks, All 6 of us, we all vote.

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Chelsea Love

From: Chris <cwieds@gmail.com>
Sent: Tuesday, April 12, 2022 5:39 PM
To: Comish
Subject: Please review more deeply and openly

This Email Sent From External Sender

This land swap is not in anyones self interest except a very few developers. Several on the Commission should recuse themselves from voting on the issue Sincerely Chris Wiedenmayer

Sent from my iPhone

Chelsea Love

From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Wednesday, April 13, 2022 5:36 PM
To: Comish
Subject: Development

This Email Sent From External Sender

Land changes I am against all changes so please take this as a no from a Hobe Sound 40 year resident 😡
Sent from my iPhone

Chelsea Love

From: Mrs K <gator2256@gmail.com>
Sent: Wednesday, April 13, 2022 6:05 PM
To: Comish
Subject: Land use

This Email Sent From External Sender

Add my name to the list of irate constituents who want you to oppose the changes to 21-08 and 09 at Tuesdays meeting.

I plan on attending meeting and i have yet yo talk to a neighbor or friend who wants this approved.

Karen esposito
3035 ne loquat lane
Jensen beach fl

Sent from my iPhone

From:	Marge Ketter
To:	Harold Jenkins
Subject:	Rural Life Style Comp Plan Amendments
Date:	Wednesday, April 13, 2022 4:17:43 PM

Dear Commissioner Jenkins,

I had better expectations of you than what you seem to be. I thought you might think for yourself rather than letting other Commissioners think for you. I have heard you don't like reading anything more than a page long, but hope you have read the entire file on what you seem to be poised to approve, the Becker Discovery project, for which you are required to vote for Comp Plan Amendments that could very well open Pandora;s box for Martin County. Think about it! If they tell you it's site specific, that's impossible, others are already at the door.

Maybe you don't care, maybe you see it only as a way to benefit your business personally, but regardless, you represent a lot of constituents who live in Martin County, a county that you too enjoy, that offers a quality of life that motivated a lot of us move here If it wasn't for the well planned Comprehensive Growth Management Plan we wouldn't have the great place to live that is Martin County. The 4 story height limit gives us a nicer view than the high rises north and south of us. The Urban Service Boundary has helped control growth. No one expects the Growth Management Plan to remain the same forever. What we see it doing for us is using the rules in place for orderly growth and changing using those rules.

I am asking that you reconsider your vote and not approve the Rural Life Style Comp Plan Amendments which have the potential for destroying the orderly growth pattern for Martin County and giving you the legacy of helping to destroy the environment that is Martin County forever. Growth is expected, but please read between the lines and do better.

I remember once you told me you liked Anne Scott but she wasn't looking out for the business community. In my opinion Anne Scott was a good Commissioner who followed the rules. Whether she liked them or not, she believed in the law. In our present National way of thinking there seem to be many, mostly Republicans I'm sorry to say, who don't believe in the law.or following any rules. Selfishness and greed seem to rule.

I'm sorry this is so long, but I have thought about it for a long time and wanted to express my disappointment in the track you and other Commissioners are following. :Look out for businesses but don't forget the rest of us and give the County away. It isn't necessary. We are not all narrow minded or dumb and understand a lot.

Happy Easter.

Marge Ketter

Chelsea Love

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Wednesday, April 13, 2022 1:16 PM
To: Sarah Heard; Stacey Hetherington; Edward Ciampi; Harold Jenkins; Doug Smith
Cc: Taryn Kryzda; Sarah Woods; Paul Schilling; Clyde Dulin; Peter Walden
Subject: April 19, 2022 AGENDA ITEMS: 22-0716; 22-0717; 22-0721

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Good afternoon Commissioners and Martin County Staff,

Please say no to CPA 21-08 "Rural Lifestyle" new land use TEXT Amendment to our Treasured Comp Plan.

It wrecks our urban boundary, our Comp Plan and residents like myself will be highly impacted by the road congestion - just look at the east-west roads through the 158,000+ western lands and the Palm City clogged intersections already, taxes, water and sewer, environmental impacts, river quality, home values, emergency service response times, school conditions.

The Commission Majority's actions with respect to CPA 21-08 and the Concerned Citizens of Martin County is planning at its worst.

The process is fatally flawed and does not conform to the Comp Plan Chapter 1.9 directive that calls for good government, democracy -- " ... communications programs, information services and consideration of and response to public comment."

As late as Monday, April 11, 2022, your Growth Management Director provided inaccurate information about the acres that were eligible and inaccuracies regarding the information on how the CPA went from 1500 eligible acres to 158,000 eligible acres. It is not credible that the Applicant has a "property rights" interest in all 158,000 eligible acres.

And the State Agencies- Staff failed to provide the State Agencies information regarding the 158,000+ eligible acres and instead, staff added 3 examples to the Staff Report using 1,000 acre projects for each.

State Review with the correct information: 158,000 acres vs. 1,000 acres -- without even identifying which lands might be of interest to agencies in such as river restorations - might be different this time. Pal-Mar lands pops to mind. Loxa-Lucie concerns. CERP/IRL Plan...

I have the same concern that Martin County Conservation Alliance has already voiced - regarding the April 12 the revised language:

CPA 21-08 The fringe language for limiting the "eligibility" of the 158,000+ acres outside the Primary Urban Service District refers to

"adjacent to the Primary Urban Service District, the Secondary Urban Service District or a

Freestanding Industrial Service District."

SHOULDN'T THE LANGUAGE SPECIFY:

- adjacent to the Martin County Primary Urban Service District,

or

- adjacent to the Martin County Secondary

Urban Service District

or

- adjacent to Martin County Freestanding Industrial Service District."

Surely even this Commission Majority does not MEAN
Any and All Urban Districts - Or Does It?

Does this Commission Majority mean
lands ADJACENT TO Port St. Lucie Urban District,
or
lands ADJACENT TO Palm Beach County Urban District,
or
lands ADJACENT TO St. Lucie County Urban District...???

PLEASE say NO to CPA 21-08 --
or continue the agenda items for a series of CITIZEN-BASED workshops TELEVISED.
and at least CLARIFY the "ADJACENT TO" language.

Submitted by
Donna Melzer, Individually and not on behalf of any organization this 13th day of April, 2022

Chelsea Love

From: theresa pinola <tp2988@live.com>
Sent: Wednesday, April 13, 2022 7:46 AM
To: Comish
Subject: Please Stop this...

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. CPA 21-08 authorizes "uncounted" dwelling units. Residents of those units have infrastructure IMPACTS i.e. roads, schools, septic systems unsafe for the Indian River Lagoon.
Our land cannot handle this. So sad that this is whats becoming of our beautiful Stuart & surrounding areas.
Just say NO!

T. Pinola. tp2988@live.com
Stuart Fl

Get Outlook for Android

Chelsea Love

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Wednesday, April 13, 2022 3:19 PM
To: Edward Ciampi; Sarah Heard; Doug Smith; Harold Jenkins; sheatherington@martin.fl.us
Subject: Commissioner's Meeting April 19, 2022

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To Commissioners:
We are AGAINST the exemption to the Comprehensive Plan
Alteration.
This would create a change in property sizes from 1500 acres to 158,000 acres
"green lighting" unlimited development and destroying our present Urban Boundary limits.
Allowing Unchecked development would:

- Fragment the acquisition of wildlife habitats.
- Land would thus become too expensive for conservation groups to purchase.
- Allow the sale of Agricultural lands

CPA 21-08 also authorizes the development of uncounted dwelling units that would
impact our infrastructure.

We are residents of the Summerfield Community and are already experiencing the
Grossly the inadequate Infrastructure Planning of Martin County by the increased automobile traffic on Cove Road due to the newly built Charter School. Next the Cove Royal development is being built and Cove Road is still only 2 Lanes. Traffic congestion to get to I 95 has increased by an additional 10 minutes and yesterday, April 12, 2022, there was a serious accident @ 4pm where two cars collided at the North Gate Road from Summerfield to Cove Road. I biked Cove Road today
and speed limits in a 40-45 mph zone where in the average range of 50-65mph.
This is a Perfect Example of the failure of Commissioners planning for the future of Martin County Residents.
We will be @ the Commissioner's Meeting next Tuesday.

Barbara Schmucker
772-285-9612
John McArdle
772-418-1068

Chelsea Love

From: Edward Vitek <vitek2050@icloud.com>
Sent: Wednesday, April 13, 2022 11:23 AM
To: Comish
Subject: Rural Lifestyle

This Email Sent From External Sender

We moved to hobe sound to get away from all the hustle and bustle of south of here. Keep the green spaces green! We don’t need anymore concrete, asphalt and developments.

Sent from my iPhone

Chelsea Love

From: Bill <billaura777@gmail.com>
Sent: Thursday, April 14, 2022 12:56 PM
To: Comish
Subject: Rural Lifestyle BS

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Dear Commisioners:

Rural lifestyle? Are you kidding me? Polo fields and golf courses for the wealthy are now rural lifestyle! Bull!

Who's terrible idea is it to give our Comprehensive GROWTH Plan for more traffic, more urban sprawl, and increased land prices? Are you out of your minds?!!

And which commissioners actually have the nerve to tell us that rural lifestyle taxes are going to pay for this? That is an outright, complete lie. That has never ever happened in Florida before! All economic studies document the falsehood. Yet we're supposed to believe it this time.
Bull Bull Bull!

The only thing rural about reducing farmland and ruining our comp plan is the BS your giving us!

Grow a conscience and don't vote for this greedy grab for devopers. Prove you support the Comprehensive Growth Plan like you all say you do when running for office and vote NO for this miserable amendment.

Sincerely,
Bill Baldwin

Chelsea Love

From: Tom Brady <tlovesgjbv@tombrady.com>
Sent: Thursday, April 14, 2022 4:52 PM
To: Doug Smith
Subject: Tom brady here

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Good afternoon Commissioner Smith,

I wanted to drop a quick note to ask your support for the Atlantic Fields project on Tuesday. I am so thrilled that Discovery has chosen Martin County as the home of their first project in Florida. As Discovery members, my family and I are truly looking forward to spending time at Atlantic Fields for years to come. I hope you see the many positive benefits of the project and support us on Tuesday so we can move forward with the project.

All the best,
Tom Brady

PS. Thanks for supporting me all those years with the Patriots!!

From: jerry brewer
To: Harold Jenkins
Subject: Rural Lifestyle Plan
Date: Thursday, April 14, 2022 10:08:56 AM

Mr Jenkins I am writing to voice my opposition to the Rural Lifestyle plan.

We believe this plan would open up development to our western lands and bring changes to the Comprehensive Plan.

Please do not vote for the changes that the Rural Lifestyle Plan would bring to Martin Co.

Thanks
Jerry & Lynette Brewer
Foxwood

Chelsea Love

From: rbbelisle@aol.com
Sent: Thursday, April 14, 2022 10:29 AM
To: Comish
Subject: Overdevelopment!

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The Board of County Commissioners have to STOP "SELLING OUT" our wonderful piece of paradise here in Martin County.

Changing "DENSITY": is nothing more than CORRUPTION at its WORST!

Stop changing the RULES for MONEY!!!!

Regards,
Ruthie Bullard
Hobe Sound
Fl.

Chelsea Love

From: carol fitzpatrick <carolfitzz@hotmail.com>
Sent: Thursday, April 14, 2022 12:51 PM
To: Comish
Subject: Commissioners April 19, meeting

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Commissioners,

January 20 ,you stated that you would have public workshops, your constituents have a right to open questions and answers from our elected officials. It is now April 14. WE ARE STILL WAITING!

On the Atlantic Fields property development, we understand that they will interconnect with Martin County Water and Sewer. We also understand that they will pay for the construction of this property to have these amenities. Where are the hookup place for these interconnections – who will pay for that? Atlantic Fields or Martin County Tax payers? Also 3 Trees Golf course – who will pay for the interconnection from Martin Water and Sewer to where the properties are?

Bridge road in peak season already has traffic backed up! When were the studies you had made, in summer?

We were looking at the BOCC Agenda for 4/19/22. I am amazed that there is an item on the agenda for Final Approval of a contract to purchase and sell real estate between Martin County and KL Waterside and adoption of a resolution accepting and approving a warranty deed for relocation of County Maintenance facilities. Agenda Item 22-0545. Does this mean you already believe rural lifestyle will pass??

Our confusion lies that there is an item: S-265-001- South Florida Gateway
What is the difference between these 2 items.
Originally we concluded that it was development. And now it's going to be a Maintenance Facility.
How could something that started out as "Gateway" and is now it is Waterside be going final approval when we can't see what the path was for this item.
Can you be so kind as enlighten us on the history of these two items and how they coincide or are different. Did KL Waterside own the 3 lake golf course property and the Maintenance Facility Property. Is it along the canal, will it have contaminants entering our waterways, that is in Peril at this time!

I am not against growth, what we need is transpanancy ,with infrastructure paid by developers before the commissioners approval of development.

Would it be possible to pass Atlantic Fields without changing the Comp Plan that has made Martin County a desirable place to live ??

Taxpayers have had it!

Carol Fitzpatrick
924 Balmoral Trace

Sent from Mail for Windows

Chelsea Love

From: carol fitzpatrick <carolfitzz@hotmail.com>
Sent: Thursday, April 14, 2022 12:51 PM
To: Comish
Subject: Commissioners April 19, meeting

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

Commissioners,

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Taxpayers have had it!

Carol Fitzpatrick
924 Balmoral Trace

Sent from Mail for Windows

Chelsea Love

From: Alan Friedrich <windnsea98@yahoo.com>
Sent: Thursday, April 14, 2022 3:32 PM
To: Comish
Subject: AMENDMENT 21-08

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Dear Martin County Commissioners,

My family moved here from Dade County years ago to get away from all that comes with over development. Over the last 10 years, and particularly the last 5, this County and its Commissioners, have allowed this wonderful county to begin looking more and more like the three counties to our south. No one is giving thought to the fact that our roads can not be expanded and barely hold the traffic we see currently or that the northern snowbirds that visit here each winter enjoy the county as it is. If you keep congesting our roads, allowing over development and urban sprawl you will not only make life miserable for us who have lived here for years but discourage the northerners from vacationing here. What will you allow next - pay to go to the beach? Stop thinking about collecting more in tax revenue and start thinking about preserving the wonderful life we have all enjoyed here for years because of the way over development has been restricted. A Comp Plan was developed years ago. Try sticking to it.

Alan Friedrich

Chelsea Love

From: John Gates Jr. <jgates@portaeco.com>
Sent: Thursday, April 14, 2022 6:31 PM
To: Comish
Subject: Vote NO TO RURAL LIFESYLE AMENDMENTS

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“Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.”

John and Weezie Gates
126 Gomez
Hobe Sound

Chelsea Love

From: The Guardians of Martin County <Theguardiansofmartincounty@gmail.com>
Sent: Thursday, April 14, 2022 1:04 PM
To: Doug Smith
Subject: Video Recording: Rural Lifestyle Amendment Discussion

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View this email in your browser



View the 4.11.22 Webinar:

Rural Lifestyle Amendment Presentation

REGISTER TO VIEW THE RECORDING:

https://attendee.gotowebinar.com/register/3835083785794105613

If you missed the discussion on Monday, April 11th, on the proposed "Rural Lifestyle" amendment at the Jupiter Island Town Hall, you can now watch the webinar by registering with the link you'll find at the top and bottom of this email.

The presentation includes speakers from The Guardians of Martin County, the

Loxa-Lucie Headwaters Initiative, along with representatives from the Becker Holding Corporation, regarding the proposed Discovery Land development on the polo fields west of Hobe Sound known as Atlantic Fields.

A Question & Answer session follows the speakers.

REGISTER TO VIEW THE RECORDING:

https://attendee.gotowebinar.com/register/3835083785794105613

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You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:

The Guardians of Martin County

P.O. BOX 1489

Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From:	David Hafner
To:	Harold Jenkins
Cc:	Colleen Pachowicz
Subject:	Rural Lifestyle
Date:	Thursday, April 14, 2022 11:33:43 AM
Attachments:	Rural Lifestyle_MCFBHJ_4.14.22.pdf

Good morning Commissioner Jenkins,
I have attached a letter from myself and the entirety of the Martin County Farm Bureau Board of Directors in regard to the Rural Lifestyle land use. We do support this use and are available to you as a resource if you need.
Sincerely,
David Hafner
President Martin County Farm Bureau

MARTIN COUNTY FARM BUREAU

2604 SE Willoughby Blvd. ❖ Stuart, Fl. 34994 ❖ Phone 772-286-1038

Martin County Commissioner Harold Jenkins:

The challenges facing farmers in Martin County and across Florida come in many forms. Many people are familiar with farming's inherent risks of difficult to predict weather conditions, but lesser understood are how market conditions will impact agriculture over the immediate and long terms.

Large tracts of land in surrounding counties are scarce. Rapidly rising real estate prices intensify pressures on farming families. Innovative, far-seeing solutions are crucial if we are to preserve a sustainable future for agriculture in Martin County.

It is with this priority in mind that Martin County Farm Bureau supports the Rural Lifestyle land-use category proposed for Martin County's Comprehensive Growth Management Plan. We find three requirements of the proposed amendment particularly appealing:

- That land dedications as large as 50 percent of the corresponding developable property—with a minimum of 500 acres—will be set aside for agricultural or conservation use
- There is a dedicated funding source to address land management costs
- Three entities will hold title over the easement to ensure the agricultural or conservation land remains preserved for its promised uses

As an organization dedicated to increasing farmers' and ranchers' net-income and preserving the quality of rural life, the Martin County Farm Bureau applauds the effort behind this language. We want to give credit to Martin County planners, the Becker family whose "Atlantic Fields" proposal prompted these actions, and the Guardians of Martin County who have provided input into the process and hosted an informative workshop that provided a great depth of explanation on the implications the Rural Lifestyle land-use—in which I was honored to take part.

For far too long discussions about Martin County's rural lands have largely occurred in silos, with the farmers and ranchers who are most impacted either outside of or even excluded from the conversation. The Rural Lifestyle language represents a new approach and new day in which all partners are at the table and those most vulnerable to market conditions are further incentivized to help save agricultural lands. We applaud this effort, give it our full support, and hope you will, too.

Thank you.

Sincerely,
David Hafner
President
Martin County Farm Bureau

Chelsea Love

From: Sandra Hawken <sjhawken@yahoo.com>
Sent: Thursday, April 14, 2022 10:46 AM
To: Harold Jenkins; Edward Ciampi; Doug Smith
Subject: Rural Lands

This Email Sent From External Sender

Hello Commissioners Jenkins, Ciamp, and Smith:

What's the rush?? The changes proposed to the comp plan will have ramifications that will reverberate throughout this county in so many diverse ways. Obviously you are aware of this so thus the lack of transparency and lack of public input in these drastic changes. The obvious of course is the desire to change the urban boundary for your developer backers without a thought to the impact on our taxes to support the infrastructure and health, fire, sheriff services etc required for people in these million dollar homes. They still have to flush their toilets like the the rest of us. The FACTS are not going to support this poorly thought out and rushed gift to the developers. The voters of Martin County value our quality of life which is rapidly deteriorating under the regime of your developers dream team. We have the FACTS and are voters are not falling for your fiction!

Sandra Hawken

Chelsea Love

From: Sam Hay <samhhay@gmail.com>
Sent: Thursday, April 14, 2022 11:47 AM
To: Doug Smith; Edward Ciampi; Harold Jenkins
Subject: Please reverse your votes on "Rural Lifestyle"

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Dear Commissioners Smith, Ciampi, and Jenkins:

At your scheduled meeting next Tuesday please reverse your earlier votes in favor of a new land-use designation the developer named "Rural Lifestyle". This amendment would severely breach the Urban Services Boundary which is the heart of our Comprehensive Plan. This would potentially lead to increased traffic congestion, urban sprawl, environmental degradation, and serious diminution of our quality of life and that of future generations.

Respectfully,
Sam Hay, Port Salerno

Virus-free. www.avg.com

Chelsea Love

From: SANDRA HERSH <slhersh@bellsouth.net>
Sent: Thursday, April 14, 2022 4:35 PM
To: Comish
Subject: Rural lifestyle amendment

This Email Sent From External Sender

Esteemed County Commissioners:

Please vote against the rural lifestyle amendment. Save our valuable farmland, keep traffic and taxes low and protect Martin County's wonderful lifestyle as is! Don't let our county become another over-developed residential jungle like others in South Florida! Protect it, don't ruin it!

Sandra Hersh
6061 SE Martinique Drive
Stuart, FL 34997

From: Meredith Hughes
To: Harold Jenkins
Subject: Rural Lifestyle bill
Date: Thursday, April 14, 2022 10:29:08 AM

Dear Commissioner Jenkins,

Please change your vote to NO next Tuesday for the Rural Lifestyle bill. I voted for you but absolutely will not again if you support changing the density rule. To accommodate Discovery Lands you are placing Martin County in the path of utter development destruction, forever destroying our quiet Florida county.

I voted for you because I assumed your family name meant something to those of us who treasure this area. How ironic that one of our community's oldest families will be instrumental in its permanent destruction.

Meredith Hughes
79 N Beach Rd, Hobe Sound, FL 33455

Chelsea Love

From: bjaskela <bjaskela@protonmail.com>
Sent: Thursday, April 14, 2022 12:12 PM
To: Edward Ciampi; Harold Jenkins; Doug Smith
Subject: vote no on rural lifestyles amendment

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Please keep martin county west rural and promote more development in the already developed areas
Thank you,
Buzz Jaskela

Sent with ProtonMail Secure Email.

Chelsea Love

From: William Nolan <billnolan1088@gmail.com>
Sent: Thursday, April 14, 2022 9:48 AM
To: Doug Smith
Subject: Rural Lifestyle amendment

This Email Sent From External Sender

Comm Smith,
Please vote against the Rural Lifestyle amendment. Martin Co. needs to maintain its conservative development policies, that for residents have made it the envy of FL.
Thank you,
Bill Nolan, Hobe Sound

Sent from my iPad

Chelsea Love

From: linda smithe <outlook_DB6238DCAC3619EB@outlook.com>
Sent: Thursday, April 14, 2022 12:26 PM
To: Comish
Subject: Reject adoption of CPA 21-08, Tuesday April 19, County Commission Meeting.

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Commissioners,

Please read this into the record.

I own property in Martin County in Coral Gardens. My son, daughter-in Law and 3 grand children live there. I live in Palm Beach County. They were all born and raised in Florida. I have been a Florida resident for almost 40 years. Most people have other responsibilities during your Commissioner Council Meetings, work, family and other volunteer obligations. So please take all citizen comments seriously and double or triple them.

Developers speaking in favor of adoption of CPA 21-08 are in line to make money at the expense of long time residents quality of life. They are probably even getting paid as they speak. The citizens are not paid speaking actually costs them money, gas, and time.

Palm Beach County has been and is continuing to facilitate sprawl, l to cater to developers need to make money, not to develop affordable workforce housing for our current residents.

Adoption of CPA 21-08, the measure changing the Comprehensive Plan, will open up 158,000 acres of agricultural land in western Martin County to unbridled development. Our Urban Boundary will be destroyed and suburban homes, golf courses, stores and clubhouses will be allowed ANYWHERE in the county all the way to Lake Okeechobee.

stop the rush. Stop the Secrecy. Ask for a series of televised county workshops. Ask for clear documentation from the county.

Managing growth-not stopping growth-in a fiscally and environmentally responsible way means directing it first to urban areas where infrastructure is in place to handle it before approving it for outlying natural or agricultural lands.

Martin County's Comprehensive Plan states that its urban services district is the appropriate place for new development until the district is projected to exceed its residential capacity. Any proposed deviation from this core principle needs to be thoroughly and publicly scrutinized and debated.

Linda Smithe
17976 Via Rio
Jupiter, FL 33458
(561) 676-0277

Sent from Mail for Windows

Chelsea Love

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Thursday, April 14, 2022 2:45 PM
To: Comish; Clyde Dulin
Subject: Dear County Commissioners,

This Email Sent From External Sender

Dear County Commissioners,

My name is Mary Starzinski. I am a retired physician and am writing to you today in the interest of the public health and the common good. As always, I am grateful and appreciative for your service .

To quote the Economist's April 2 special report on the future of Florida, " The collapse last year of a condominium tower in Surfside, which killed 98 people, had a tragic, Floridian edge, born of neglect and short-term savings against long-term sustainability and lack of oversight".

Now to quote Policy 4.13A.18 of proposed Comprehesive text plan amendment 21-08 " The Rural Lifestyle future land use designation is intended to guide development of self-supporting, self-contained and rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water".

This type of " sustainability-washing" language is rife throughout this document. There is absolutely no mention of objective criteria, oversight or accountability to meet sustainability guidelines. These types of guidelines are elaborated in infrastructure and green building codes such as used in LEED and the US Green Building Council. They include check lists, charts and are overseen by a qualified third party.

In addition, to quote Morris Crady from the March 23 Guardian-sponsored Rural Lifestyle Workshop: "When we submitted this application it was as an exception…staff encouraged us to take a step back and encouraged us to resubmit a new category of land use-this Rural lifestyle Land-use category".

It is my current understanding that the Martin County staff takes direction from the County Commissioners and not vise versa. It can only be extrapolated from this that all or a majority of the County Commissioners encouraged staff to in the words of the late Maggy Hurchalla, " make the most dramatic change to the County Comprehensive Plan since it was adopted in 1982".

All of you Commissioners promised when running that you would defend Martin County's precious Comp Plan and urban boundary. I disagree strongly with the essential "gutting" of our award-winning Martin County Comprehensive Plan. Under no circumstances should approval of CPA 21-08 and CPA 21-09 proceed without, at the very least, a series of open, televised County-run public workshops in which our, that is the taxpayers, concerns are addressed and resolved in an open and transparent manner.

I attended the Rural Lifestyle Workshop hosted by the Guardians of Martin County. I am deeply concerned and disappointed that neither the Guardians nor the County Staff disclosed the following: that the Guardians of Martin County wrote these words to the County Commissioners on February 22 "in principle, we can report that we are favorably disposed to this development, provided of course that the County is satisfied that the finalized CPA 21-08 and CPA 21-09 represent the best course for our future growth, etc".

Shame on you! Please do not approve CPA 21-08 and CPA 21-09.

Mary

Chelsea Love

From: Robert Wilbur <rwilbur305@gmail.com>
Sent: Thursday, April 14, 2022 9:50 AM
To: Comish
Subject: PH-1 Agenda Item 22-0716

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I write to you as a resident of Martin County (Hobe Sound) to express not only my disapproval of the "Rural Lifestyle" amendment that would amend the Martin County Comprehensive Plan, but to convey my utter disgust at this attempt to "Broward-ise" this county with over development. The reason why Martin county is so desirous is due to it's open, wild spaces. That's why I and my wife moved here 12 years ago from Miami-Dade. Please do not despoil this beautiful area with urban sprawl. Once you allow this kind of change in the MCCP to accommodate the developers and their greedy supporters, it's a fast slide to the wall to wall development we see south of us. HOLD THE LINE!

Respectfully,

Bob

_____
Robert L. Wilbur, Pharm.D., CPh
503 Quality Matters
Managing Member
305-803-5050 Cell

8566 SE Bayberry Ter
Hobe Sound, FL 33455

Sent from Mail for Windows

Chelsea Love

From: Ray Aarons <rayaarons314@gmail.com>
Sent: Friday, April 15, 2022 1:16 PM
To: Comish
Subject: Land development

This Email Sent From External Sender

Dear Martin County Commissioners, I have learned that there will be a Board meeting on April 19th to discuss the allowance of 150, 000 acres of Martin County property mostly farmland to be used as housing development. As a Martin County resident, residing in Palm City I vehemently oppose such a ruling. Enough is Enough. We are already seeing our Communities, Palm City, Stuart, Jensen Beach and Hobe Sound being turned into a congested housing development. One of the reasons that I as well as many other residents had chosen to move here was the fact that we could live in an area that allowed us to enjoy the beauty of its surrounding open farmlands, and tropical natural foliage. As well as the convenience of easy access to all of our shopping and other needs. As it is now Port St. Lucie is barking at our doorstep with Becker Road's massive development. If this development is allowed , we will have lost what we all came here for. I'm asking our Board of Commissioners to vote this invasion of our beautiful lands down.Just my opinion
Ray and Barbara Aarons
2599 SW Greenwich Way, Palm City

Sent from my iPad

Chelsea Love

From: Joan Bausch <jclb@gate.net>
Sent: Friday, April 15, 2022 5:55 PM
To: Doug Smith; Edward Ciampi; Harold Jenkins
Cc: Sarah Heard; Comish
Subject: Rural Lifestyles Text Amendment & Becker FLUM

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Commissioners: Three of you who were willing to send this sad piece of work to the state for comment and approval should be thinking of your LEGACY!!

You three would be responsible for breaking the USB, allowing clustering, letting 4 story buildings exist in ag land and making land prices so high we will not be able to buy any conservation land (Pal-Mar especially)! You are turning your backs on our EXCELLENT Comp Plan!!

I sincerely hope one of you, at least, would side with the NO votes!

How can a text amendment and a FLUM be altered mid-flight by staff, or who? Why did the Staff see fit to "reconstruct" what had been sent in by Mr Crady? And who else has been tinkering with the wording since last meeting?

We all should be consulted for our understanding of the issues involved, what we think about the situation, for your edification, as I hope you are working for us, the Martin County citizens/taxpayers, and not the developers.

I thank Commissioners Sarah Heard and Stacey Hetherington for their thoughtful no votes at the transmission hearing and trust they both continue to see the folly in moving to adopt.

Joan Bausch
166 SE St Lucie Blvd- D 206
Stuart, FL 34996
772-349-8285
jclb@gate.net

From: Debbie Benson
To: Harold Jenkins
Date: Friday, April 15, 2022 11:40:21 AM

Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

Debbie Benson
Jupiter Island, Fl
814-392-5950

Sent from my iPhone

Chelsea Love

From: Cassandra <bevisc@comcast.net>
Sent: Friday, April 15, 2022 6:53 PM
To: Comish
Subject: STOP Growth

This Email Sent From External Sender

To all,
Please stop the growth in our beautiful county!
Those of us who have grown up here are saddened by the constant growth.
Trust me when I tell you, all day long our clients are complaining about all the changes and awful apartments and large crowding.
The rural lifestyle amendment seals the deal in the coffin for locals.
Please Stop and protect our beautiful town!

Cassandra Bevis

Chelsea Love

From: dgregbraun@aol.com
Sent: Friday, April 15, 2022 4:22 PM
To: Stacey Hetherington
Cc: fazunino3@gmail.com
Subject: Guardians Position Paper on Rural Lifestyle
Attachments: Guardians position paper on RLZ Amendment - rev 4-15-22 w Exec Summ.pdf

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

Attached for your consideration is the Guardians' position paper.

Greg Braun

From: Karen C
To: Harold Jenkins
Subject: "Rural Lifestyle"
Date: Friday, April 15, 2022 5:57:07 PM

As a concerned Martin county resident, I implore you to honor the wishes of the CITIZENs and NOT push through this disastrous plan. I moved to Martin county 3 years ago to escape the nightmare of Palm Beach county which followed the footsteps of Broward and Dade counties. It appears the BOCC is only interested in fattening their own wallets at the expense of our few remaining wilderness areas. Keep Martin county for the people who actually live and make their livings here, not the "seasonal" visitors who will strain our essential services, roads and pollute our waterways. Karen Chappell, Stuart

Chelsea Love

From: Amy Christensen <penguinamy@comcast.net>
Sent: Friday, April 15, 2022 2:51 PM
To: Doug Smith; Sarah Heard; Stacey Hetherington; Edward Ciampi; Harold Jenkins
Subject: Vote NO- Revision to Martin County's Comprehensive Plan

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Dear Commissioners:

I implore you to vote "NO" on the proposed revision to Martin County's Comprehensive Plan!!! Please keep Martin County the county we love.

To what end is this revision? To line the pockets of the already ultra-rich? You each were voted into office on the premise that you would represent and be the voice of the people. Please remember that as you vote. You represent *ALL* of the people, not just the entitled rich. You were voted in to defend the life we all love here in Martin County. To protect its resources. Yet here we are, on the edge of finalizing a shameful revision to Martin County's Comprehensive Plan. And to do so by trying to slide this through under the radar…..shame on you!!!

We don't need yet another golf course. Polo? There are numerous fields and clubs in the area….more than enough! Don't get sucked in by the "slick" sales pitch of Becker Holdings. They are promoting *their* portfolio and **NOT** the well-being of this beautiful county. You think this will increase business? Add to the tax revenue? Attract more businesses? It won't! These will be part-time residents and know enough about tax loopholes to choke a polo pony!

Becker Holdings has no interest in enhancing anything to do with Martin County. Don't buy into their line of bu%#$&it!!!

I am hoping you will each find your conscience…and your love of Martin County…and vote "NO."

Create a legacy for the children growing up here, not a windfall for the already rich!!!

Once again, I IMPLORE you to reconsider your approval of CPA 2021-08. Do what is best for the county and the people who live here and love it.

Sincerely,
Amy Christensen

From: Sharon Collinson
To: Harold Jenkins
Subject: From a J I resident
Date: Friday, April 15, 2022 8:47:22 PM

Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it."

Chelsea Love

From: Marcia Davis <MDavis@LiveOakStud.com>
Sent: Friday, April 15, 2022 2:39 PM
To: Comish
Subject: Martin County Comprehensive Growth Management Plan

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Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioner,

I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

Marcia Davis on behalf of
Virginia E. Moens

Chelsea Love

From: Melissa Donaldson <beesacres@googlemail.com>
Sent: Friday, April 15, 2022 5:41 AM
To: Comish; Harold Jenkins
Subject: Please do not pass the Comprehensive Growth Managment Plan

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

Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

Many thanks,
Melissa Donaldson

--

Melissa and Craig Donaldson
161 Gomez Road
Hobe Sound, Florida 33455
U.S.A.

Chelsea Love

From: Elaines Email <statement8808@gmail.com>
Sent: Friday, April 15, 2022 7:06 AM
To: Comish
Subject: No to CPA21-09

This Email Sent From External Sender

I have bobcats , coyotes and other critters just trying to live ! Stop all this land grab . I live off Gomez and have for over 30 years .
We do not need what this is proposing to do.
Vote NO .

Sent from my iPhone

Chelsea Love

From: Will Glover <williamlglover@gmail.com>
Sent: Friday, April 15, 2022 8:19 AM
To: Comish
Subject: Martin County Development

This Email Sent From External Sender

Commissioners,

I'm emailing to express my views on all the recent development. I'm sure you hear it time and time again but it's completely disheartening what is happening to Martin County. Extreme density on every corner and behind every development that has a vacant lot. Streets are already overflowing with traffic hours before and after what you would deem rush-hour.

Medians and bridges are full of garbage and uncapped drainage with weeds growing out of it. Nothing changes and things continue to get worse. On my commute south I'm behind dump trucks full of sand and semi full of concrete and pavers. I've been in Martin County for over 25 years and I'm currently raising a family here. It's becoming as congested and dirty as many towns that I drive through in South Florida on a weekly basis.

I used to come home every day to my quiet peaceful way of life and I always felt that Martin County was different and we never caved to the consensus of population. Those days are clearly over and there's no turning back.

I hope all the accolades and backscratching you're receiving are worth it as you live in Marin County and discover and experience firsthand the destruction and change of life that you have laid out before all of us.

Heartbroken,

Will Glover
2275 NW Fork Rd.
772-260-9568

Sent from iPhone
Excuse Typos

Chelsea Love

From: Khalil Jafari <khaliljafari.kj@gmail.com>
Sent: Friday, April 15, 2022 5:53 AM
To: Commissioners
Subject: No amending the comprehensive plan for Martin County!

This Email Sent From External Sender

Dear County Commissioners:

My name is Khalil and I have been visiting Martin County for 30 years; I'm an avid fisherman and actually on my way to go out fishing right now. I decided to make it my home because this place is special. I support the Comp plan. I do not support the clear cutting of land for more condos and more commercial buildings there are far too many vacant commercial spaces right now. I say no to rezoning, no to fast growth, and no to accommodating polo club members who can't afford Wellington anymore. Stand by Maggy Hurchalla's plan and do something righteous by not selling out. Do the right thing please. We are counting on you.

Sincerely,
Khalil Jafari

Sent from my iPhone

Chelsea Love

From: Susan Karches <karches875@aol.com>
Sent: Friday, April 15, 2022 12:03 AM
To: Comish; Harold Jenkins
Subject: Rural Lifestyle Proposal

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

Dear Commissioners,

You were not elected as a Commissioner to negatively impact our beautiful Martin County and forever change the agricultural lands which county residents are overwhelmingly in favor of preserving.

PLEASE do the right thing and DO NOT allow the Rural Lifestyle Amendment to be passed. Your constituents are counting you! Our Martin County Comprehensive Growth Management Plan has enabled our county to remain one of the nicest in the state without of all of the sprawl of other counties. Let's keep it that way and not allow developers to ruin what we love!

Thank you,

Susan Karches

From: Candy Krumins
To: Harold Jenkins
Subject: “Rural Lifestyle” amendment
Date: Friday, April 15, 2022 2:05:11 PM

This Email Sent From External Sender

Dear Commissioner Jenkins,

My family and I have lived in Martin County for 44 years; it is outstanding because of its environment and quality of life. Please vote against the “Rural Lifestyle” amendment so that our county can remain one of the most desirable places in the country to live. Protect our future! Thank you.

Candy Krumins
Jensen Beach

Sent from my iPad

From:	Hans Mautner
To:	cornish@martin.fl.us; Harold Jenkins; wpidot@tji.martin.fl.us; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us
Cc:	vicmautner@gmail.com
Subject:	Rural Lifestyle Proposal
Date:	Friday, April 15, 2022 7:42:20 PM

Dear Commissioner[s].

I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based upon the Rural Lifestyle proposal. As my Commissioner[s], I urge you to do everything you can to defeat it. Having seen the development "community" in action over the years, defeat of this proposal would be the right and responsible thing to do.

Very truly yours.

Hans C. Mautner

From:	ken mcbrayer
To:	wpidot@tji.martin.fl.us; Comish; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us; Harold Jenkins
Subject:	Rural Lifestyle
Date:	Friday, April 15, 2022 10:02:41 PM

Dear Commissioners

I'm writing this email to announce my opposition to the Rural Lifestyle amendment. Please vote no (County Commissioners) to this amendment. I feel strongly that this may open the door to development that could forever change the character of Martin County.

Thank You,

Ken McBrayer
124 N. Beach Rd.
Hobe Sound, Fl. 33455

kmcbrayer50@gmail.com

Chelsea Love

From: steven mckeon <smckeon72@gmail.com>
Sent: Friday, April 15, 2022 9:45 AM
To: Comish; Harold Jenkins; wpedot@tji.martin.fl.us; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us
Subject: Rural Lifestyle Proposal - Discoveryland

Caution: This email originated from an external source.
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Dear Commissioners,

I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it, unless you want Bridge Road to look like Indiantown Rd or PGA!

Otherwise, you will lose my vote and my business (Jenkins).

Sincerely,

Steven McKeon

Chelsea Love

From: Ruth Mead <ruthdcmead@gmail.com>
Sent: Friday, April 15, 2022 2:35 PM
To: Sarah Heard; Stacey Hetherington

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Thank you for your previous vote against the Rural Lifestyle amendment. Please continue to preserve the USB and Growth Management Plan, which fight against sprawl and uncontrolled developments. You are champions for the environment and conservation.
Ruth Mead

Chelsea Love

From: Kate Miller <katmill@ix.netcom.com>
Sent: Friday, April 15, 2022 11:08 AM
To: Comish; Harold Jenkins
Subject: Vote no on Rural Lifestyle

This Email Sent From External Sender

Do not change our County. Uphold comprehensive growth plan and the urban services boundry. Kate and Bill Miller 103 River Road, Hobe Sound

Chelsea Love

From: KATHY PLUM <krplum@aol.com>
Sent: Friday, April 15, 2022 12:13 PM
Cc: Comish; Harold Jenkins; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us
Subject: wpidot@tji.martin.fl.us mcollins@tji.martin.fl.us ptownsend@tji.martin.fl.us jmcchristian@tji.martin.fl.us

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"Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it."

Kathy and Roy Plum

From: elizabeth riley
To: Harold Jenkins
Subject: comp plan
Date: Friday, April 15, 2022 11:59:31 AM

Dear Commissioner,

I am strongly opposed to ANY and ALL amendments to the Martin County Comprehensive Growth Management Plan and/or changes to the Future Land Use Map based on the Rural Lifestyle proposal. This effort benefits a very few and penalized so many- this has not been thought out and the unintended consequences are HUGE.

I am concerned about the conflict of interest in development among the commissioners and although these have been disclosed, agency theory has taken over.

I urge you to do everything you can to defeat it until you know more about the interest of your constituents. At least do a survey to find out what we want.

Elizabeth Riley
8 Isled Ridge
Hobe Sound

Chelsea Love

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Friday, April 15, 2022 4:54 PM
To: Comish
Cc: Kathy Petteruti; Mary Starzinski
Subject: Fwd: CPA 21-08 and CPA 21-09

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Good day Commissioners Edward Ciampi, Sarah Heard, Harold Jenkins, Stacey Hetherington, and Doug Smith:

My name is Kathy Petteruti and I am a 13 year resident of Martin County. During this time, I have truly come to appreciate the Martin County Way of Life. I realize that our lifestyle is quite unique for Florida. We have/had brilliant and visionary past commissioners who have worked tirelessly to maintain sustainable growth for our community via an exquisite forward thinking Comprehensive Growth Plan instituted in 1982.

In the Public Comments CPA 21-09 Becker B-14 Section that were submitted to the DEO (Florida Department of Economic Affairs), February 21-22, 2022, approximately 163 persons contributed letters/emails expressing their concerns for or against the "Rural Lifestyles" Amendment. The breakdown of this correspondence is as follows: 1.22% (2 letters) were neutral. 2.5% or 4 letters supported the new "Rural Lifestyles" Amendment. 96% or (157 letters) opposed the new "Rural Lifestyles" Amendment.

Now, if I am not mistaken, all the current commissioners promised to support and defend Martin County's Comprehensive Plan while they were campaigning for their commissioner's seat. If I am not mistaken, as commissioners, you were elected to represent your constituents.

And if I am not mistaken, you as our commissioners are to be the voice of, we the residents you serve. Well, the people have spoken in a concerned, thoughtful, and intelligent manner. Dozens of Martin County residents have respectfully and responsibly come before you over the past several months requesting that the Comprehensive Plan not be altered and the

"Rural Lifestyles" Amendment be defeated.

Not only did the citizens of Martin County cogently and rationally express their concerns regarding this unprecedented change to the original Comprehensive Plan but multiple other organizations expressed significant concerns also. These include the Florida Department of Economic Opportunity (DEO), the Loxa-Lucie Headwaters Steering Committee, The Martin County Conservation Alliance, South Florida Water Management District and A Thousand Friends of Florida.

1. The DEO (Florida Department of Economic Opportunity) on 3/21/2022 responded to Commissioner Smith with the following:

    a. "The Department has noted that the amendment to the FLUE to create a Rural Lifestyle designation will allow for non-residential development but does not set a maximum intensity standard for it. Section 163.3177(6)(a)1., F.S. requires that a comprehensive plan define at least the maximum densities and intensities allowed for all allowed uses in each Future Land Use category and Section 163.3177(!), F.S. requires that the plan 'establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.' Prior to adoption the amendment should be revised to establish at least a maximum intensity standard to guide non-residential development within the Rural Lifestyle Future Land Use category "

2. The Loxa-Lucie Headwater Steering Committee identified eleven significant concerns regarding "un-anticipated adverse impacts that are likely to occur if this new zoning category is adopted in its current state."

3. The Martin County Conservation Alliance expressed their concerns regarding density inaccuracies, inadequate infrastructure planning, environmental issues, and potential need for emergency services.

4. The South Florida Water Management District provided significant comments on the impacts that the proposed amendments CPA 21-08 and CPA 21-09 would/could have on the regional water supply. Some of the issues reviewed include storm water management needs, potential flooding, nonpotable water and landscape irrigation, assessment of wetlands, pollution, and resource impacts. Also, in question is how well the County will conserve, use, and protect water surfaces and exactly what facilities will be provided for water, sewer and/or stormwater management.

5. Finally, the Thousand Friends of Florida expressed serious concerns and questions regarding the "Rural Lifestyles Comprehensive Plan Amendment." They are deeply concerned that approving this proposed amendment will "ultimately impact more than 132,000 undeveloped acres in western Martin County" as the precedent to establish multiple residential developments outside the urban boundary will be set if the proposed amendment passes. Also, "the Rural Lifestyles amendment…will significantly jeopardize the viability of agriculture in Martin County as development pressure continues to build in Florida."

I respectfully request that you each vote NO to the Martin County Rural Lifestyles Amendment.

Respectfully,

Kathy M Petteruti, D.O., F.A.C.O.I.

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From: Robert Wieseneck
To: Harold Jenkins
Subject: Rural Lifestyle
Date: Friday, April 15, 2022 5:05:01 PM

Dear Mr. Jenkins,

Please reject the Rual Lifestyles Amendment because it would:
Quadruple the density of development possible on more than 130,000 acres of current agricultural lands
Set the table for massive increases in development without any economic analysis of costs to taxpayers for new roads and other infrastructure, the loss of revenue from productive agricultural lands, or impacts on water supply and quality by paving natural lands
Undermine decades of sound planning to keep Martin County's rural lands rural
Leave the county subject to a legal challenge because both a specific development and a major county land use change are being considered simultaneously. Taxpayers, of course, would foot the bill.

Robert Wieseneck
Cell: 561-386-4450

Chelsea Love

From: gailko70@gmail.com
Sent: Friday, April 15, 2022 10:05 AM
To: Commissioners
Subject: Comp plan

This Email Sent From External Sender

Please don't mess with our comp plan and keep our urban services boundaries in tact. Since it's adoption in 1982 and since commissioners promised to defend the comp plan and urban boundaries, this has worked to keep Martin County unique and without sprawl unlike Dade and Palm Beach County.

To allow homes, golf courses, sewer and water extensions anywhere in the county will only exasperate our clean water issues. Also, three times as much density will be allowed outside the urban boundary with sprawl to follow.

Reject comp plan amendment 21-08, thus keeping your promise to the people of Martin County and protect our comp plan and services boundaries.

Sincerely,

Gail Wotanowicz, Stuart

Sent from my iPad

From: Nina Barcik
To: Harold Jenkins
Subject: Rural Lifestyles Amendment
Date: Saturday, April 16, 2022 11:24:03 AM

PLEASE deny the "Rural Lifestyles Amendment". We moved here in 1989 partly because of the low density in Martin County. PLEASE DO NOT ruin Martin County.
Nina Barcik
24 Via Lucindia N , 34996

Chelsea Love

From: Steve Bartram <smbartram1@gmail.com>
Sent: Saturday, April 16, 2022 2:38 PM
To: Stacey Hetherington
Subject: Thank you for protecting Martin County

This Email Sent From External Sender

Commissioner Hetherington,

As a resident of Hobe Sound (102 Palmetto Trail), I want to thank you for protecting the agricultural and rural character of Martin County. In its current form the Rural Lifestyles amendment, if adopted, will unravel all of the hard work and foresight to safeguard Martin County.

Thank you,

Steve Bartram

Sent from my iPad

Chelsea Love

From: Steve Bartram <smbartram1@gmail.com>
Sent: Saturday, April 16, 2022 11:20 AM
To: Edward Ciampi
Subject: Vote "No" on Rural Lifestyle Amendment

This Email Sent From External Sender

Commissioner Ciampi,

As a resident of Hobe Sound (102 Palmetto Trail), I ask you to vote "No" on the Rural Lifestyle amendment. I ask you to vote No for what is known about the amendment as well as what is unknown about the amendment.

What is known:

The Rural Lifestyle amendment if approved will unravel Martin County's agricultural and rural character by opening the door to massive increases in development without thorough economic analysis.

It will put nearly 130,000 acres of agricultural lands into play for development.

It will leave the County subject to legal challenges.

What is unknown:

The massive development with Rural Lifestyle will have potential adverse impact on the County's water quality.

The potential adverse impact to the integrity of the Urban Service Boundary.

Uncertainty of future conservation restrictions or easements used in conjunction with the Rural Lifestyle amendment… in particular the language and provisions creating a CE and items such as, enforcement, amend ability, transfer and management.

Please vote No on the Rural Lifestyle amendment.

Sincerely,

Steve Bartram

Sent from my iPad

Chelsea Love

From: Beck, Jane <jbeck@middlebury.edu>
Sent: Saturday, April 16, 2022 12:36 PM
To: Comish
Subject: Growth Management Plan

Caution: This email originated from an external source.
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Dear Commissioner,

I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

Jane Beck

Chelsea Love

From: RENEE BISCIOTTI <rbisciotti@mac.com>
Sent: Saturday, April 16, 2022 4:40 PM
To: Edward Ciampi; Stacey McKindles; Sarah Philion; Sarah Heard; Colleen Pachowicz; Harold Jenkins; Patricia Higginbotham; Stacey Hetherington; Kathleen Boden; Doug Smith; cornish@martin.fl.us
Subject: Support for the Rural Lifestyle land use amendment and Atlantic Fields project

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Commissioners,

Much has been said about both the Rural Lifestyle land use amendment and the Atlantic Fields project, most of it being inaccurate. The amendment and projects it will enable like Atlantic Fields is a positive step for Martin County. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base is all something we should welcome. Providing another avenue for properties adjacent to the urban service districts to enhance Martin County's way of life is a win for us all. I strongly encourage you to support both the Rural Lifestyle amendment and the Atlantic Fields project. Thank you for your consideration.

Respectfully,
Renee Bisciotti
Martin County Resident

From: LINDA BOOTHBY
To: Harold Jenkins
Subject: Rural Lifestyle proposal
Date: Saturday, April 16, 2022 3:37:39 PM

This Email Sent From External Sender

We strongly oppose the Rural Lifestyle proposal. Please defeat any amendment that changes the Martin County Comprehensive Growth Management Plan or the Future Land Use Map. Our future depends on this action.
Willard and Linda Boothby

Sent from my iPhone

Chelsea Love

From: Frank Caputo <fldeco@comcast.net>
Sent: Saturday, April 16, 2022 9:41 AM
To: Comish
Subject: Do not amend the comp plan

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

The rural lifestyle amendment to the comp plan is a bad idea

Chelsea Love

From: Brian Cohn <brian@bkcohn.com>
Sent: Saturday, April 16, 2022 10:45 PM
To: Harold Jenkins; Doug Smith; Stacey Hetherington; Sarah Heard; Edward Ciampi
Subject: FW: Atlantic Fields--Martin County approvals

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

xxxx ------

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

xxxx ------

Chelsea Love

From: Nathalie Comfort <natcomf@gmail.com>
Sent: Saturday, April 16, 2022 11:21 AM
To: Comish; Harold Jenkins; wpidot@tji.martin.fl.us; mcollins@tji.martin.fl.us; ptownsend@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us
Subject: Rural Lifestyle amendment

This Email Sent From External Sender

Dear Commissioner, I am very strongly opposed to Any amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner, I strongly urge you to do everything that you can to defeat it.Thank you for your assistance with this matter. Nathalie P. Comfort. 4/16/22

Sent from my iPhone

Chelsea Love

From: Hilarie Davis <hilariedavis@gmail.com>
Sent: Saturday, April 16, 2022 2:28 PM
To: Comish
Subject: cease and desist

Caution: This email originated from an external source.
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Please vote NO on the proposed Rural Lifestyle Amendment to the Comprehensive Plan.

This is unnecessary for our beautiful county and will in fact be detrimental to the rural areas we enjoy and which balance our urban areas.

Dr. Hilarie B. Davis, TLC Inc. External Evaluator
hilarie@techforlearning.org 401-965-5843
There's no such thing as bad weather, only bad clothing.

Chelsea Love

From: Rachael <rachaelerin@mac.com>
Sent: Saturday, April 16, 2022 8:51 AM
To: Edward Ciampi
Subject: The Girl with the Yellow Bucket

Caution: This email originated from an external source.
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Dear Commissioner Ciampi,

I hope this email finds you well. I introduced myself to the other Commissioners and shared my passion for the community, and my cleanup efforts, but I know that you are very familiar with all that, so I will cut right to the chase!

I am writing to ask you to consider pausing any changes to Martin County's Comprehensive Plan until there has been extensive community discussion regarding this option. If we extend development into our natural and agricultural lands, I fear that our community, its natural habitats, and the wildlife that depend on those habitats will be at risk.

If I am incorrect in this assumption, can you please at least speak to the ways that this extended development will NOT negatively affect the things that I hold dear?

I have noticed an increase in litter lately, and the more "rural" roads, for example, in Palm City, are just devastated by litter. If we extend development even further into our natural areas, how can we more effectively manage and enforce our anti-litter laws?

My regular route for litter cleanup is on Kanner Highway from US1 to Central, then up Central to US1 – as I am walking on Kanner, I am sometimes frightened that I will be killed by someone speeding out of control (in fact there have been two incidents that I am aware of lately where cars have gone up onto the sidewalk right along my route). If we increase the area of our population and traffic on our roads, how can we more effectively manage and enforce our speed limits?

I thank you for your consideration. I thank you for your service to our community. Please let me know if I can answer any questions, or speak further on my concerns.

All the best to you and your family. I look forward to seeing you for the Environmental Stewardship Awards on the 28th!

Rachael Delekta
19 SE Beech Tree Lane
Stuart, FL 34994

570-604-7779



From: joliedancer@aol.com
To: Harold Jenkins
Subject: Please DENY THE “RURAL LIFESTYLES” AMENDMENT
Date: Saturday, April 16, 2022 9:48:28 AM

We don't want in Martin County:

- **Quadruple the density of development possible** on more than 130,000 acres of current agricultural lands
- **Set the table for massive increases in development without any economic analysis** of costs to taxpayers for new roads and other infrastructure, the loss of revenue from productive agricultural lands, or impacts on water supply and quality by paving natural lands
- **Undermine decades of sound planning** to keep Martin County’s rural lands rural
- **Leave the county subject to a legal challenge** because both a specific development and a major county land use change are being considered simultaneously. Taxpayers, of course, would foot the bill.

Thank you,
Frank Dinsmore
Hobe Sound, FL

Chelsea Love

From: Maryann Divis <budmare@icloud.com>
Sent: Saturday, April 16, 2022 6:48 PM
To: Comish
Subject: Your Monday meeting

This Email Sent From External Sender

Please,for the love of our community,do not pass this vote!If you proceed it will be tied up in courts and WE THE TAXPAYERS will be paying the bill.When will all your constituents be heard instead of big money,contributing developers????Why is Sarah the only one looking out for us and our currently beautiful county?Thank you for your time.

Sent from my iPad

Chelsea Love

From: Bitsy Taggart Fitzsimmons <bitsfitz@aol.com>
Sent: Saturday, April 16, 2022 6:44 AM
To: Comish
Subject: Proposed Amendment

Caution: This email originated from an external source.
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On Tuesday, April 19, the Martin County Board of County Commissioners will vote on the proposed Rural Lifestyle Amendment to the Comprehensive Plan.

I urge you to vote "**NO**"!!

Elizabeth T Fitzsimmons
BitsFitz@aol.com
317-946-0531

From: Stephanie Flinn
To: Harold Jenkins
Subject: Oppose this tragic event!
Date: Saturday, April 16, 2022 8:42:30 AM

This Email Sent From External Sender

Dear Commissioner I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it."
Stephanie and Larry Flinn

Chelsea Love

From: Jim Foley <jamesgfoley@gmail.com>
Sent: Saturday, April 16, 2022 9:01 AM
To: Commissioners
Subject: Proposed Amendment to our Comp Plan 21-08

Caution: This email originated from an external source.
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Dear Commissioners,

I attended the meeting on February 22, 2022 where a proposed change to the Comp Plan was on the agenda. During the Public Comments portion, many residents voiced their concerns and opposition to the proposed amendment to the Comp Plan (21-08) and prior to the meeting a good-sized protest took place in the parking lot. The residents of Martin county made it very clear to you they are not in favor of changes to the comp plan.

I was disappointed that after all the comments opposing this proposed amendment, the commission voted 3-2 to forward the proposed amendment to the state for consideration and approval. When the will of the public is ignored and the majority of commission members demonstrate no interest in the concerns of their constituents, public confidence in our elected officials is eroded. The proposed amendment appears to benefit a small group as opposed to the majority of residents.

I encourage you to reconsider this action and not continue to pursue changes to the Comp Plan. The plan is the only thing that makes Martin County special and is why most of us choose to live here.

Sincerely,
James G. Foley

Chelsea Love

From: Anne Geddes <ahgeddes@gmail.com>
Sent: Saturday, April 16, 2022 4:55 PM
To: Tom Hurley; Sarah Heard; Stacey Hetherington; Harold Jenkins; wpidot@tji.martin.fl.us; mcollins@tji.martin.fl.us; penny townsend; tjohnson@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; Edward Ciampi
Cc: Doug Smith
Subject: Re: You've been bombarded with falsehoods, now learn the truth about Atlantic Fields, Rural Lifestyle

Caution: This email originated from an external source.
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I DON'T SEE ONE ELECTED OFFICIAL TALKING ABOUT THE TRAFFIC THIS WILL PRODUCE ON BRIDGE RD,A 2 LANE RD FROM ROUTE #1 TO I95 AND GOING EAST FROM RT #1, A NARROW 2 LANE RD TO THE OCEAN.THIS IS THE ONLY ROAD THAT THESE PEOPLE WILL USE TO GET TO A MARKET,A SCHOOL, A HOSPITAL A GAS STATION ETC. THIS NARROW ROAD IS PACKED WITH TRAFFIC NOW WITH ALL THE CONSTRUCTION TRUCKS COMING ONTO JUPITER IS.THIS NARROW ROAD WILL BE THE ONLY ACCESS TO A PUBLIC BEACH. HOBE SOUND DOES NOT WANT THEIR LIFESTYLE CHANGED TO THIS DEGREE. .

IT ALWAYS SEEMS TO BE THE TAXES IT WILL BRING INTO THE COFFERS.MARTIN COUNTY IS SO SPECIAL IN COMPARISON TO OTHER COMMUNITIES . PLEASE LETS REALLY THINK ABOUT THE CONSEQUENCES TO A WAY OF LIFE THIS WOULD CHANGE.

THE GUARDIANS OF FLORIDA ARE NOT GUARDING FLORIDA AT ALL FROM THESE DEVELOPMENTS.AGAIN THE ALMIGHTY DOLLAR IS IN THE FOREFRONT.SO MANY OF US ARE COUNTING ON ALL OF YOU TO NOT SANCTION A VOTE FOR "RURAL LIFESTYLE". ANNE AND ROBIN GEDDES

On Apr 16, 2022, at 3:41 PM, Tom Hurley <thurley@atlanticfieldsclub.com> wrote:

> On Tuesday, Martin County Commissioners will consider Discovery's Atlantic Fields proposal for Hobe Sound Polo Club, although to do so, they'll first need to vote in support of the proposed Rural Lifestyle land-use that enables it.
>
> Unfortunately, but not unexpectedly, an incredible amount of misinformation, disinformation and scare tactics is being spread around to create confusion and fear instead of clear consideration and open discussion about what could soon prove an excellent planning option to protect Martin County's rural lands from sprawl, overdevelopment, annexation and other elements that exist outside the county's control.
>
> At the end of this email, you'll find my guest editorial at TCPalm.com (also online here). As a third-generation farmer and landowner who's the visionary of and a partner in this effort, I'm incredibly excited to partner with

Discovery in this phase of stewarding the property my family has been blessed to farm for more than 60 years.

In addition to creating some of the highest caliber communities in the world while adhering to sustainable practices that protect water quality, wildlife habitat and the overall environment, Discovery also has a generous foundation that raises millions for children in need. As a member of the Boys & Girls Clubs of Martin County's Board of Directors, you can imagine how much this philanthropic focus resonates with my convictions.

First, here is summary of the key facts:

Discovery Land Company, originator of 24 luxury residential resorts around the world, is bringing its first Florida project to Hobe Sound with Atlantic Point, which proposes 317 homes on 1,500 acres (75 percent of which will remain in permanent open space). Homesites will start at more than $3 million.

An economic study on Atlantic Fields, reviewed by a third-party organization, projects that these 317 homes will create:

- 436 permanent jobs (direct and indirect)
- $15.5 million in annual associated wages and salaries
- $39.5 million in annual ongoing economic activities
- $22.4 million in annual revenue generated from the project
- 10,755 temporary jobs over 10-year period during construction
- $543 million generating annual from temporary jobs in associated wages and salaries
- $1.6 billion in gross economic output during construction
- $21 million in annual recurring tax revenue, or as one commissioner said, the "equivalent of 8,000 homes."

Atlantic Fields also has a lot to offer the general public as well. Its public benefits include:

- Creating a southern access road to the 5,800-acre Atlantic Ridge State Park
- Donating an existing equestrian center to the park service for hikers, mountain bikers and horseback riders
- Restoring a 125-acres wetland and wildlife habitat that will benefit regional drainage issues

- Relocating and donating the Hobe Sound Train Station to the Hobe Sound Historical Society for a museum of local history
- Placing the 800-acre Becker Tree Farm (along I-95) into permanent agriculture

In order to consider Atlantic Fields, county commissioners must first vote in support of the Rural Lifestyle land use. Sadly, this language has drawn a lot of disinformation. Rural Lifestyle DOES NOT create an automatic entitlement over all the western lands.

Rather, it's an option that qualifying properties must meet a high standard of strict requirements to even attempt using, and the results can help permanently protect rural and ag lands.

In reviewing it, Treasure Coast Regional Planning Council recently stated: *"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."*

Rural Lifestyle **requires**:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres in permanent open space (defined by the county as "clear from ground to sky")
- Placing another set-aside parcel in Martin County--which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres--into permanent agriculture or conservation preservation
- Ensuring that set-aside is preserved permanently by covering it with a conservation easement controlled by the landowner, local government and existing nonprofit with an established track record for conserving land
- Dedicated funding source to properly maintain and manage the preserved land
- Creating a third-party reviewed economic study showing the project's financial benefits to Martin County
- Potentially allowing water/sewer to the site, but limiting them to the site so no neighboring property could automatically hook up
- Strict Planned Unit Development agreement that contractually ties the landowner to all obligations

It will take a high-quality, well-researched project to succeed with so many restrictions, but the results could be high net revenue for Martin County, compelling public benefits, rural density, at least 500 acres preserved and

large tracts of land permanently preserved and therefore prevented from being developed in the future.

We appreciate your time reading this. We respectfully consider these facts, question the critics and—if comfortable—speak in support of this item by sending an email to county commissioners. Please feel free to reach out to me with any questions.

Thank you.

Commission Chair Doug Smith
dsmith@martin.fl.us

Vice Chair Ed Ciampi
eciampi@martin.fl.us

Commissioner Sarah Heard
sheard@martin.fl.us

Commissioner Stacey Hetherington
shetherington@martin.fl.us

Commissioner Harold Jenkins
hjenkins@martin.fl.us

Rural lifestyle land-use designation would help preserve Martin County's roots | Opinion

By Tom Hurley

As a third-generation farmer who grew up with my brothers working in the groves, I've experienced firsthand the tremendous challenges inherent in agriculture.

Although our family is celebrating 60 years farming on the Treasure Coast, it wasn't long ago when citrus canker, greening and hurricanes devastated our groves—and not ours alone. Today, no commercial citrus operations exist in Martin County.

Further, the prospect of intense residential development places additional pressures on agricultural landowners. Fortunately, the proposed "rural

lifestyle" land use — which offers an option for qualified landowners to potentially apply to their property — could provide an appealing alternative.

Tuesday, Martin County commissioners will consider adoption of the proposed comprehensive plan amendment bearing the Becker name. But we cannot take sole credit for this amendment.

It's the product of an evolving process incorporating diverse voices from the planning, agricultural, conservation, and environmental communities.

Originally, we planned to ask for an exception to the comp plan for our Atlantic Fields project with Discovery Land Company (more below).

But after feedback from the public, county staff, and advocacy organizations, we embraced rural lifestyle as the best way to preserve the urban service boundary, provide a blueprint for large scale rural conservation, and set high standards by which an opportunity with broad-based community benefits could emerge.

Thanks to input from community stakeholders, rural lifestyle language is much different than what was first presented.

Most recently, another option recently introduced is that rural lifestyle will not apply to the entire county, but only to areas adjacent to the urban service boundary — where services can be efficiently supplied.

Additional safeguards require:

• Minimum 1,000-acre parcels, 70% of which must remain in permanent open space —clear from ground to sky.

• At least 50% of the site designated for development (or minimum 500 acres) must be set aside for permanent agriculture or conservation.

• Set-aside parcels must be controlled by a local government entity, the landowner, and an established conservation nonprofit — ensuring permanent preservation.

• Funding source to ensure the set-aside property is properly maintained.

• Economic study — reviewed by a third-party — demonstrating the project's financial benefit to the county.

• Any extension of water/sewer services must remain solely on site, preventing any property nearby from connecting.

Atlantic Fields aims to embody and establish the best of this amendment. Conceived in partnership with Discovery Land Company, creator of 24

luxury resort communities around the world, Atlantic Fields would feature 317 homes on the 1,500 acres of what's currently the Hobe Sound Polo Club.

Public benefits include permanent preservation of the 800-acre Becker Tree Farm, creating a southern access point to the Atlantic Ridge Preserve State Park, gifting to the park an elaborate equestrian facility and public meeting place, gifting and relocating the historic Hobe Sound Train Station to the local community, and restoring a 125-acre wetland habitat area.

Featuring golf courses by local legend Tom Fazio, Atlantic Fields offers high-quality amenities, enabling home sites to start at more than $3 million.

The economic study projects annual tax revenues exceeding $20 million — reportedly equivalent to 8,000 traditional homes.

It's exciting Discovery chose Martin County for its first project in Florida.

From Hawaii to Montana to the Bahamas to Barbuda, Discovery works in environmentally sensitive areas, protecting the surrounding area and supporting —through its generous foundation — local charities and nonprofits.

Protecting western Martin County's rural character is extremely important to us. This priority reflects in our vision through, among other initiatives, sustainable development practices, habitat protections, and dark skies lighting restrictions.

Interestingly, before the comprehensive plan was drafted, our property was zoned for one unit per 2 acres. We were asked to accept the down-zoning of one unit per 20 acres with an understanding that in time our zoning would change again.

Please understand, we're in no way upset that our family made this sacrifice. It was the right decision for the time and helped preserving our rural character.

But one unit per 20 acres requires no environmental or agricultural protections and no public benefits. It accomplishes nothing for the community at large, much less for the family agricultural legacy we aim to honor and preserve.

Rural lifestyle, however, simply enables consideration of select properties with select projects. But it demands that more land be given for preservation than the county could easily attain otherwise.

That's a goal we all share.

Chelsea Love

From: John HODGE <hodge650@bellsouth.net>
Sent: Saturday, April 16, 2022 8:01 AM
To: Commissioners
Cc: John Hodge
Subject: Proposed Amendment to the Comp Plan 21-08

This Email Sent From External Sender

Dear Commissioners,

On February 22, 2022, I attended a commission meeting where a proposed change to the Comp Plan was on the agenda. During the Public Comments portion, many speakers voiced their concerns and opposition to the proposed amendment to the Comp Plan (21-08). I was in attendance from 9:00 A.M. till 10:30 A.M. During this time, there were only two speakers who voiced support for the proposed amendment. Many shared that they were not opposed to growth but felt there was no opportunity for meaningful dialog and a lack of transparency on the part of the commissioners. Needless to say I was surprised that after all the comments opposing this proposed amendment, the commission voted 3-2 to forward the proposed amendment to the state for consideration and approval. This action has me questioning who exactly does this commission represent. Evidently the public comments fell on deaf ears and the majority of commission members had no real interest in the concerns of their constituents. So many potential issues were shared by the majority of the persons in attendance - how could the commission not consider these concerns? The proposed amendment appears to benefit a small group as opposed to the majority of residents. I hope that you will rethink this action and not continue to pursue changes to the Comp Plan for the wrong reasons.

Sent from my iPad

Chelsea Love

From: jckrumins@comcast.net
Sent: Saturday, April 16, 2022 4:45 PM
To: Edward Ciampi
Subject: VOTE NO on the "RURAL LIFESTYLES" AMENDMENT

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

Dear Commissioner Ciampi,

I and my family have been a proud and productive resident of Martin County for over forty years; it is an outstanding place to live and raise a family due to its environment and quality of life.

PLEASE, vote NO on the the “Rural Lifestyle” amendment so that our county can remain one of the most desirable places in the country to live. Protect our future! Thank you.

Juris Krumins
Jensen Beach

Chelsea Love

From: Paul Mazza <paul.mazza925@gmail.com>
Sent: Saturday, April 16, 2022 3:15 PM
To: Comish
Subject: Rural Lifestyle Zoning

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

My wife and I are not in favor of the proposed amendment concerning rural lifestyle zoning. Please follow the current comprehensive growth plan which has swerved Martin County very well over the past years. We needto regulate growth for the betterment of the entire County, not just a few people. We view land development as a fact of life - let us not capitulate to it - rather control it for the general improvement of the entire County. Please do not pass the amendment.

From: Kathy McGahan
To: Harold Jenkins
Subject: SAY NO TO RURAL LIFESTYLE
Date: Saturday, April 16, 2022 7:31:28 PM

This Email Sent From External Sender

Dear Mr. Jenkins,

Why are the majority of Martin County commissioners angling for changes which would result in dramatic over-development here in Martin County? Commissioner Smith, Commissioner Ciampi and you, Commissioner Jenkins are rushing through a new land-use designation you call “Rural Lifestyle” which could open up 158,000 acres of agricultural lands to development. This would result in heavier traffic on our already congested streets and would surely lead to higher property taxes to pay for increased costs for roads, schools, healthcare, and other infrastructure necessities.

I don't know who stands to benefit from this change other than the developers who would reap a handsome profit at the expense of the rest of us. I do know that this “Rural Lifestyle”, if adopted, could transform Martin County into the same hideous urban sprawl which has despoiled so much of South Florida. “Rural Lifestyle” would punch a hole in our Comprehensive Plan big enough for an aircraft carrier and would almost certainly cause a severe blow to our quality of life.

You and fellow commissioners appear to be rushing this new zoning through without conducting public workshops or properly informing citizens so that they can pass this measure before enough of us know about it to organize any resistance.

WHY NO PUBLIC WORKSHOPS? WHY CATER TO DEVELOPERS? There must be a better way to run the county. This 32 year Palm City resident objects! Please consider your neighbors and the residents of Martin County. We count.

Signed,
Kathleen McGahan

Sent from my iPhone

Sent from my iPhone

Chelsea Love

From: Ellen Ramil <elramil07@comcast.net>
Sent: Saturday, April 16, 2022 6:23 PM
To: Comish
Subject: Urban boundaries

This Email Sent From External Sender

To the commissioners, the intention to change the boundaries to allow more development in the western part of our county is a terrible mistake….there is a certain way of life here that attracts residents who are interested in a place without sprawl. the plan will in my opinion reduces what makes our county special. You will push out the residents who use much of this land for farms, ranches etc. developers will move in and offer monies difficult to refuse and build more communities sprawling over the landscape. More, services will be needed more shops, more gas stations, more everything. Martin County is a way of life..Slow considered growth should never be ignored.

Ellen Luz Ramil
1901 SE Talbot Place
Stuart 34997.

From: ELEANOR SEAMAN
To: Harold Jenkins
Subject: Rural Lifestyle Amendment
Date: Saturday, April 16, 2022 9:27:59 PM

This Email Sent From External Sender

I vote in favor of the change of the Rural Lifestyle Amendment as it is conceived for the Becker/Discovery Land development.
Thank you.
Eleanor Seaman

Sent from my iPad

Chelsea Love

From: David Shorrock <dwshorrock@yahoo.com>
Sent: Saturday, April 16, 2022 10:28 PM
To: Doug Smith; Kathleen Boden; Stacey Hetherington; Patricia Higginbotham; Harold Jenkins; Colleen Pachowicz; Sarah Heard; Sarah Philion; Edward Ciampi; Stacey McKindles
Cc: Lauren Zucker
Subject: Rural Lifestyle amendment/Atlantic Fields project

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

Dear Martin County Commissioners,

Happy Easter!

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both and declare how much our family and we are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

David Shorrock & Lauren Zucker

Chelsea Love

From: Janene Zaccone <jzacc79@gmail.com>
Sent: Saturday, April 16, 2022 7:51 AM
To: Stacey Hetherington
Subject: Continue to Deny the "Rural Lifestyles Amendment"

Follow Up Flag: Follow up
Flag Status: Completed

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

One of Martin County's strongest assets is its approach to development and land use.

Thank you for your previous efforts to protect the comp plan -- and the environmental and fiscal resources that it protects. Please stay the course.

Janene Zaccone
Registered voter
Martin County

Chelsea Love

From: dfaranda@comcast.net
Sent: Sunday, April 17, 2022 8:11 PM
To: Doug Smith; Harold Jenkins; Sarah Heard; Stacey Hetherington; Edward Ciampi
Subject: Vote No on Tuesday, April 19, 2022 to Comprehensive Plan for Martin County

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

For the meeting on Tuesday, April 19, 2022 on changing the Comprehensive Plan for Martin County. Absolutely against changing the whole county plan for one developer…. I vote NO to ANY changes at this time. Too much, too soon…

We need new water systems, clean water, hook ups for sewers, , multilanguage teachers, additional police, fire and medical before we get more situations …. Stabilize, assess, then grow if necessary.

Warm Wishes,
Donna Faranda
Lock's Landing
8796 SW Fisherman's Wharf Drive
Stuart, FL 34997
954.415.4617
dfaranda@comcast.net

From: Jim Farrell
To: Harold Jenkins
Subject: Rural lifestyle proposal
Date: Sunday, April 17, 2022 11:44:36 AM

Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

Jim Farrell jupiter Island

Chelsea Love

From: Margie Garren <mregarren@aol.com>
Sent: Sunday, April 17, 2022 7:01 PM
To: Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; Stacey Hetherington
Subject: Comp Plan Amendments

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

Dear Commissioners:

Commissioners need to be held accountable!

1. Complaint, why have we not had workshops ,that is our right. We were told by our Commissioner in January we would have them. Now it is April, Commissioner's want to approve the Amendment in two weeks what is the rush!

1. Water and sewers, where is development getting the services from???? Will it cost taxpayers anything for them bring it to site for development to hookup. ??? New Sewer and Water Pumping Stations need to be built?
2. Golf courses, how are our wetlands being protected from the runoff of Fertilizer and weed killing products? Our waterways are in peril at this time!
3. With the added traffic, who will widen the roads to accommodate the traffic? Hopefully not the taxpayers!
4. Our hospitals are at code at this time, has anyone from county asked the hospital for their opinion?
5. Our fire departments and Police can barely handle the current load let alone even more residents.
6. Why is the Commission constantly considering such a rapid rate of Growth? Is it tax revenue? Why?

Margie Garren

Chelsea Love

From: ROGER GRIFFIN <rsgswg@aol.com>
Sent: Sunday, April 17, 2022 8:58 AM
To: Stacey Hetherington
Subject: Comp Plan

Follow Up Flag: Follow up
Flag Status: Completed

This Email Sent From External Sender

Please don't change the Comp Plan. Roger Griffin 168 Gomez Road

Sent from RSG iPhone

Chelsea Love

From: Alex Harman <CAH@jflpartners.com>
Sent: Sunday, April 17, 2022 9:39 PM
To: Comish; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: Rural Lifestyle Land Use Amendment

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for consideration and service to Martin County.

Best regards,
Alex Harman

Please click here if you received this email in error.

Chelsea Love

From: Robert Harteveldt <rob@harteveldt.net>
Sent: Sunday, April 17, 2022 6:14 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Kathleen Boden; Patricia Higginbotham; Colleen Pachowicz; Sarah Philion; Stacey McKindles
Subject: Rural Lifestyle Land Use Amendment

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

Dear Martin County Commissioners,

I hope you all enjoyed a wonderful Easter and had a relaxing weekend. I wanted to let you know that my family and I will be buying property in Martin County which we have visited numerous times over the years and about which we are extremely excited. Through my contacts, I understand that you have an important committee meeting on Tuesday.

As you contemplate the Rural Lifestyle Land Use Amendment and the Atlantic Fields project at this meeting, I want to express my support for both initiatives. We are looking forward to calling Martin County our home because of its beauty, impressive infrastructure, and your astute governance. Preserving environmental and agricultural lands, expanding open space requirements, and increasing the County's ad-valorem tax base, all without spending taxpayer dollar, is an exceptional outcome. Bravo to you for this significant accomplishment.

Thank you for your time, dedication, and service to Martin County. I look forward to becoming one of your neighbors.

Regards,
Robert Harteveldt

Chelsea Love

From: Debbie Hartman <dhartman400@gmail.com>
Sent: Sunday, April 17, 2022 10:52 AM
To: Stacey Hetherington
Subject: Stop the "Rural Lifestyle "

This Email Sent From External Sender

Dear commissioner,
I am writing you today to express my overwhelming concerns about the overdevelopment of Martin county. I moved here to Stuart 9 yrs ago From a large overpopulated city. It was so beautiful here and had a small town feel with everything that larger cities had to offer. If it wasn't here it was less than 30 minutes away. Now all I see is construction of "Huge" developments. Over crowding of our roads and crime. Lots of crime. That is exactly why I moved away from the bigger city. I so many of us feel that our representatives are looking to line their pockets and don't care what the people want. Greed is swallowing up our beautiful costal town. We will vote you out 1 by 1 if you don't start listen to the people who voted you in. We know who is fighting for there people and communities and who has been overtaken by there own greed. We will see all of you at the ballot box.
Sincere,
Debbie Hartman

Sent from my iPhone

Chelsea Love

From: David Hobbs <dhobbs@d1capital.com>
Sent: Sunday, April 17, 2022 6:19 AM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Comish
Subject: Atlantic Fields / Martin County

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,
David Hobbs
601-497-9664

David Hobbs
T: 212-390-9127
dhobbs@d1capital.com

D1 CAPITAL PARTNERS | D1 Capital Partners
9 West 57th Street, 36th Floor
New York, New York 10019

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Chelsea Love

From: Carey, James <JCarey@stonepoint.com>
Sent: Sunday, April 17, 2022 11:54 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Comish; Carey, James
Subject: Rural Lifestyle & Atlantic Fields

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Jim Carey

James D. Carey | Stone Point
T: (203) 862-2912 | F: (203) 862-2913
jcarey@stonepoint.com

Please refer to the Stone Point Email Disclaimer for important disclosures regarding this electronic communication.

Chelsea Love

From: Wendy Keller <wkeller10889@gmail.com>
Sent: Sunday, April 17, 2022 10:28 PM
To: Stacey Hetherington
Subject: Vote NO on the Rural Lifestyles amendment

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Commissioner Heatherington,

Thank you for voting NO on the Rural Lifestyles amendment in February and I urge you to do so again on Tuesday!

Sincerely,

Wendy Keller
3381 SW Saint Lucie Shores Drive
Palm City, FL 34990

Chelsea Love

From: Judi Laurence <jlflowrpowr@gmail.com>
Sent: Sunday, April 17, 2022 4:01 PM
To: Stacey Hetherington
Subject: Comp plan changes

Follow Up Flag: Follow up
Flag Status: Completed

This Email Sent From External Sender

I am appalled at the changes you are considering for the comp. plan.
That plan has served us well allowing reasonable growth without over development. The changes that you are considering will destroy all that has made this area the wonderful place it is. The destruction of thousands of acres of agricultural land may benefit the developers, but it will not benefit the residents of this area who entrusted you with the future or our area. Voters will remember.

I strongly urge you to reject the Rural Lifestyle land designation.

Judi Laurence

2016 SW Danforth Circle
Palm City

--
This email has been checked for viruses by Avast antivirus software.
https://urldefense.com/v3/__https://www.avast.com/antivirus__;!!OOyQrLxwW3k!k0B4jK8unOO0mUNxDC3aa6l8abQ3Lf6bxpfPT3HiY51Ek-YZzVjIpeG0HJRxelsK7lgLgWOOJe2a6ZTyyfvTwHAo8Dw$

Chelsea Love

From: Michael Lazerow <michael@lazerow.com>
Sent: Sunday, April 17, 2022 10:07 AM
To: Comish; Doug Smith; Kathleen Boden; Stacey Hetherington; Patricia Higginbotham; Harold Jenkins; Colleen Pachowicz; Sarah Heard; Sarah Philion; Edward Ciampi; Stacey McKindles
Cc: Kass Lazerow
Subject: Atlantic Fields Community

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, Kass and I would like to voice our support for both, and declare how much our family is looking forward to calling Martin County, FL our home.

Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County. We appreciate it.

Best regards,

Mike & Kass Lazerow
www.lazerow.com

Chelsea Love

From: Patrick Lyons <ptl@lyonsgroup.com>
Sent: Sunday, April 17, 2022 7:15 AM
To: Comish
Subject: Atlantic Field House

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Kristina and Patrick Lyons
Boston, Coconut Grove

Nil Difficile Volenti

Chelsea Love

From: Wayne Maxson <wmaxson@gmail.com>
Sent: Sunday, April 17, 2022 2:55 PM
To: Comish
Subject: P.5, PH-1 Agenda Item 22-0716 with the (CPA) 21-08 Becker B14 TEXT.

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

Please do not pass the "Rural Living" measures at this time. The agricultural land still left in Martin County should be preserved, perhaps more fittingly with a permanent purchase to preserve it as farmland in perpetuity (as the Conservancy has done in Bucks County, PA). You are not proposing amendments that benefit currents residents (human, flora, and fauna) of Martin County.

Thank you, Wayne and Lianne Maxson

Chelsea Love

From: Metcalfe, Guy <Guy.Metcalfe@morganstanley.com>
Sent: Sunday, April 17, 2022 7:56 PM
To: Kathleen Boden; Stacey Hetherington; Patricia Higginbotham; Harold Jenkins; Colleen Pachowicz; Sarah Heard; Sarah Philion; Edward Ciampi; Stacey McKindles; Comish; Doug Smith
Subject: Atlantic Fields land use amendment

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Guy Metcalfe

(M) 917-744-2155
(O) 212-761-4427

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Chelsea Love

From: Mary Win OBrien <mwinobrien@gmail.com>
Sent: Sunday, April 17, 2022 11:15 AM
To: Harold Jenkins; Doug Smith; Edward Ciampi; Sarah Heard; Stacey Hetherington
Subject: Re: Rural Lifestyles Amendment Comments.
Attachments: Appendix A-5 Demographic Study Final MH 10_27_15_1.pdf

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Please note that I need to correct my comment to reflect my confusion. CPA 21-08 is the Comp Plan amendment that turns the western area into Rural Lifestyle and that is what I object to and CPA 21-09 is the Discovery project that may be more acceptable to approval as a limited exception but taking into account all the public and agency recommendations and the current submission by the Guardians of Martin County. I also hope the Commission is looking at the Discovery Land Co. because it is there to make money for its investors and that may not always align with what the residents of the property and the county need. There have been some issues with several of their resort communities just like any HOA regardless of how much money the residents contribute. Tying down their commitments and making some of the protections through outside organizations will give all of us more protection. Thanks

On Sat, Apr 16, 2022 at 3:51 PM Mary Win OBrien <mwinobrien@gmail.com> wrote:

> Attached are my comments on this matter.

Chelsea Love

From: Art Ondich <arthurondich@bellsouth.net>
Sent: Sunday, April 17, 2022 9:35 PM
To: Doug Smith; Edward Ciampi; Harold Jenkins; Sarah Heard; Stacey Hetherington
Cc: Taryn Kryzda
Subject: Rural Lifestyles Amendment

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I have studied and thought about the issues being raised and proposed by the "for" and "against" opinions of the Rural Lifestyles Zoning Classification amendment to the current Martin County Comprehensive Growth Plan as was submitted to Tallahassee. As I see this, there have been raised far too many questions as how this proposed permanent change to the current county growth plan could play out beyond the Discovery project. It only seems sensible that more study as to further applications of such a change could affect the overall growth and environmental goals of our county should be done, and considered. This is not a life or death decision that must be made right now, and I think that most of us realize that quick decisions of major importance generally don't turn out as we hope or imagine they will.

If you conclude that the Discovery Project must be decided right away, then go the route of making it an exception, not a permanent change to a Comprehensive Growth Plan that most Martin County residents feel have served the county well.

Thank you.

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

Sent from Mail for Windows

Chelsea Love

From: paula <meyerson.sptite.paula71@gmail.com>
Sent: Sunday, April 17, 2022 12:02 PM
To: Comish
Subject: Land

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Sent from Mail for Windows
Please..do not allow any more land clearing !!!! Preserve our communities.

Appreciate your complying with the wishes of our residents.

Thyank you,

Paula

From: seth pierrepont
To: Harold Jenkins
Subject: Discovery
Date: Sunday, April 17, 2022 11:43:13 AM

Dear Commissioner, I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to do everything you can to defeat it.

--

Seth L Pierrepont
847-404-3665

Chelsea Love

From: Scott Schoen <scott.schoen@bayloncapital.com>
Sent: Sunday, April 17, 2022 9:29 AM
To: Stacey Hetherington
Subject: Rural Lifestyle Amendment and Atlantic Fields Project

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Dear Commissioner Hetherington,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Scott Schoen

Scott A. Schoen
Chief Executive Officer
Baylon Capital Partners, L.P.
535 Boylston, Suite 1301
Boston, MA 02116
Office: 857-265-2601
Cell: 617-901-4136
scott.schoen@bayloncapital.com

From:	sewbeeps@comcast.net
To:	Harold Jenkins
Cc:	Comish; Wpidot@tji.martin.fl.us; mcollins@tji.martin.fl.us; jmcchristian@tji.martin.fl.us; tjohnson@tji.martin.fl.us
Subject:	Urge you to Oppose "Rural Lifestyle" Proposal
Date:	Sunday, April 17, 2022 11:08:50 AM

Dear Commissioners,

As a resident of Jupiter Island, and a citizen who is deeply concerned about the future of Martin County, I am shocked by the recent actions of the Martin County commissioners and the Jupiter Island Commissioners in not fiercely fighting the proposed changes to the Martin County Comprehensive Plan, this “Rural Lifestyle” proposal. I urge you to oppose any changes or amendments to the Martin County Comprehensive Growth Management Plan. Please do everything in your power to defeat the “Rural Lifestyle” proposal or changes to the Future Land Use map! If approved, the nature of Martin County will be irreversibly altered. All of Nat Reed’s work and the lifetime work of similarly dedicated environmentalists like Maggy Hurchalla, etc., will be for naught. We are at a turning point. Please protect our county from this high-end residential development of agricultural land which will radically overburden our beach accesses and other town services. Please represent your constituents who voted you in office. Please oppose this land use change.

Sincerely,

Stephanie Wilson
22 Gomez Road, Hobe Sound 33455

From: Regina Wood
To: Stacey Hetherington
Subject: Rural Lifestyle Amendment
Date: Sunday, April 17, 2022 9:55:35 PM

Dear Commissioner Heatherington,

The majority of people in Martin County have long and unwaveringly supported responsible growth and their award-winning Comprehensive Plan. I urge you to vote NO on CPA 21-08 and 21-09 at Tuesday's meeting.

Thank you.

Regina Wood, Palm City

Chelsea Love

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, April 18, 2022 3:55 PM
To: Stacey Hetherington
Subject: April 19 comments
Attachments: April 19 Comments to commissioners.docx

Follow Up Flag: Follow up
Flag Status: Completed

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I'm attaching my comments for the Apr. 19 meeting. Thank you for reading them.

Again, I want to thank you for standing up with Comm. Heard on Feb. 22. I hope you will again on April 19.
I also hope you will try to influence Comm. Jenkins. I don't think that Comm. Ciampi and Comm. Smith will change anything. I hope I'm wrong on that.

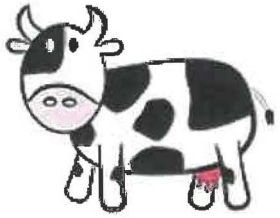
Here's what I wrote to Comm. Jenkins.
Commissioner Jenkins, I know you have a landscaping company and could well benefit from Atlantic Fields in the future. However, please make sure that you protect the environment and waters within it. I'm not pleased with some parts of that development. I don't think they will follow through on all they promise. I don't think taxes will be as huge as they say. The county WILL have to pay out more than they think in the end This isn't a self-contained and self-sustained community.
Please don't allow the passage of the Rural LIfestyle Amendment for all the Martin County agricultural and open lands.

I ask that you not pass the PH-1 Agenda Item 22-0716 with the (CPA) 21-08 Becker B14 TEXT for sure. Please see my comments.

Thanks,
Carol Ann Leonard, Stuart

"RURAL LIFESTYLE"

AGRICULTURAL LAND



GOLF COURSES
POLO FIELDS
MANSIONS



TAXES



TRAFFIC



Chelsea Love

From: Scott De Atley <deatleyscott@gmail.com>
Sent: Monday, April 18, 2022 5:59 PM
To: Comish
Subject: Luxury Homes on Bridge Road

This Email Sent From External Sender

So let me get this straight. Michael Jordan can get approval for a members only golf club, but Becker Farms and the Polo Grounds can't get approvals to build million dollar homes that will bring well needed taxes to improve our services because a handful of clowns claim urban sprawl?! Stop the madness please. St Lucie County and Palm Beach Counties are the only urban sprawl you need to be concerned with.

The roads in this county are already over capacity and cannot handle the volumes as they exist currently. Bridge Road and Murphy Roads are disgraceful. Go watch the traffic coming from the newly widened Becker Road onto Murphy and High Meadows. These are folks that live in southern Martin County and commute into Stuart. Do your jobs!!

Sent from my iPhone

Chelsea Love

From: Brenna Hankla <brenna@azoffmusic.com>
Sent: Monday, April 18, 2022 2:24 PM
To: Comish; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Irving Azoff
Cc: Kathleen Boden; Patricia Higginbotham; Colleen Pachowicz; Sarah Philion; Stacey McKindles; Brenna Hankla
Subject: Atlantic Fields Golf Club

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,
Irving Azoff

IA:bh

Please reconsider your plan for Rural Life change in OUR comprehensive plan. It does not take into consideration the damage it will do to the quality that Martin County should maintain environmentally and economically.
Thank you,
Laura Baldwin

Chelsea Love

From: ebelizar@aol.com
Sent: Monday, April 18, 2022 1:40 PM
To: Doug Smith; Harold Jenkins; Edward Ciampi
Cc: Sarah Heard; Stacey Hetherington
Subject: Voicing my objection to CPA 2021-08

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Commissioners, I have read and heard much about this "Rural Lifestyles" Amendment, which in my opinion would be anything but. While I commend Commissioners Heard and Hetherington for opposing this damaging proposal, I can't fathom how it has gotten this far along in the process, and how Commissioners Smith, Ciampi and Jenkins can possibly feel that it is a) needed and b) that it will benefit our county and its residents. It isn't, and it won't.

I also do not appreciate the manner in which this proposed drastic change appears to be hurried along in the process, and as under-the-radar as possible. Why the rush? And why is a zoning change request due to one proposed development even being considered for county-wide application? This entire thing stinks, and is not in the best interest of your constituents.

We already have lost too much to over-development in this county, and this amendment puts the rest of our lands at risk as fair game for developers. I urge you all to oppose CPA 2021-08. We will remember how you voted come election time.

Ed Belizar
ebelizar@aol.com
772-214-5301

From:	Geo
To:	jcampo@sewallspoint.org; Doug Smith; Harold Jenkins; Edward Ciampi; Stacey Hetherington; eclarke@ci.stuart.fl.us
Subject:	Why ?
Date:	Monday, April 18, 2022 5:50:54 PM

This Email Sent From External Sender

I'm wondering why this rush to open up our rural areas has become such a hot topic, actually it's much more than that. Martin County is now and should always be about controlled smart growth, managed by the voters as well as the politicians.
The politicians do not seem to care about our GOOD NATURE, or the over development that is being carried out currently. Your forward - looking plans are unacceptable as written.
Please go back and speak to your voting base, your residents and community organizations to get the opinions of others who enjoy the open spaces, respect wildlife and the natural beauty of Martin County. The changes you are attempting to make to our zoning plans is undesirable, unacceptable and the residents of Martin County deserve more from their elected officials.

Georgia Binderow

From: Doug Bournique
To: Harold Jenkins
Subject: Discovery"s Atlantic Fields Proposal for Hobe Sound Polo Club
Date: Monday, April 18, 2022 1:35:34 PM

This Email Sent From External Sender

Dear Commissioner Jenkins:

I’m writing to urge your support of the Discovery's Atlantic Fields proposal for Hobe Sound Polo Club. Having served on numerous committees since 1975, to help guide the growth in our region, many of the recommendations center around exactly what’s being proposed for Martin County. For example, when Senator Ken Pruitt funded the Sustainable Treasure Coast effort, the key recommendations were around quality transitions from urban to rural. Also, many of the efforts that the Treasure Coast Regional Planning Council have recommended are similar to this type of transition as well.

I have personally known the Hurley family for over four decades and everything that they have done from growing Indian River citrus to development has been first class, and I urge your support of this innovated proposal that transitions with quality and care from urban to rural areas in Martin County.

Thank you for your consideration of this important proposal.

Sincerely,

Doug Bournique

Douglas C. Bournique
Executive Vice President
Indian River Citrus League

Chelsea Love

From: Bressler, Rich <RichBressler@iheartmedia.com>
Sent: Monday, April 18, 2022 10:48 AM
To: Comish; Doug Smith; Stacey Hetherington; Kathleen Boden; Patricia Higginbotham; Harold Jenkins; Colleen Pachowicz; Sarah Heard; Sarah Philion; Edward Ciampi; Stacey McKindles
Cc: doc@discoverylandco.com
Subject: Atlantic Fields--Martin County approvals

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Rich Bressler

Rich Bressler
President, COO, & CFO
iHeartMedia, Inc.

c *917.658.5620*

3930 NE 2nd Avenue, Suite 202
Miami, FL 33137
c 917.658.5620

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Chelsea Love

From: William G. Brown <wgb@wbrown.com>
Sent: Monday, April 18, 2022 12:19 PM
To: Edward Ciampi; Sarah Heard; Stacey Hetherington; Doug Smith; Harold Jenkins
Cc: Taryn Kryzda; Sarah Woods; Clyde Dulin; Paul Schilling
Subject: Please reject Rural Lifestyle Comp Plan amendments and PUD agreement

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Dear Ed, Sarah, Stacey, Doug and Harold,

Please take more time to better understand and better define and limit the provisions now on the table for the new Rural Lifestyled land use.

The Rural Lifestyle amendments have generated massive public opposition. You owe it to me and your other constituents to listen to our concerns and to better understand the short and long term consequences of this proposal.

It "pops" the balloon and I believe that none of us want the ensuing inevitable explosion.

Bill Brown
Former Vice-Mayor and 14 year Commissioner
of the Town of Jupiter Island

Chelsea Love

From: Donald Calder <DGCalder@clearharboram.com>
Sent: Monday, April 18, 2022 11:39 PM
To: Comish
Cc: Donald Calder
Subject: Vote No on any amendment

This Email Sent From External Sender

Dear Commissioner,

I am strongly opposed to ANY amendment to the Martin County Growth Management Plan and/or any change on the Future Land Use Management Map, based on the RuralLifestyle Proposal. I urge you to do anything that you can to defeat it.

Donald Calder

From: Debbie Caramagno
To: Harold Jenkins
Subject: Rural lifestyle bill
Date: Monday, April 18, 2022 3:35:25 PM

This Email Sent From External Sender

I am a long time Hobe Sound resident. I urge you to vote against the rural lifestyle bill.
This will drastically change the landscape and future of Hobe Sound, I would like to know why you would vote for such an awful bill. If you want to know what your constituents, who elected you want, please go to. Hobe Sound happenings on Facebook or Next Store app.
Please listen to the people who elected you and vote against this.
Debra Caramagno

Chelsea Love

From: Virginia M Coleman <vmrc@mac.com>
Sent: Monday, April 18, 2022 5:31 PM
To: Stacey Hetherington; Sarah Heard
Subject: Rural Lifestyle Amendment

This Email Sent From External Sender

Dear Stacey and Sarah:

Thank you for voting against this proposed amendment. I entirely agree with 1000 Friends of Florida. I disagree with the Guardians of Martin County and with your 3 fellow Commissioners who are so keen to pass this very badly thought-out Amendment. We should stick with the County's Comprehensive Plan and not make any changes.

Virginia Coleman
Jupiter Island resident

From: Randy Cropp
To: Sarah Heard
Subject: Rural Lifestyle Land Use Discovery Project
Date: Monday, April 18, 2022 6:52:27 PM

April 18, 2022

Randy Cropp

11822 SE Village Drive

Tequesta, Fl. 33469

Dear Commissioner Heard,

My name is Randy Cropp and I have lived in Martin County for over 25 years. I moved from the West Palm Beach area where I was born and raised since 1957. My grandparents came down to Martin County in the early 1900's where my great grandfather became a citrus grove manager. He resided on the Indian River about 4 houses north of where the now Stuart City Hall is today until the mid 70's Our roots run deep in this community and have very conservative views. I appreciate Martin County limited land densities and conservation of the lands. When I moved to Martin County originally to Turtle Creek and then to Jupiter Hills, I was attracted to this area because the Jonathan Dickinson State Park, Great Golf Courses and Golf Course Communities.

Now with citrus issues over the years and lack of available sustainable farming I believe that we are presented with an opportunity to create a land use that would benefit all. Just with the information on Atlantic Fields I can see how this Land Use be a great benefit to the area and the rest of Martin County. The taxes generated by these communities using this type of land use far outweighs the demands on taxes that it would create. This is a windfall for Martin County.

I drive to and from work every day and use Bridge Road. I am happy that the truck demands on Bridge Road are not being used for Citrus as it is already very interesting driving on Bridge Road with the Waste Management Trucks at 6:00 am in the morning. Traffic being generated by the number of homes on this type of Land use is the most limited impact that I could foresee.

I am a Bridge Contractor for one of the oldest companies that has been doing business in the state. I will receive no work from this development or any of the surrounding roadways. This exclusive high-quality project will generate less impact and traffic for Martin County than anything else. It also creates a high-quality south end project for Martin County that will enhance other projects in this area which is very important to me. Quality not Quantity

I have attached some facts and in summary **I highly endorse this project and the Land Use Designation and ask that Martin County Commission Approve this designation.**

Sincerely

Randy crop

Informational Sheet

Discovery Land Company, originator of 24 luxury residential resorts around the world, is bringing its first Florida project to Hobe Sound with Atlantic Point, which proposes 317 homes on 1,500 acres (75 percent of which will remain in permanent open space). Homesites will start at more than $3 million.

An economic study on Atlantic Fields, reviewed by a third-party organization, projects that these 317 homes will create:

- 436 permanent jobs (direct and indirect)
- $15.5 million in annual associated wages and salaries
- $39.5 million in annual ongoing economic activities
- $22.4 million in annual revenue generated from the project
- 10,755 temporary jobs over 10-year period during construction
- $543 million generating annual from temporary jobs in associated wages and salaries
- $1.6 billion in gross economic output during construction
- $21 million in annual recurring tax revenue, or as one commissioner said, the "equivalent of 8,000 homes."

Atlantic Fields also has a lot to offer the general public as well. Its public benefits include:

Creating a southern access road to the 5,800-acre Atlantic Ridge State Park
- Donating an existing equestrian center to the park service for hikers, mountain bikers and horseback riders
- Restoring a 125-acres wetland and wildlife habitat that will benefit regional drainage issues
- Relocating and donating the Hobe Sound Train Station to the Hobe Sound Historical Society for a museum of local history
- Placing the 800-acre Becker Tree Farm (along I-95) into permanent agriculture

Rural Lifestyle **requires**:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres in permanent open space (defined by the county as "clear from ground to sky")
- Placing another set-aside parcel in Martin County--which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres--into permanent agriculture or conservation preservation
- Ensuring that set-aside is preserved permanently by covering it with a conservation easement controlled by the landowner, local government and existing nonprofit with an established track record for conserving land
- Dedicated funding source to properly maintain and manage the preserved land
- Creating a third-party reviewed economic study showing the project's financial benefits to Martin County
- Potentially allowing water/sewer to the site, but limiting them to the site so no neighboring property could automatically hook up
- Strict Planned Unit Development agreement that contractually ties the landowner to all obligations

In reviewing it, Treasure Coast Regional Planning Council recently

stated: *"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."*

Chelsea Love

From: Randy Cropp <randycropp@me.com>
Sent: Monday, April 18, 2022 6:54 PM
To: Stacey Hetherington
Subject: Rural Lifestyle Land Use Discovery Project

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April 18, 2022

Randy Cropp

11822 SE Village Drive

Tequesta, Fl. 33469

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Chelsea Love

From: Corrine Cruz <kcp010901@gmail.com>
Sent: Monday, April 18, 2022 9:47 AM
To: Taryn Kryzda; Edward Ciampi; Sarah Heard; Harold Jenkins; Stacey Hetherington; Doug Smith; George Stokus
Subject: Tax Payer Concerned with the BDBMC

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Dear County Commissioners,

I write to you today from the perspective as a small business owner and resident of Martin County. As an engaged member of our local Chambers of Commerce, I continue to hear concerns and confusion about the Business Development Board of Martin County. I've taken time in the past and most recently, over the last two months to dig in and analyze the minutes put out by the organization. It's quite clear to me that the concerns I've heard are valid and the time has come for you to answer questions pertaining to the leadership, operation, and supervision (or lack thereof) of this organization funded by my tax dollars. Each of you vote to fund the organization annually with $450,000 of every hard working citizen's dollars and in return we are promised "economic development" services.

Please explain to me the accomplishments of the Business Development Board in the last five years. How many new businesses were recruited to Martin County? How many businesses remained in Martin County who considered moving elsewhere?

Please detail the total amount of taxpayer dollars that have been funneled into the Business Development Board since its inception and the return on the investment.

Please detail the day to day operations at the organization. Who supervises the Executive Director, Joan K. Goodrich? What measures are in place to remove the Executive Director if those paying her salary (and a hefty one at that) aren't satisfied with her performance? From my research, I learned the former Executive Director, Tim Dougher, was removed due to lack of production after eight years. Think about that, eight years, somebody was allowed to siphon hundreds of thousands of taxpayer dollars before eyes were opened and he was removed.

In reading the most recent meeting summary, it appears that the Board of Directors are not pleased with the performance (or lack thereof) of the Executive Director and once again are needing to inform the Executive Director how to do the job and actually accomplish the goals set forth by herself. “Don’t mistake activity with achievement”

I see that the BDB has requested to give a presentation to you all on April 19, 2022. It is my suggestion that these questions and concerns be addressed and perhaps your own during the presentation. The Board of County Commissioners allocate funds to other entities/organizations that are a benefit to the community and it would be detrimental if they did not exist. In my opinion, if the BDBMC no longer existed it would **not** be a detriment to our community.

This is the tip of the iceberg and I will continue to research and demand answers about this shadowy organization with little oversight and a checkered past. In my opinion, if the BDBMC no longer existed no one would know.

Thank you.

Chelsea Love

From: Mary Lee Cullen <maryleec@bellsouth.net>
Sent: Monday, April 18, 2022 4:28 PM
To: Comish
Subject: "Rural Lifestyle" proposal --I strongly oppose

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Lady and Gentlemen—I cannot be at the Commissioners meeting tomorrow, but I want you to know that I STRONGLY OPPOSE the proposed "Rural Lifestyle" amendment.
I have been a licensed Realtor for nearly 40 years, in northern NJ and in Stuart. I have heard some wacky plans over the years, and the proposed Becker Farms plan is never going to work as described. The idea that there are many people out there waiting to buy a $3 million lot, not on the water, is crazy! If people have that kind of money, they want to be on the water. Remember "Tesoro" in PSL? I knew people were not going to spend $mllion in PSL when that was planned.
You are not only going to destroy the very thing that makes Martin County special, you are going to be known as the people who voted for a "white elephant" idea.
NO to this wacko amendment.
Mary Lee Cullen

Mary Lee Cullen
Berkshire Hathaway Home Services Florida Realty
772-485-7365
Helping Buyers and Sellers for over 30 years

Chelsea Love

From: cchuckleberry@aol.com
Sent: Monday, April 18, 2022 11:06 AM
To: Harold Jenkins; Edward Ciampi; Doug Smith; Stacey Hetherington; Sarah Heard
Cc: Taryn Kryzda; Sarah Woods
Subject: Please do not approve the Rural Lifestyle Amendment

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To Martin County Commissioners:

Please do not approve the Rural Lifestyle amendments to our Comprehensive Plan.

In my opinion, by approving these amendments and extending public utilities outside the urban service boundary you will cause the following to happen:

1. You will make our agricultural land unaffordable for preservation of native habitat
2. You will cause us all to lose the unique character that makes Martin County special
3. You will overcrowd our communities
4. You will cause us to lose productive farmlands important to our economy
5. You will make developers rich at the expense of the taxpayers, your constituents

Why are you so intent on pushing this forward so quickly when so many of your constituents have spoken against it? Please resist the demands of these developers who want to change the rules for themselves and a few wealthy individuals who don't seem to care about the beautiful county we have that is one of the only counties in the area that isn't over developed.

Please listen to your constituents like me who believe these proposals are not in our best interest.

Please vote NO on CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM as well as the Discovery PUD Agreement and master site plan.

Cheryl and Paul Cusumano
Hobe Sound, FL

Chelsea Love

From: jay defrank <knarfedj@gmail.com>
Sent: Monday, April 18, 2022 3:43 PM
To: Comish
Subject: Rural Lifestyle Amendment to Comprehensive Plan

This Email Sent From External Sender

I am writing to urge members of the Martin County Board of County Commissioners not to amend the Rural Lifestyle provision of our comprehensive plan at this time. It seems this amendment selectively benefits a particular development company but it could have a significant impact on all residents of our county. It appears the implications of this amendment have been poorly studied, hastily considered and poorly communicated to the population of Martin County. I hope our commissioners would be more deliberative in their consideration of the implications of this action and more transparent in communicating both the rationale for this amendment and implications of approval as well as make a greater effort in soliciting public comment and involvement. This just seems a very hasty action to selectively benefit a relatively few at the potential expense of the many residents who have chosen to make Martin County our home.

Thanks far all you do for our community.

With best regards,

Jay

James DeFrank, Ph.D.
Colonel, USAF (Ret.)
391 NE Plantation Rd., #224
Stuart, FL 34996
8605734896

Sent from my iPhone

Chelsea Love

From: Linda Eastman <lkeastman7744@gmail.com>
Sent: Monday, April 18, 2022 11:27 AM
To: Edward Ciampi; Sarah Heard; Stacey Hetherington; Harold Jenkins; Doug Smith
Subject: Reject Comp Plan Amendment

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Commissioners,
Please do not adopt the proposed Rural Lifestyle amendments to our Comprehensive Plan -- CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM -- or the proposed PUD Agreement and master site plan for the Discovery Rural Lifestyle community at your meeting on Tuesday. These proposals are not ready for nor worthy of final adoption.

The language in the text amendment is vague and ambiguous, with many terms undefined and subject to multiple interpretations. Moreover, staff and the developer have failed to address the technical assistance comments provided by the reviewing state agency which, although not mandatory, are important to establish maximum density and intensity of use.
The Rural Lifestyle land use designation is inappropriate for virtually all land in Martin County which is currently designated for Agricultural use. The quadrupling of density is not in accordance with the environmental integrity and character of Martin County envisioned by residents over many decades and still desired as expressed by the massive local opposition generated since this amendment was put forth. Extension of public utilities to land outside the urban boundaries renders the USD meaningless and promotes unsustainable sprawl.
The proposed change has not been widely discussed and publicly vetted. Questions from residents have gone unanswered. Many important shortcomings in the text amendment, including water quality monitoring and assurance, wildlife corridors, and preservation of native habitat as well as protection of productive farmland which is critical to our County's economy have not been addressed.

Steam-rolling these proposals through the approval process without public discussion is disrespectful to your constituents and worse, has the appearance of corruption in our County government. You owe it to your constituents to listen to and address our concerns and to resist developers' demands to change the rules to suit large, wealthy landowners who have no commitment to the vision of Martin County residents to maintain our uniquely livable community as an oasis in overdeveloped South Florida.
Please vote to reject CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM as well as the Discovery PUD Agreement and master site plan.

Linda and Chuck Eastman

Hobe Sound, Florida

Chelsea Love

From: carol fitzpatrick <carolfitzz@hotmail.com>
Sent: Monday, April 18, 2022 7:21 PM
To: Comish
Subject: FW: Rural Lifestyle Proposal

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Sent from Mail for Windows

From: Hascia Marder <hascia.mar@gmail.com>
Sent: Monday, April 18, 2022 6:30:44 PM
Cc: tkryzda@martin.fl.us <tkryzda@martin.fl.us>; swoods@mrtin.fl.us <swoods@mrtin.fl.us>
Subject: Rural Lifestyle Proposal

To all members of the Martin County Commission,

I have been a resident of Martin County since 2003. Not as long as many of the people you know or people who have been contacting you yet I love this county as much as anyone. I first visited Martin County in 1989 and knew some day I would live here. You know the reasons why.
Now the very things I and others love about this County that have been so long protected are unarguable under threat. There is every reason to uphold the comprehensive growth management plan and no reason to change it. I oppose the rural lifestyle proposal for all the reasons you have been hearing from everyone else. There is no need to repeat what you already know.
There is another major point that is incomprehensible to me concerning your actions. That is how the Commission can find it OK to make a change so consequential to this County without consulting the residences of this County, the people you were voted to represent. You are only management. As in a corporation management takes their recommendations to those who hired them. They do not make major decisions that will forever alter the company. Residences of Martin

County have the right to be heard and make this decision. YOU ARE IN PLACE TO SERVE OUR WILL. That cannot be forgotten if we are to really be a democracy of any kind.
Do not change the Comprehensive Plan! And do not underestimate the will of the people who love this County.

Respectively,
Harriet Marder

From:	Lawrence Flinn, Jr.
To:	Harold Jenkins
Subject:	DENY THE “RURAL LIFESTYLES” AMENDMENT
Date:	Monday, April 18, 2022 4:40:01 PM

Dear Mr. Jenkins,
Please DENY THE “RURAL LIFESTYLES” AMENDMENT because it would:

- Quadruple the density of development possible on more than 130,000 acres of current agricultural lands,
- Set the table for massive increases in development without any economic analysis of costs to taxpayers for new roads and other infrastructure, the loss of revenue from productive agricultural lands, or impacts on water supply and quality by paving natural lands,
- Undermine decades of sound planning to keep Martin County’s rural lands rural,
- Leave the county subject to a legal challenge because both a specific development and a major county land use change are being considered simultaneously. Taxpayers, of course, would foot the bill.

Sincerely,
Stephanie and Lawrence Flinn, Jr.

Lawrence Flinn, Jr.
160 Gomez Road
Hobe Sound, FL 33455
Tel: 772-546-5290
Cell: 772-214-8003

Chelsea Love

From: Elise <elisedefrank@gmail.com>
Sent: Monday, April 18, 2022 5:07 PM
To: Comish
Subject: Rural lifestyle amendment- vote NO

This Email Sent From External Sender

I am writing to urge members of the Martin County Board of County Commissioners to vote against amending the Rural Lifestyle provision of our comprehensive plan at this time. This will significantly harm our community in so many ways if it is allowed to pass.

Thank you
Elise DeFrank

Sent from my iPhone

From: Gary Galyean
To: G G
Subject: Do NOT Amend the MCCGMP or FLUM
Date: Monday, April 18, 2022 6:44:02 AM

Dear Commissioners, Councilmen, and Guardians leadership,

We are strongly opposed to any amendment(s) to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal.

We urge you all to do whatever can be done to block the proposed amendments on April 19..

Respectfully,

Gary & Annie Galyean
160 South Beach Road
Hobe Sound.

Chelsea Love

From: Alexander Gillen <alex.gillen@agillen.com>
Sent: Monday, April 18, 2022 10:00 AM
To: Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; Stacey Hetherington
Cc: Taryn Kryzda; Sarah Woods
Subject: Objection to Rural Lifestyle amendments to our Comprehensive Growth Management Plan

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Hello Commissioners,

I am writing today as a resident of Martin County who hopes to be a resident of Martin County for the next 50 years or so. I strongly oppose the so-called Rural Lifestyle amendment being considered.

I confess I do not understand the amendment being considered to the Comprehensive Plan. I do understand that Martin County is not limited by sprawl by the Everglades like the counties to the south. I also understand it is a terrible idea to develop outside of the Urban Services Boundary.

My back of the napkin math, based on my limited understanding of the proposed Comprehensive Plan amendment, indicates there could be 416,000 new Martin County residents as a result of this amendment. Proponents of the proposed amendment should explain to county residents how this is either not the case, or why it is it is the right thing for County residents.

I would also like to know the position of this Board when the next developer comes in to ask for the development of another 14,000 acres outside of the Urban Services Boundary? What will this Board's defense be to the criticism that Martin County is elitist and only wants development outside of the Urban Services Boundary for multimillion-dollar properties?

What is the point of this amendment? Martin County has a half-a-billion dollar budget and doesn't need more tax revenue.

Please oppose this amendment vigorously. Please do not make future generations of Martin County residents live with this monumental folly.

Thank you for your consideration.

Alex Gillen
Alex Gillen, Esq.
Mailing Address P.O. Box 777, Stuart, FL 34995
Office Address 428 SW 7th St., Stuart, FL 34994
Phone (772) 774-7781
Fax (772) 494-5838
Email Alex.Gillen@agillen.com
Website www.agillen.com

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Chelsea Love

From: Mike Godfrey <mike.godfrey@sbcglobal.net>
Sent: Monday, April 18, 2022 4:06 PM
To: Comish
Subject: "No" to the Rural Lifestyle Amendment

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County Commissioners,
I strongly oppose the Rural Lifestyle Amendment. I don't want any more Agriculture zoned acreage changed to Residential zoned.

No more Developers destroying Martin County the way Palm Beach County Commissioners have allowed Developers to over build in Palm Beach County.

Mike Godfrey
Hobe Sound
561 251 5834

Chelsea Love

From: Carol Goss <goss@improvart.com>
Sent: Monday, April 18, 2022 11:59 AM
To: Comish
Subject: VOTE "NO" on RURAL LIFESTYLE AMENDMENTS!!!

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RE: THE VOTE APRIL 19th

VOTE "NO" ON

21-08 BECKER B14 TEXT and 21-09 BECKER B14 FLUM

Represent the residents of Martin County -
who unanimously do NOT want agricultural land drained and cemented over!

KEEP MARTIN COUNTY THE UNIQUE AND BEAUTIFUL PLACE IT IS ---
WE ARE DEPENDING ON YOU!

thank you,
Carol Goss
6531 SE Federal Hwy, 3499

Chelsea Love

From: STEPHANIE GRANT <stephiegoo@hotmail.com>
Sent: Monday, April 18, 2022 10:34 PM
To: Comish
Subject: Changes to Development Plan

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We feel it is a terrible mistake to open up Martin County to unbridled development. We have one of the very best counties in Florida because development has been carefully controlled. Please let's keep it that way.

David and Stephanie Grant, 9953 S.E. Mahogany way, Tequesta (Martin County).

Chelsea Love

From: David Hafner <martinfarmbureau@gmail.com>
Sent: Tuesday, April 19, 2022 3:51 AM
To: Edward Ciampi
Cc: Stacey McKindles
Subject: Re: Rural Lifestyle

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Good morning,

It has come to my attention that there is an amendment to be considered at this morning's Commission meeting. As we understand it this amendment will require that a property be adjacent to the urban services boundary to be considered for the rural lifestyle land use designation. Though we do support the rural lifestyle land use we oppose this amendment as we feel this option should be available to all Martin County landowners.
So on behalf of Martin County Farm Bureau I ask that you vote up on Rural Lifestyle and vote down on the amendment, and we would rather see a vote down on everything than a vote up with the amendment adopted.

Thank you for your consideration,
David Hafner
Martin County Farm Bureau

On Thu, Apr 14, 2022, 11:34 AM David Hafner <martinfarmbureau@gmail.com> wrote:

> Good morning Commissioner Ciampi,
> I have attached a letter from myself and the entirety of the Martin County Farm Bureau Board of Directors in regard to the Rural Lifestyle land use. We do support this use and are available to you as a resource if you need.
> Sincerely,
> David Hafner
> President Martin County Farm Bureau

From: Sam Hay
To: Doug Smith; Edward Ciampi; Harold Jenkins
Subject: Please reverse your votes on "Rural Lifestyle"
Date: Thursday, April 14, 2022 11:47:43 AM

Dear Commissioners Smith, Ciampi, and Jenkins:

At your scheduled meeting next Tuesday please reverse your earlier votes in favor of a new land-use designation the developer named "Rural Lifestyle". This amendment would severely breach the Urban Services Boundary which is the heart of our Comprehensive Plan. This would potentially lead to increased traffic congestion, urban sprawl, environmental degradation, and serious diminution of our quality of life and that of future generations.

Respectfully,
Sam Hay, Port Salerno

Virus-free. www.avg.com

From: Starla Hemrick
To: Comish
Subject: Rural Lifestyle/FLUM vote
Date: Monday, April 18, 2022 10:32:26 PM

Dear Commissioners,

As a long time resident and home owner of Martin County, I am writing to urge you to REJECT the Rural Lifestyle Zoning (RZL) Amendment as it currently proposed.

Martin County residents highly value the quality of life we have. Adherence to the current Comprehensive Growth Management Plan has prevented our County from mirroring the overgrowth and urban sprawl found in counties to the south. The language of the RZL is vague. An adaption of this amendment would allow for other developers to apply for similar land use designations throughout the county. Further consideration and study should be given to environmental, community, and County level of service impacts.

Additional opportunities for community feedback and discussion is needed. Until public questions and concerns are satisfied, I would ask that you REJECT the RLZ Amendment.

Sincerely,

Starla R. Hemrick

Starla R. Hemrick
skennarenee@yahoo.com
(772) 341-6344

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Chelsea Love

From: Doug Hickok <dhickok@marquisgroup.net>
Sent: Monday, April 18, 2022 11:42 AM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject: Atlantic Fields

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Douglas M. Hickok
Managing Partner
4445 Buena Vista St | Dallas, TX 75205
O: 972-732-1155 | C: 214-693-1461
DHickok@marquisgroup.net | MarquisGroup.net
MARQUIS GROUP

Chelsea Love

From: Maddie Williams <maddie@treasurecoastba.com>
Sent: Monday, April 18, 2022 7:17 PM
To: Comish
Subject: Letter of support for the Rural Lifestyle land use designation

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Chair Smith and Commissioners,

On behalf of the Board of Directors of Treasure Coast Builders Association please accept this email as our letter of support for the Rural Lifestyle land use designation which language will allow for the Discovery PUD proposed for the Hobe Sound Polo Club and other future projects.

The Rural Lifestyle land use designation requires several environmentally sound public benefits for a qualified landowner seeking to go from a density of one unit per 20 acres to one unit per 5 acres. Said landowner must start with a minimum of 1,000 acres, reserving 70 percent in open space while designating at least 500 acres of an offsite parcel in Martin County into a permanent conservation or agricultural easement. To ensure perpetual preservation, the easement would be governed by three mutually empowered entities—the landowner, local government and established nonprofit organization—that must all agree for any change to take place. This unique dynamic should prevent any violation of the preservation requirement.

The language also requires that a funding source be designed to properly manage any conservation parcel.

Rural Lifestyle is an excellent way to incentivize landowners to put large parcels in lasting conservation. In addition to multiple hearings, the language requires a PUD agreement to bind the landowner to several public benefits.

The collective experience of our members working with builders is vast, and we know that this option will be of little interest to national homebuilders. The math simply does not work. Larger builders need larger projects and greater amounts of density. This reality will continue to appropriately govern the urban boundary and protect our rural, agricultural and conservation lands out west. As the means to attract a designer of high-end homes, however, Rural Lifestyle is ideal and therefore linked to the Discovery PUD.

Among the world's top designers of exclusive resorts, Discovery Land Company is proposing a 317-unit golf resort community on the Hobe Sound Polo Club. It's projected to generate more than $20 million annually in tax revenue—the equivalent, as Commissioner Ciampi recently noted—of 8,000 homes. Further, Discovery's construction phase is expected to generate $1.6 billion in economic activity. Discovery works closely with local builders, tradesmen, craftsmen and professionals and would provide welcome opportunities to the small businesses that make up our association and contribute so much to our economy.

Sincerely,

Samuel Hjalmeby, President

Maddie Williams
Executive Director
Treasure Coast Builders Association
Serving St. Lucie, Okeechobee, Martin & Indian River Counties, Florida

772-336-8222
772-528-4895 - Cell
www.treasurecoastba.com

"Do Business With A Member"
"Every man owes a part of his time and money to the business or industry in which he is engaged. No man has a moral right to withhold his support from an organization that is striving to improve conditions within his sphere."
--*Theodore Roosevelt*

For the latest information about our events and networking & sponsorship opportunities please visit our website at *www.treasurecoastba.com*

Chelsea Love

From: Glen M. Holder <glenholder@hotmail.com>
Sent: Monday, April 18, 2022 4:18 PM
To: Comish
Subject: I am opposed to the proposed Rural Lifestyle Amendment to the Comprehensive Plan

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Vote no!

R/ Glen M. Holder
421 NE Plantation Rd Unit 622 Stuart FL 34996

From: P. Hopkins
To: Harold Jenkins
Subject: Rural Lifestyle
Date: Monday, April 18, 2022 12:11:39 PM

Commissioner Jenkins,

We have had a burst of residential building over the past year; enough I'm sure to fulfill whatever quoted The State has set for us. While I truly do not see how increasing the population of Martin County benefits me and my lifestyle one little bit, I accept that some carefully considered growth can be useful. Frankly what is most needed is truly affordable housing all those people who 'service' our community but can't afford to live in Martin County. I can see no benefit in rushing into another a spate of building especially when it will involve a new format. The Rural Lifestyle development/amendment should be put on hold until the citizens of Martin County have had an adequate chance study and provide input into the changes such an amendment would mean. Developers come and go but we residents stay and vote. People have chosen to live in Martin County because of the green spaces, low-density, low-profile buildings, lack of 6 lane roads everywhere, sense of community, lack endless non-descript urban sprawl. If I had wanted this I would have moved to Palm Beach or Miami! Our County has a strong economy and an excellent tax base; we don't **need** it. We can wait, do it properly, benefit the entire community; the land will still be there tomorrow, next year, 10 years from now. Please do not kill the Golden Goose for a few quick eggs now.

Sincerely

Pam Hopkins

From:	BevB
To:	Harold Jenkins
Subject:	proposed changes to Comprehensive Plan
Date:	Monday, April 18, 2022 2:35:40 PM

Hello – here are my concerns about the proposed"rural lifestyle" changes for the Martin Count Comprehensive Plan:

1) The environmental issue of the **GARBAGE**. Atlantic Fields is proposing 317 homes on 1500 acres – here's the **MATH** on the garbage:

EPA estimates 5.91 lbs / day/person. If each home has 2 people, that's 634 people X 5.91 lbs = 3,747 lbs PER DAY OF **TRASH**. Take that 365 days X 3747 lbs = 1,367,633 lbs of garbage each year or **683 TONS** of waste each year!!

ATLANTIC FIELDS IS AN ENVIRONMENTAL DISASTER FOR MC!

The development of Atlantic homes out on Bridge Road and all the "rural lifestyle" is based on an **out-dated model for communities built around a 1970s concept** of suburban life centered around **cars.** It's no longer a viable model for communities with an aging population, shrinking working population and environments fighting toxic living conditions. **"RURAL LIFESTYLE" REPRESENT A LACK OF CREATIVITY – LACK OF UNDERSTANDING OF CHANGING CONDITIONS AND 21ST CENTURY REALITIES!**

2) Atlantic Fields development is being promoted on the so-called economic benefits to MC. What this entire proposed development & changes to the Comp Plan have failed to acknowledge is **THE COMMUNITY** – WE ARE NOT THE MERE TOTAL OF HOW MUCH MONEY IS TO BE MADE BY SPECIAL INTERESTS.

The lust for profit and power has already divided our community over this issue!!

3) The idea that "Rural Lifestyle" future land use designation **is *"intended to guide development of self-supporting, self-contained and rural communities…"*** is nonsense.

There is no such thing as self contained communities! There are fire and emergency

Services, sewer and water, hospital, garbage pickup, transportation, among others.

Current residents of MC will have higher property taxes to pay for all of these expanded

services, continuing the fiction of how great the economic benefits are!

The County will be litigating these proposed changes to the Comp Plan for DECADES if these changes are passed. We as residents will have our tax revenues used by Martin County commissioners to pay for the ongoing lawsuits over this “sprawl” .

I urge you to do the right thing for the people of Martin County and our environment:

VOTE “NO” ON CHANGING OUR COMP. PLAN!

Beverly Huber

5210 SE Seascape Way

Stuart, FL

Chelsea Love

From: Barrie Hunter <barrie.hunter@earthlink.net>
Sent: Monday, April 18, 2022 1:18 AM
To: Doug Smith; Edward Ciampi; sheard@martim.fl.us; Stacey Hetherington; Harold Jenkins
Subject: Fwd: You've been bombarded with falsehoods, now learn the truth about Atlantic Fields, Rural Lifestyle

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On paper this sounds like a great use of the old Polo Club however one major concern of the current residents of Hobe Sound I've talked to that hasn't been addressed here or in anything else I've read about the project is the expected impact on Bridge Road traffic.

This is only east-west road between Indiantown Road in Jupiter and Cove Road in Stuart and commuter traffic is already a major issue, and getting worse.

Rgds

Barrie Hunter

13172 SE Crooked Stick Lane, Hobe Sound, Florida

From: Tom Hurley <thurley@atlanticfieldsclub.com>
Sent: Saturday, April 16, 2022 5:15:41 PM
To: Tom Hurley <thurley@atlanticfieldsclub.com>
Subject: You've been bombarded with falsehoods, now learn the truth about Atlantic Fields, Rural Lifestyle

On Tuesday, Martin County Commissioners will consider Discovery's Atlantic Fields proposal for Hobe Sound Polo Club, although to do so, they'll first need to vote in support of the proposed Rural Lifestyle land-use that enables it.

Unfortunately, but not unexpectedly, an incredible amount of misinformation, disinformation and scare tactics is being spread around to create confusion and fear instead of clear consideration and open discussion about what could soon prove an excellent planning option to protect Martin County's rural lands from sprawl, overdevelopment, annexation and other elements that exist outside the county's control.

At the end of this email, you'll find my guest editorial at TCPalm.com (also online here). As a third-generation farmer and landowner who's the visionary of and a partner in this effort, I'm incredibly excited to partner with Discovery in this phase of stewarding the property my family has been blessed to farm for more than 60 years.

In addition to creating some of the highest caliber communities in the world while adhering to sustainable practices that protect water quality, wildlife habitat and the overall environment, Discovery also has a generous foundation that raises millions for children in need. As a member of the Boys & Girls Clubs of Martin County's Board of Directors, you can imagine how much this philanthropic focus resonates with my convictions.

First, here is summary of the key facts:

Discovery Land Company, originator of 24 luxury residential resorts around the world, is bringing its first Florida project to Hobe Sound with Atlantic Fields, which proposes 317 homes on 1,500 acres (75 percent of which will remain in permanent open space). Homesites will start at more than $3 million.

An economic study on Atlantic Fields, reviewed by a third-party organization, projects that these 317 homes will create:

- 436 permanent jobs (direct and indirect)
- $15.5 million in annual associated wages and salaries
- $39.5 million in annual ongoing economic activities
- $22.4 million in annual revenue generated from the project
- 10,755 temporary jobs over 10-year period during construction
- $543 million generating annual from temporary jobs in associated wages and salaries
- $1.6 billion in gross economic output during construction
- $21 million in annual recurring tax revenue, or as one commissioner said, the "equivalent of 8,000 homes."

Atlantic Fields also has a lot to offer the general public as well. Its public benefits include:

- Creating a southern access road to the 5,800-acre Atlantic Ridge State Park
- Donating an existing equestrian center to the park service for hikers, mountain bikers and horseback riders
- Restoring a 125-acres wetland and wildlife habitat that will benefit regional drainage issues
- Relocating and donating the Hobe Sound Train Station to the Hobe Sound Historical Society for a museum of local history
- Placing the 800-acre Becker Tree Farm (along I-95) into permanent agriculture

In order to consider Atlantic Fields, county commissioners must first vote in support of the Rural Lifestyle land use. Sadly, this language has drawn a lot of disinformation. Rural Lifestyle DOES NOT create an automatic entitlement over all the western lands.

Rather, it's an option that qualifying properties must meet a high standard of strict requirements to even attempt using, and the results can help permanently protect rural and ag lands.

In reviewing it, Treasure Coast Regional Planning Council recently stated: *"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."*

Rural Lifestyle **requires**:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres in permanent open space (defined by the county as "clear from ground to sky")
- Placing another set-aside parcel in Martin County--which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres--into permanent agriculture or conservation preservation
- Ensuring that set-aside is preserved permanently by covering it with a conservation easement controlled by the landowner, local government and existing nonprofit with an established track record for conserving land
- Dedicated funding source to properly maintain and manage the preserved land
- Creating a third-party reviewed economic study showing the project's financial benefits to Martin County
- Potentially allowing water/sewer to the site, but limiting them to the site so no neighboring property could automatically hook up
- Strict Planned Unit Development agreement that contractually ties the landowner to all obligations

It will take a high-quality, well-researched project to succeed with so many restrictions, but the results could be high net revenue for Martin County, compelling public benefits, rural density, at least 500 acres preserved and large tracts of land permanently preserved and therefore prevented from being developed in the future.

We appreciate your time reading this. We respectfully consider these facts, question the critics and—if comfortable—speak in support of this item by sending an email to county commissioners. Please feel free to reach out to me with any questions.

Thank you.

Commission Chair Doug Smith
dsmith@martin.fl.us

Vice Chair Ed Ciampi
eciampi@martin.fl.us

Commissioner Sarah Heard
sheard@martin.fl.us

Commissioner Stacey Hetherington
shetherington@martin.fl.us

Commissioner Harold Jenkins
hjenkins@martin.fl.us

Rural lifestyle land-use designation would help preserve Martin County's roots | Opinion

By Tom Hurley

As a third-generation farmer who grew up with my brothers working in the groves, I've experienced firsthand the tremendous challenges inherent in agriculture.

Although our family is celebrating 60 years farming on the Treasure Coast, it wasn't long ago when citrus canker, greening and hurricanes devastated our groves—and not ours alone. Today, no commercial citrus operations exist in Martin County.

Further, the prospect of intense residential development places additional pressures on agricultural landowners. Fortunately, the proposed "rural lifestyle" land use — which offers an option for qualified landowners to potentially apply to their property — could provide an appealing alternative.

Tuesday, Martin County commissioners will consider adoption of the proposed comprehensive plan amendment bearing the Becker name. But we cannot take sole credit for this amendment.

It's the product of an evolving process incorporating diverse voices from the planning, agricultural, conservation, and environmental communities.

Originally, we planned to ask for an exception to the comp plan for our Atlantic Fields project with Discovery Land Company (more below).

But after feedback from the public, county staff, and advocacy organizations, we embraced rural lifestyle as the best way to preserve the urban service boundary, provide a blueprint for large scale rural conservation, and set high standards by which an opportunity with broad-based community benefits could emerge.

Thanks to input from community stakeholders, rural lifestyle language is much different than what was first presented.

Most recently, another option recently introduced is that rural lifestyle will not apply to the entire county, but only to areas adjacent to the urban service boundary — where services can be efficiently supplied.

Additional safeguards require:

• Minimum 1,000-acre parcels, 70% of which must remain in permanent open space —clear from ground to sky.

• At least 50% of the site designated for development (or minimum 500 acres) must be set aside for permanent agriculture or conservation.

• Set-aside parcels must be controlled by a local government entity, the landowner, and an established conservation nonprofit — ensuring permanent preservation.

• Funding source to ensure the set-aside property is properly maintained.

• Economic study — reviewed by a third-party — demonstrating the project's financial benefit to the county.

• Any extension of water/sewer services must remain solely on site, preventing any property nearby from connecting.

Atlantic Fields aims to embody and establish the best of this amendment. Conceived in partnership with Discovery Land Company, creator of 24 luxury resort communities around the world, Atlantic Fields would feature 317 homes on the 1,500 acres of what's currently the Hobe Sound Polo Club.

Public benefits include permanent preservation of the 800-acre Becker Tree Farm, creating a southern access point to the Atlantic Ridge Preserve State Park, gifting to the park an elaborate equestrian facility and public meeting place, gifting and relocating the historic Hobe Sound Train Station to the local community, and restoring a 125-acre wetland habitat area.

Featuring golf courses by local legend Tom Fazio, Atlantic Fields offers high-quality amenities, enabling home sites to start at more than $3 million.

The economic study projects annual tax revenues exceeding $20 million — reportedly equivalent to 8,000 traditional homes.

It's exciting Discovery chose Martin County for its first project in Florida.

From Hawaii to Montana to the Bahamas to Barbuda, Discovery works in environmentally sensitive areas, protecting the surrounding area and supporting —through its generous foundation — local charities and nonprofits.

Protecting western Martin County's rural character is extremely important to us. This priority reflects in our vision through, among other initiatives, sustainable development practices, habitat protections, and dark skies lighting restrictions.

Interestingly, before the comprehensive plan was drafted, our property was zoned for one unit per 2 acres. We were asked to accept the down-zoning of one unit per 20 acres with an understanding that in time our zoning would change again.

Please understand, we're in no way upset that our family made this sacrifice. It was the right decision for the time and helped preserving our rural character.

But one unit per 20 acres requires no environmental or agricultural protections and no public benefits. It accomplishes nothing for the community at large, much less for the family agricultural legacy we aim to honor and preserve.

Rural lifestyle, however, simply enables consideration of select properties with select projects. But it demands that more land be given for preservation than the county could easily attain otherwise.

That's a goal we all share.

Chelsea Love

From: Nancy Jackson <jacksonaction@gmail.com>
Sent: Monday, April 18, 2022 8:50 AM
To: Edward Ciampi
Subject: Vote Against CPA 21-08 and Against CPA 21-09

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

Dear Commissioner Ciampi,

I live in Hobe Sound and I am very concerned with overdevelopment and a strain on resources. We need to conserve our wonderful wildlife and green spaces.
I implore you to vote AGAINST CPA 21-08, which is an amendment to add Rural Lifestyle as a future land use designation to the Comprehensive Plan and AGAINST CPA 21-09, which is an amendment to change the Future Land Use Map from Agriculture to Rural Lifestyle as it applies to a Planned Urban Development.
I am a 4th generation Floridian and have seen critically important resources disappear due to excessive building, causing tremendous harm to bodies of water and native vegetation, which in turn causes extinction in animals, sea life and other living creatures. We must protect and care for our environment.

Thank you,
Nancy A Jackson
8729 SE Woodwind St
Hobe Sound, FL

Chelsea Love

From: Susan Kalloch <galoiss@yahoo.com>
Sent: Monday, April 18, 2022 9:52 PM
To: Comish
Subject: Rural Lifestyle Amendment to the Comprehensive Plan

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

Dear Commissioners: My husband lived and taught at the Warfield School in Indiantown in the mid 1960's. He has seen unbelievable changes in the area, but Martin County thought things through: it is obvious when you enter or exit this County. This Amendment does not consider the environment, fresh drinking water limits and sewer/septic to name just a few that make Martin County the model of careful planning. I urge that you not vote for the Rural Lifestyle Amendment. Susan (Mrs. James) Kalloch

From: Leila Tauil Kallop
To: Harold Jenkins
Subject: Rural Lifestyle proposal
Date: Monday, April 18, 2022 10:56:13 AM

This Email Sent From External Sender

Dear Commissioner,

I am strongly opposed to any amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner I urge you to please do everything you can to defeat it.

Kindest regards,
Leila T Kallop

Chelsea Love

From: Daina Karol <dkarol37@gmail.com>
Sent: Monday, April 18, 2022 4:51 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Daina Karol
Subject: Please Vote NO on CPA 21-08

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

Commissioners,

Please VOTE NO on Comp Plan Amendment 21-08. I do not believe it is a good amendment for preserving our unique Martin County Difference.

I am especially concerned about the fast speed in which this vote has been moving.

Why the rush?

Why the rush to amend the comp plan without engaging and educating the public on this NEW Rural Lifestyle plan? It seems some are more willing & interested in listening to developers rather than Martin County citizens & taxpayers who already live here.

Our comp plan has become synonymous with the phrase, “The Martin County Difference” which we love and cherish, and has allowed Martin County to remain DIFFERENT.

If this comp plan amendment is truly a good option for Martin County, why not try to convince us with research-based facts? Why not take the time to hold public workshops & really answer questions?

Why the rush?

Rushing this vote before this amendment is fully vetted and understood lacks transparency & makes me suspicious of your motives.

Please slow down. VOTE NO! The Martin County difference & Martin County’s future is too important to rush this vote.

Sincerely,
Daina Karol
Rocky Point

From: Samir Kaul
Subject: Atlantic Fields Project
Date: Monday, April 18, 2022 2:46:21 PM

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Samir Kaul

Chelsea Love

From: Rob Kloska <RKloska@thejic.com>
Sent: Monday, April 18, 2022 1:11 PM
To: Comish
Subject: Rural Lifestyle Land Use Designation

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

Good Afternoon Commissioners,

I have emailed you in the past concerning the Rural Lifestyle Land Use Designation. Since my last email I have had the pleasure of twice visiting the Hobe Sound Train Station to meet with representatives from Discovery and Becker Holdings to get a more detailed look at their plans and ask questions. I also had the opportunity to attend a Meeting held at Jupiter Island Town Hall a week ago to learn more about how the Guardians of Martin County have been working with the developers to address their concerns and highlight the beneficial aspects of the Rural Lifestyle Land Use in general and how it specifically pertains to the Atlantic Fields development.

I have talked to many people in the community and listened to their concerns and questions. When I saw how the water and sewer utilities will be delivered to the site and the specifics on their size and capability, it became clear to me that there should be no concern about future development of any kind growing out of this development. Additionally, the over 100 acres of restored wetlands will play a key role in water quality management going forward.

Finally, the impact of tax revenue as well as another pocket of philanthropic support for the Hobe Sound area would help continue the wonderful work many non-profits are conducting in the community.

Please approve the Rural Lifestyle Land Use Plan. It will benefit all of Martin County.

Thank you,

Rob

Rob Kloska
Director of Buildings and Grounds
The Jupiter Island Club
One Estrada Road
Hobe Sound, FL 33455
Office: 772 402-4258
Cell: 772 263-2541
Email: RKloska@thejic.com

From: Keith Kopp
To: Stacey Hetherington
Subject: reject the proposed rural lifestyle changes to the Comprehensive Growth Management Plan
Date: Monday, April 18, 2022 10:47:28 PM
Attachments: image001.png

Honorable Commissioner Hetherington,

A significant factor that influenced my decision to locate my company here was the quality of life. The current Comprehensive Plan is a critical element in maintaining the Martin County difference.

The establishment of an urban service district, a signature feature of the plan, has served the county well by directing growth toward areas with the infrastructure to accommodate it, and away from rural, undeveloped areas. The plan stipulates the district is the appropriate place for new development, and its boundaries can be expanded when it is projected to exceed its capacity in fewer than 10 years.

The proposed rural lifestyle changes would significantly undermine the controls in place.

Please reject the proposed changes.

Respectfully,

Keith Kopp

President

KOPP Development Inc.
Kopp Development Inc.
785 NE Dixie Hwy
Jensen Beach, FL 34957
kkopp@koppdevelopment.com
cell 772-485-8453
Toll Free 888-838-KOPP (5677)
772-225-6932
FAX 772-225-6291
www.koppdevelopment.com

Chelsea Love

From: Candy Krumins <jckrumins@comcast.net>
Sent: Monday, April 18, 2022 6:55 PM
To: Stacey Hetherington
Subject: "Rural Lifestyle" amendment

Follow Up Flag: Follow up
Flag Status: Completed

This Email Sent From External Sender

Dear Commissioner Hetherington,

I, along with my family, am a 44 year resident of Martin County - a very special place to live. I want to thank you for having the vision to see how passing this amendment could so easily negate all the insightful planning that has come before. Our county does not need this zoning change, and I believe most residents do not want it. Please continue to work for the health and well-being of Martin County. Thank you!

Candy Krumins
Jensen Beach

Sent from my iPad

From:	Rosalia Kung
To:	Edward Ciampi; Harold Jenkins; Doug Smith
Subject:	RURAL LIFESTYLES AMENDMENT
Date:	Monday, April 18, 2022 10:29:29 PM

This Email Sent From External Sender

I am definitely OPPOSED to this amendment that I feel will leave open the possibility of not only one but many developers using this opportunity to degrade our agricultural environment. The Comp Plan was meant to avoid having to deal with these intrusions on the Plan and protect the character of the Martin.

Your promotion of amendments such as this one is contrary to my interests and those of other residents.

Rosalia Komora Kung
5162 SE Brandywine Way
Stuart, FL 34997

Sent from my iPad

Chelsea Love

From: Julie Kuo <juliekimkuo@gmail.com>
Sent: Monday, April 18, 2022 10:59 PM
To: Stacey Hetherington
Subject: Atlantic Fields

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This email originated from an external source.
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Dear Martin County Commissioners,
As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.
Thank you for your time and service to Martin County.
Regards,
Julie and Eric Kuo

Chelsea Love

From: Gail Ladd <gkladd48@gmail.com>
Sent: Monday, April 18, 2022 11:07 AM
To: Comish
Subject: Stop the changes to the Comprehensive Plan!

Caution: This email originated from an external source.
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Commissioners of Martin County,

I urge you to stop the rush. Managing growth-not stopping growth-in a fiscally and environmentally responsible way means directing it first to urban areas where infrastructure is in place to handle it before approving it for outlying natural or agricultural lands.

Martin County's Comprehensive Plan states that its urban services district is the appropriate place for new development until the district is projected to exceed its residential capacity. Any proposed deviation from this core principle needs to be thoroughly and publicly scrutinized and debated.

Even limited development could further threaten the future of financially viable local agriculture in Martin County. It. It could fragment key wildlife habitats and It will increase the cost of land in the area, making future purchases of properties for conservation projects impossible.
Thank you for planning ahead and considering the negative benefits in this proposal.
Gail Ladd
Member of the Loxahatchee Group of the Sierra Club

Chelsea Love

From: Kathleen Lemieux <kmieux@gmail.com>
Sent: Monday, April 18, 2022 7:50 PM
To: Comish
Subject: Ammendment

This Email Sent From External Sender

Please vote no on the Rural Lifestyle Amendment to the existing Comprehensive Plan.
Robert & Kathleen Lemieux

Sent from my iPhone

Chelsea Love

From: Carol Ann <bonbinifromcal@aol.com>
Sent: Monday, April 18, 2022 3:55 PM
To: Stacey Hetherington
Subject: April 19 comments
Attachments: April 19 Comments to commissioners.docx

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I'm attaching my comments for the Apr. 19 meeting. Thank you for reading them.

Again, I want to thank you for standing up with Comm. Heard on Feb. 22. I hope you will again on April 19.
I also hope you will try to influence Comm. Jenkins. I don't think that Comm. Ciampi and Comm. Smith will change anything. I hope I'm wrong on that.

Here's what I wrote to Comm. Jenkins.
Commissioner Jenkins, I know you have a landscaping company and could well benefit from Atlantic Fields in the future. However, please make sure that you protect the environment and waters within it. I'm not pleased with some parts of that development. I don't think they will follow through on all they promise. I don't think taxes will be as huge as they say. The county WILL have to pay out more than they think in the end This isn't a self-contained and self-sustained community.
Please don't allow the passage of the Rural LIfestyle Amendment for all the Martin County agricultural and open lands.

I ask that you not pass the PH-1 Agenda Item 22-0716 with the (CPA) 21-08 Becker B14 TEXT for sure. Please see my comments.

Thanks,
Carol Ann Leonard, Stuart

From: AT&T Inc.
To: Harold Jenkins
Subject: Subject: PH-1 Agenda Item 22-0716
Date: Monday, April 18, 2022 2:12:16 PM

Commissioner Jenkins,

I am contacting you in regards to an upcoming vote on a change to the MCCP that would allow for increased residential development of currently designated agricultural lands. I am concerned that this will adversely affect the quality of life in Martin County and specifically, Hobe Sound. As a voter and resident in your district, I am imploring you not to support this change. Prior to moving to this area 5 years ago, I had lived in Broward County and experienced the effects of rampant over development. I have seen this sprawl slowly move thru Broward and Palm Beach counties and this wall to wall development is I chose Martin County. Please do not allow our beautiful county to become Broward-ized. I voted for you in the last election – please don't make me regret that decision. Thank you for your consideration.

Respectfully,

Kathleen M Louderback

8021 SE Helen Ter

Hobe Sound Fl, 33455

Chelsea Love

From: Craig Manchester <cmanchester@integralcommunities.com>
Sent: Monday, April 18, 2022 12:40 PM
To: Comish; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Kathleen Boden; Patricia Higginbotham; Colleen Pachowicz; Sarah Philion; Stacey McKindles
Subject: Rural Lifestyle Land Use Amendment Support

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

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle Land Use Amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements and increasing the County's ad-valorem tax base sound like a win-win for all of us.

Thank you for your time and service to Martin County.

Craig Manchester
Managing Partner

Integral Communities
888 San Clemente Drive, Suite 100
Newport Beach, California 92660
949.720.3612 office
949.720.3613 fax
www.integralcommunities.com

Chelsea Love

From: Hascia Marder <hascia.mar@gmail.com>
Sent: Monday, April 18, 2022 6:31 PM
Cc: Taryn Kryzda; swoods@mrtin.fl.us
Subject: Rural Lifestyle Proposal

Caution: This email originated from an external source.
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To all members of the Martin County Commission,

I have been a resident of Martin County since 2003. Not as long as many of the people you know or people who have been contacting you yet I love this county as much as anyone. I first visited Martin County in 1989 and knew some day I would live here. You know the reasons why.
Now the very things I and others love about this County that have been so long protected are unarguable under threat. There is every reason to uphold the comprehensive growth management plan and no reason to change it. I oppose the rural lifestyle proposal for all the reasons you have been hearing from everyone else. There is no need to repeat what you already know.
There is another major point that is incomprehensible to me concerning your actions. That is how the Commission can find it OK to make a change so consequential to this County without consulting the residences of this County, the people you were voted to represent. You are only management. As in a corporation management takes their recommendations to those who hired them. They do not make major decisions that will forever alter the company. Residences of Martin County have the right to be heard and make this decision. YOU ARE IN PLACE TO SERVE OUR WILL. That cannot be forgotten if we are to really be a democracy of any kind.
Do not change the Comprehensive Plan! And do not underestimate the will of the people who love this County.

Respectively,

Harriet Marder

From: PAT MCMORROW
To: Sarah Heard; Edward Ciampi; Doug Smith; PAT MCMORROW
Subject: Rural Lifestyle Amendment
Date: Monday, April 18, 2022 4:03:44 PM



you have an Amendment to vote on April 19th. PLEASE VOTE NO NO -- do not want this to pass. Have lived her 32 years and we do not need any more growth. SLOW is good but this is not what our beautiful county is about. Both Ron Timmons and I want to keep it SLOW so you have (2) votes against this development.
Take into consideration, water, roads, flodding, increase in school use, fire, police and traffic. Again,, thank you and please take us your voters and people who have been here for many years suggestion.

Pat McMorrow
Ron Timmons

From: Diane Evans Meier
To: Harold Jenkins
Subject: PLEASE REJECT THE RURAL LIFESTYLE AMENDMENT
Date: Monday, April 18, 2022 1:20:07 PM

Honorable Commissioner Jenkins,

Please reject the Rural Lifestyle Amendment. I agree with Virginia Sherlock:

Please do not adopt the proposed Rural Lifestyle amendments to our Comprehensive Plan -- CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM -- or the proposed PUD Agreement and master site plan for the Discovery Rural Lifestyle community at your meeting on Tuesday. These proposals are not ready for nor worthy of final adoption. I request that my comments be made part of the record for Agenda Items PH-1, PH-2 and PHQJ-2 on the April 19, 2022, BOCC agenda.

The language in the text amendment is vague and ambiguous, with many terms undefined and subject to multiple interpretations. Moreover, staff and the developer have failed to address the technical assistance comments provided by the reviewing state agency which, although not mandatory, are important to establish maximum density and intensity of use.

Even if the language were properly drafted, the concept of the Rural Lifestyle land use designation is inappropriate for virtually all land in Martin County which is currently designated for Agricultural use. The quadrupling of density and the concept of establishing private, "self-sustaining" communities of second and third homes and playgrounds for the super-rich is not in accordance with the environmental integrity and character of Martin County envisioned by residents over many decades. Extension of public utilities to land outside the urban boundaries renders the USD meaningless and promotes unsustainable sprawl.

Sincerely,
Diane E Meier

From: Kim Dieckhaus
To: Harold Jenkins
Subject: Atlantic Fields
Date: Monday, April 18, 2022 3:24:31 PM

Dear Commissioner Jenkins:

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Peter C. Morse

PCM/krd

Kim Dieckhaus
Executive Assistant to Peter C. Morse
Morse Partners, Inc.
100 Front Street, Suite 900
West Conshohocken, PA 19428

From:	Gerry Knam
To:	Edward Ciampi; Harold Jenkins; Doug Smith
Subject:	rural lifestyles
Date:	Monday, April 18, 2022 11:40:33 AM



I am OPPOSED to the "RURAL LIFESTYLES" AMENDMENT because it would:
bring too much growth to a county that doesn't need it.
I believe that you 3 do not have your constituents best interest in mind.
Your best interests are only for you 3 !!!!

Mrs. Geraldine P. Mullen
7547 SE Bay Cedar Circle
Hobe Sound, FL 33455

Chelsea Love

From: Clyde Dulin
Sent: Wednesday, April 20, 2022 10:55 AM
To: Chelsea Love
Subject: FW: True Facts, Not Spin about Rural Lifestyle

Follow Up Flag: Follow up
Flag Status: Flagged

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners
(772) 221-2327 (o)

From: Krista Storey <kstorey@martin.fl.us>
Sent: Monday, April 18, 2022 4:55 PM
To: Peter Walden <pwalden@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: True Facts, Not Spin about Rural Lifestyle

From: Sarah Woods <swoods@martin.fl.us>
Sent: Monday, April 18, 2022 4:45 PM
To: Elysse Elder <eelder@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>
Subject: FW: True Facts, Not Spin about Rural Lifestyle

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, April 18, 2022 2:45 PM
To: Don Donaldson <ddonalds@martin.fl.us>; George Stokus <gstokus@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>
Subject: Fwd: True Facts, Not Spin about Rural Lifestyle

Just FYI

Taryn Kryzda
(sent from my mobile
please excuse any typos)

Begin forwarded message:

From: One Martin <OneMartinCounty@gmail.com>
Date: April 18, 2022 at 12:32:56 PM EDT
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: True Facts, Not Spin about Rural Lifestyle
Reply-To: OneMartinCounty@gmail.com

Caution: This email originated from an external source.
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ONE MARTIN

Note: It is our goal at One Martin to provide reliable, fact-based information so citizens can be better informed about our government and our community.

There's a whole lot of spin going on out there. It's enough to make even sensible people feel a little dizzy.

So we were really pleased to get this email from Tom Hurley. Here's a guy who actually knows the facts---pretty rare in these times---about the background to the Rural Lifestyle amendment and what it does and doesn't do.

I could tell you again that the sky isn't falling, the urban services boundary isn't being blown up, and Martin County isn't turning into Broward. But I'd rather turn it over to Tom for the straight story.

Help One Martin share this info far and wide. Bad decisions get made when the loudest voices drown out the truth, so let’s be sure the Commissioners and public hear the facts.



Rick Hartman
President, One Martin

You've been bombarded with falsehoods, now learn the truth about Atlantic Fields, Rural Lifestyle

On Tuesday, Martin County Commissioners will consider Discovery's Atlantic Fields proposal for Hobe Sound Polo Club, although to do so, they’ll first need to vote in support of the proposed Rural Lifestyle land-use that enables it.

Unfortunately, but not unexpectedly, an incredible amount of misinformation, disinformation and scare tactics is being spread around to create confusion and fear instead of clear consideration and open discussion about what could soon prove an excellent planning option to protect Martin County's rural lands from sprawl, overdevelopment, annexation and other elements that exist outside the county’s control.

At the end of this email, you'll find my guest editorial at TCPalm.com (also online here). As a third-generation farmer and landowner who's the visionary of and a partner in this effort, I’m incredibly excited to partner with Discovery in this phase of stewarding the property my family has been blessed to farm for more than 60 years.

In addition to creating some of the highest caliber communities in the world

while adhering to sustainable practices that protect water quality, wildlife habitat and the overall environment, Discovery also has a generous foundation that raises millions for children in need. As a member of the Boys & Girls Clubs of Martin County's Board of Directors, you can imagine how much this philanthropic focus resonates with my convictions.

First, here is summary of the key facts:

Discovery Land Company, originator of 24 luxury residential resorts around the world, is bringing its first Florida project to Hobe Sound with Atlantic Point, which proposes 317 homes on 1,500 acres (75 percent of which will remain in permanent open space). Homesites will start at more than $3 million.

An economic study on Atlantic Fields, reviewed by a third-party organization, projects that these 317 homes will create:

- 436 permanent jobs (direct and indirect)
- $15.5 million in annual associated wages and salaries
- $39.5 million in annual ongoing economic activities
- $22.4 million in annual revenue generated from the project
- 10,755 temporary jobs over 10-year period during construction
- $543 million generating annual from temporary jobs in associated wages and salaries
- $1.6 billion in gross economic output during construction
- $21 million in annual recurring tax revenue, or as one commissioner said, the "equivalent of 8,000 homes."

Atlantic Fields also has a lot to offer the general public as well. Its public benefits include:

- Creating a southern access road to the 5,800-acre Atlantic Ridge State Park

- Donating an existing equestrian center to the park service for hikers, mountain bikers and horseback riders
- Restoring a 125-acres wetland and wildlife habitat that will benefit regional drainage issues
- Relocating and donating the Hobe Sound Train Station to the Hobe Sound Historical Society for a museum of local history
- Placing the 800-acre Becker Tree Farm (along I-95) into permanent agriculture

In order to consider Atlantic Fields, county commissioners must first vote in support of the Rural Lifestyle land use. Sadly, this language has drawn a lot of disinformation. Rural Lifestyle DOES NOT create an automatic entitlement over all the western lands.

Rather, it's an option that qualifying properties must meet a high standard of strict requirements to even attempt using, and the results can help permanently protect rural and ag lands.

In reviewing it, Treasure Coast Regional Planning Council recently stated: *"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."*

Rural Lifestyle **requires**:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres in permanent open space (defined by the county as "clear from ground to sky")
- Placing another set-aside parcel in Martin County--which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres--into permanent agriculture or conservation preservation

- Ensuring that set-aside is preserved permanently by covering it with a conservation easement controlled by the landowner, local government and existing nonprofit with an established track record for conserving land
- Dedicated funding source to properly maintain and manage the preserved land
- Creating a third-party reviewed economic study showing the project's financial benefits to Martin County
- Potentially allowing water/sewer to the site, but limiting them to the site so no neighboring property could automatically hook up
- Strict Planned Unit Development agreement that contractually ties the landowner to all obligations

It will take a high-quality, well-researched project to succeed with so many restrictions, but the results could be high net revenue for Martin County, compelling public benefits, rural density, at least 500 acres preserved and large tracts of land permanently preserved and therefore prevented from being developed in the future.

We appreciate your time reading this. We respectfully consider these facts, question the critics and—if comfortable—speak in support of this item by sending an email to county commissioners. Please feel free to reach out to me with any questions.

Thank you.
Tom Hurley

Rural lifestyle land-use designation would help preserve Martin County's roots | Opinion
By Tom Hurley

As a third-generation farmer who grew up with my brothers working in the

groves, I've experienced firsthand the tremendous challenges inherent in agriculture.

Although our family is celebrating 60 years farming on the Treasure Coast, it wasn't long ago when citrus canker, greening and hurricanes devastated our groves—and not ours alone. Today, no commercial citrus operations exist in Martin County.

Further, the prospect of intense residential development places additional pressures on agricultural landowners. Fortunately, the proposed "rural lifestyle" land use — which offers an option for qualified landowners to potentially apply to their property — could provide an appealing alternative.

Tuesday, Martin County commissioners will consider adoption of the proposed comprehensive plan amendment bearing the Becker name. But we cannot take sole credit for this amendment.

It's the product of an evolving process incorporating diverse voices from the planning, agricultural, conservation, and environmental communities.

Originally, we planned to ask for an exception to the comp plan for our Atlantic Fields project with Discovery Land Company (more below).

But after feedback from the public, county staff, and advocacy organizations, we embraced rural lifestyle as the best way to preserve the urban service boundary, provide a blueprint for large scale rural conservation, and set high standards by which an opportunity with broad-based community benefits could emerge.

Thanks to input from community stakeholders, rural lifestyle language is much different than what was first presented.

Most recently, another option recently introduced is that rural lifestyle will not apply to the entire county, but only to areas adjacent to the urban service boundary — where services can be efficiently supplied.

Additional safeguards require:

• Minimum 1,000-acre parcels, 70% of which must remain in permanent open space —clear from ground to sky.

• At least 50% of the site designated for development (or minimum 500 acres) must be set aside for permanent agriculture or conservation.

• Set-aside parcels must be controlled by a local government entity, the

landowner, and an established conservation nonprofit — ensuring permanent preservation.

• Funding source to ensure the set-aside property is properly maintained.

• Economic study — reviewed by a third-party — demonstrating the project's financial benefit to the county.

• Any extension of water/sewer services must remain solely on site, preventing any property nearby from connecting.

Atlantic Fields aims to embody and establish the best of this amendment.

Conceived in partnership with Discovery Land Company, creator of 24 luxury resort communities around the world, Atlantic Fields would feature 317 homes on the 1,500 acres of what's currently the Hobe Sound Polo Club.

Public benefits include permanent preservation of the 800-acre Becker Tree Farm, creating a southern access point to the Atlantic Ridge Preserve State Park, gifting to the park an elaborate equestrian facility and public meeting place, gifting and relocating the historic Hobe Sound Train Station to the local community, and restoring a 125-acre wetland habitat area.

Featuring golf courses by local legend Tom Fazio, Atlantic Fields offers high-quality amenities, enabling home sites to start at more than $3 million.

The economic study projects annual tax revenues exceeding $20 million — reportedly equivalent to 8,000 traditional homes.

It's exciting Discovery chose Martin County for its first project in Florida.

From Hawaii to Montana to the Bahamas to Barbuda, Discovery works in environmentally sensitive areas, protecting the surrounding area and supporting —through its generous foundation — local charities and nonprofits.

Protecting western Martin County's rural character is extremely important to us. This priority reflects in our vision through, among other initiatives, sustainable development practices, habitat protections, and dark skies lighting restrictions.

Interestingly, before the comprehensive plan was drafted, our property was zoned for one unit per 2 acres. We were asked to accept the down-zoning of one unit per 20 acres with an understanding that in time our zoning would change again.

Please understand, we're in no way upset that our family made this sacrifice. It was the right decision for the time and helped preserving our rural character.

But one unit per 20 acres requires no environmental or agricultural protections and no public benefits. It accomplishes nothing for the community at large, much less for the family agricultural legacy we aim to honor and preserve. Rural lifestyle, however, simply enables consideration of select properties with select projects. But it demands that more land be given for preservation than the county could easily attain otherwise.
That's a goal we all share.

If you want your voice to be heard, contact the Martin County Commissioners directly and share your thoughts with them. Their contact info is below.

- **All Martin County Commissioners** - comish@martin.fl.us
- **Doug Smith**, District 1: Commissioner / Vice Chair - dsmith@martin.fl.us
    - Kathleen Boden, Commissioner Aide for District 1 – ComAide1@martin.fl.us / 772-221-2359
- **Stacey Hetherington**, District 2: Commissioner / Chair - shetherington@martin.fl.us
    - Patricia Higginbotham, Commissioner Aide for District 2 – ComAide2@martin.fl.us / 772-288-5421
- **Harold Jenkins**, District 3: Commissioner - hjenkins@martin.fl.us
    - Colleen Pachowitz, Commissioner Aide for District 3 – ComAide3@martin.fl.us / 772-221-2357
- **Sarah Heard**, District 4: Commissioner - sheard@martin.fl.us
    - Teresa Wortman, Commissioner Aide for District 4 – ComAide4@martin.fl.us / 772-221-2358
- **Ed Ciampi**, District 5: Commissioner - eciampi@martin.fl.us
    - Stacey McKindles, Commissioner Aide for District 5 – ComAide5@martin.fl.us / 772-221-1357
- **Taryn Kryzda**: County Administrator - tkryzda@martin.fl.us
    - Carolyn Schmidt, Executive Aide – 772-320-3176

Click on the icons below to share this newsletter on your Facebook or forward it to people you think might be interested in being part of the conversation.



Upcoming Government Meetings

Martin County Board of County Commissioners
Regular Meeting
Tuesday, April 19 @ 9:00 a.m.
2401 SE Monterey Road, Stuart

Martin County School Board
Regular School Board Meeting
Tuesday, April 19 @ 4:00 p.m.
500 East Ocean Boulevard, Stuart

Community Redevelopment Agency Board
Monday, April 25 @ 3:00 p.m.
2401 SE Monterey Road, Stuart

City of Stuart
Joint Meeting – CRA/CRB/CCM
Monday, April 25 @ 4:30 p.m.
121 SW Flagler Avenue, Stuart

City of Stuart
Regular City Commission Meeting

Monday, April 25 @ 5:30 p.m.
121 SW Flagler Avenue, Stuart

Town of Sewall's Point
Regular Commission Meeting
Tuesday, April 26 @ 7:00 p.m.
1 S. Sewall's Point Road, Sewall's Point

Village of Indiantown
Regular Council Meeting
Thursday, April 28 @ 6:30 p.m.
15516 SW Osceola St, Ste. C, Indiantown

Martin County Board of County Commissioners
Regular Meeting
Tuesday, May 3 @ 9:00 a.m.
2401 SE Monterey Road, Stuart

City of Stuart
Community Redevelopment Board (CRB)
Tuesday, May 3 @ 4:00 p.m.
121 SW Flagler Avenue, Stuart

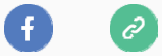
Jensen Beach Neighborhood Advisory Committee
Wednesday, May 4 @ 5:00 p.m.
1912 NE Jensen Beach Boulevard, Jensen Beach

City of Stuart
Regular City Commission Meeting
Monday, May 9 @ 4:00 p.m.
121 SW Flagler Avenue, Stuart

Town of Sewall's Point
Regular Commission Meeting
Tuesday, May 10 @ 5:30 p.m.
1 S. Sewall's Point Road, Sewall's Point

Business Development Board of Martin County
Wednesday, May 11 @ 8:30 a.m.
2400 SE Salerno Road, Stuart

Hobe Sound Neighborhood Advisory Committee Meeting
Wednesday, May 11 @ 6:00 p.m.
8980 Olympus Street, Hobe Sound



Our mailing address is:
3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990

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From: Harold Jenkins
To: Colleen Pachowicz
Subject: Received text
Date: Monday, April 18, 2022 10:46:25 AM

I hope that you had a very nice Easter weekend with your family. Tuesday is a big day and I know you have heard lots of noise already. NPR would have advised you not vote for this new zoning but to stick with the CP. The rest of us Reed's too hope that you will stay strong on this tough issue. The CP was designed to allow future growth so maybe now is a good time to look at moving the USL? Thank you once again for serving us all in Stuart - you have had a lot of water to carry in the past few years and you have done it very well.

Sent from my iPhone

Chelsea Love

From: panellam <panellam@bellsouth.net>
Sent: Monday, April 18, 2022 3:56 PM
To: Comish
Subject: Vote NO on Rural Lifestyle Amendments

Caution: This email originated from an external source.
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Martin County Commissioners
Please do not adopt the proposed Rural,Lifestyle amendments to our Comprehensive Plan or the proposed PUD agreement and master site plan for the Discovery Rural Lifestyle Community.

The Rural Lifestyle Amendment is the sprouted seed for Sprawl!
This amendment will threaten and then destroy farmland and the agriculture foundation of western Martin County's economy and labor force. Land prices will increase substantially and the purchase of conservation lands and water protection projects will be very expensive. Productive farmland will be be priced out of reach for regenerative agriculture and carbon sequestration projects.

Our western lands provide Free Ecosystem Services. These FREE services that belong to all of us will be threatened. Wildlife habitats will be fragmented. Ground and surface waters will be degraded with pollution leading to more algal blooms from the Okeechobee Canal. All of this development makes for more paved and other impervious services which increases water run off, our main source of water pollution. Automobile dependent sprawl will lead to more traffic with air and carbon pollution.

Not only will our Free Ecosystem Services be lost but our lands will be environmentally degraded. And with this collective loss for all Martin County citizens, we will be taxed for the consequences of this unwise development choice. We do not want this double penalty/theft of loss and paying for the loss.

We can be an example of sustainability. We can protect our county for our children, our descendants. This is sustainability practiced. We can. We must.

It is obvious that this unwise Comp Plan change proposal is coming from a time when there is a lack of wisdom but an abundance of pressure/money from the wealthy and developers. This is not a partisan issues. We all live here. Please be a Martin County Patriot. Please do not be complicit it our destruction. Vote NO!

Claire and Michael Panella
9170 SW Star Dr
Stuart, FL 34997
772-485-5611
Have Loved Martin County for 30:years
Sent from AT&T Yahoo Mail for iPad

Chelsea Love

From: Deana Peterson <deanapeterson@outlook.com>
Sent: Monday, April 18, 2022 2:01 PM
To: Doug Smith; Edward Ciampi
Subject: Vote NO on rural lifestyle

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Dear commissioners,

I am writing to the three of you because it is my understanding you voted to allow the proposal to proceed and are in favor.

Please do not look Only at dollar signs. We do not need large luxury development outside our urban services boundary.

You all will come up for re-election and we are watching.

I appreciate your consideration of keeping Martin county the amazing place to live that it is. We do not want to be like our neighbors to the north and south. If you feel that is something you like please consider moving counties and allowing Martin County to remain the green, friendly, small town it is.

Respectfully,
Deana Peterson

Deana Peterson
RE/MAX of Stuart
(772) 631-0643

Begin forwarded message:

> **From:** elzer@gate.net
> **Date:** April 18, 2022 at 1:52:51 PM EDT
> **To:** elzer@gate.net
> **Subject: 1000 Friends LTE: Rural Lifestyle proposal would open western Martin County to new development - From 1000 Friends of Florida (Nat Reed was co-founder)**
> **Reply-To:** elzer@gate.net
>
> **Opinion**
>
> # Rural Lifestyle proposal would open western Martin County to new development

By Paul Owens -

Guest Columnist

Treasure Coast Newspapers
April 15, 2022

Martin County is a special place. On its official website, the county calls itself "the crown jewel of Florida's Treasure Coast." Martin can proudly claim this mantle due to its historically strong commitment to limiting the impact of growth on its environment and quality of life.

The county's comprehensive growth management plan has been an essential tool for upholding that commitment. 1000 Friends of Florida, co-founded by Martin County's own Nathaniel Pryor Reed, helped shape the comp plan decades ago, and has defended it ever since.

The establishment of an urban service district, a signature feature of the plan, has served the county well by directing growth toward areas with the infrastructure to accommodate it, and away from rural, undeveloped areas. The plan stipulates the district is the appropriate place for new development, and its boundaries can be expanded when it is projected to exceed its capacity in fewer than 10 years.

Yet in February, over objections from us and other citizen advocates, the Martin County Commission voted 3-2 to transmit to the state for review a "rural lifestyle" amendment to the plan.

The amendment would open land outside the urban service district to development at four times the density now permitted, without the requisite analysis of the district's capacity.

In keeping with our legacy of engagement in Martin County, 1000 Friends feels compelled to underscore the opposition we expressed to this amendment in February and in a recent letter to state planning officials.

While amendment supporters are inclined to focus on its application to a single, currently pending development proposal for 1,500 acres, this is not site-specific planning. Adoption of the rural lifestyle amendment ultimately could impact at least 130,000 undeveloped acres in western Martin County. Promoting development outside the urban service district not only deviates from the county's comprehensive plan, it also conflicts with the priority found in state law for infill and redevelopment within urban areas as a means of reducing future urban sprawl.

The type of development to be enabled by this amendment is textbook sprawl — low-density and automobile dependent. Sprawl is not a taxpayer-friendly development pattern, because it forces the extension of public services to outlying areas.

While the amendment requires rural lifestyle applicants to provide water and sewer at their own expense, there are other public services that county taxpayers would be left to subsidize for luxury housing subdivisions.

Even limited development outside the urban service district could further threaten the future in Martin County of financially viable agriculture, an industry worth $1.45 billion that supports nearly a quarter of the county's jobs and buffers the local economy from downturns in other sectors, including housing. Additional impacts would include fragmenting key wildlife habitats and degrading ground and surface waters with nutrient pollution, adding fuel for algal blooms.

Development also could increase the cost of land in the area, making the future purchase of properties for conservation and water protection prohibitively expensive.

So what's at stake goes beyond the merits or demerits of a single proposed subdivision. Contrary to suggestions from some supporters of the amendment, the fact that most of the open land is gone from counties to the south does not make the development of natural and agricultural land in Martin County inevitable. Martin County's rural lands are still largely intact thanks to a strong community vision, reflected in the comp plan that has held up over decades.

County leaders do not have to abandon that vision and repeat the mistakes of their counterparts in other counties.

In November, facing a final vote on another comp plan amendment that would have eliminated provisions to protect the environment and taxpayers, commissioners listened to their constituents. They made the wise decision to suspend the amendment to allow more scrutiny and input during a series of upcoming public workshops.

With a final vote looming on the rural lifestyle amendment, the time is ripe for commissioners once again to step back from the brink. The future of Martin County's environment and quality of life are at stake.

Paul Owens is president of 1000 Friends of Florida, a smart growth advocacy organization whose board was led for decades by Nathaniel Reed.

https://www.tcpalm.com/story/opinion/2022/04/15/rural-lifestyle-land-use-would-have-serious-consequences-opinion/9513475002/

Chelsea Love

From: C. Pompea <cpompea@gmail.com>
Sent: Monday, April 18, 2022 2:18 PM
To: Comish; Doug Smith; Kathleen Boden; Stacey Hetherington; Harold Jenkins; Patricia Higginbotham; Colleen Pachowicz; Sarah Heard; Sarah Philion; Edward Ciampi; Stacey McKindles
Subject: Discovery Land - support !!

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Good Afternoon Commissioners,

My wife and I have been longtime residents on Jupiter Island, residing on South Beach Road and my daughter and son-in-law are moving down here full time in September. We love the area, and are happy to see it thriving. This development will certainly help bring jobs to the area, and tax dollars for our county.

Much has been said about both the Rural Lifestyle land use amendment and the Atlantic Fields project, most of it being inaccurate. The amendment and projects it will enable like Atlantic Fields should be an easy yes vote for all of you. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base is all something we should welcome. Providing another avenue for properties adjacent to the urban service districts to enhance Martin County's way of life is a win for us all.

I strongly encourage you to support both the Rural Lifestyle amendment and the Atlantic Fields project.

Respectfully,

Charlie Pompea

Chelsea Love

From: Ric Quesada <trq@foreverivercompany.com>
Sent: Monday, April 18, 2022 10:10 AM
To: Harold Jenkins
Cc: Comish
Subject: Rural Lifestyle should not pass

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Dear Commissioner Jenkins.

The Rural Lifestyle zone needs to be reworked. It has grown too big with too many loopholes. It will be a disaster for future generations. I encourage you to vote against it.

Thanks

Ric Quesada
226 South Beach Rd
Hobe Sound FL 33455

Chelsea Love

From: Jim Randall <Jim@Randallcapitalgroup.com>
Sent: Monday, April 18, 2022 11:17 AM
To: Comish; Doug Smith; Sarah Heard; Stacey Hetherington; Harold Jenkins; Edward Ciampi
Cc: Patricia Higginbotham; Colleen Pachowicz; Stacey McKindles; Sarah Philion; Kathleen Boden; Najoi Jabali
Subject: Martin County Approvals

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,
James Randall

Chelsea Love

From: Rob <rprx1@comcast.net>
Sent: Monday, April 18, 2022 8:28 PM
To: Comish
Subject: Vote for Comprehensive Plan

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Dear Commissioners:
I would like to add my voice to the many others opposing the "rural lifestyle" amendment to the Martin County Comp Plan. This new designation benefits no one but the greedy landowners and developers who don't want to abide by the rules. Do your duty, Commissioners, and vote no to this horrible idea.

Thank you,
Robert Rantinella

Sent from my iPhone

Chelsea Love

From: Captain Jeff <jeff@captainjeffridgway.com>
Sent: Monday, April 18, 2022 3:20 PM
To: Comish
Subject: Comment on Rural Lifestyle Amendment__Thank you

Caution: This email originated from an external source.
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Martin County Commissioners,

I am writing, again, with a plea for you not to degrade Martin County's Comprehensive Growth Management Plan. In this letter I am referring to the "Rural Lifestyle" amendment. Martin County's Comprehensive Growth Plan has served us well for decades and is instrumental in keeping Martin County's status as the "crown jewel of the Treasure Coast." Without our Comprehensive Growth Plan and adherence to the urban service boundaries we will quickly morph into a county similar to Palm Beach County, St. Lucie County and Broward County. Who does that benefit except for the developers.

As you well know, there has been a building boom in eastern Martin County during the last two years. Have you driven on Kanner Highway and US 1 between I-95 and the Martin County-St. Lucia County line? Traffic is bad most of the day and terrible at rush hour. The time of year does not seem to make as much of a difference as it did a few years ago, the roads are busy and often congested year around. Who does this benefit?

You now want to open the flood gate to development in the western lands of Martin County and put 130,000 of undeveloped acres at risk. You want to allow four times the density now permitted. Who does this benefit?

Will this expansion of the tax base decrease my property taxes? I do not see that as a possibility. We are currently stressing infrastructure in the eastern areas and now you want to add more homes and cars in the west. How much will it cost Martin County residents to add the infrastructure needed to support the population boom in the eastern County in addition to future increases to density if you develop our western lands. Who benefits from this increased density and resulting urban sprawl?

Please do not lose sight of the uniqueness of Martin County and do not make the same mistakes made to the north and south of us. Those mistakes are now beyond repair. Put Martin County's beautiful western lands, beaches, parks and rivers ahead of development, urban sprawl and stressed infrastructure, please. Make a priority of protecting and beautifying our unique natural resources, east and west.

A simple test seems to be asking yourselves "who does this benefit". If the answer is not "the majority of the citizens of Martin County" then why proceed?

Thank you very much for your time and consideration.

Best Regards,

Jeff

Jeff Ridgway
+1 (561) 379-7961
Jeff@CaptainJeffRidgway.com
www.CaptainJeffRidgway.com

From: Robert Wilbur
To: Harold Jenkins
Subject: PH-1 Agenda Item 22-0716
Date: Monday, April 18, 2022 11:00:13 AM

Commissioner Jenkins,
I am contacting you in regards to an upcoming vote on a change to the MCCP that would allow for increased residential development of currently designated agricultural lands. I am concerned that this will adversely affect the quality of life in Martin County and specifically, Hobe Sound. As a voter and resident in your district, I am imploring you not to support this change. Prior to moving to this area 15 years ago, I had lived in Miami Dade County and experienced the effects of rampant over development. I have seen this sprawl slowly move thru Broward and Palm Beach counties and this wall to wall development is why my wife and I chose Martin County. Please do not allow our beautiful county to become Broward-ized. My wife and I voted for you in the last election – please don't make us regret that decision. Thank you for your consideration.

Respectfully,

Robert Wilbur, Pharm.D., CPh
Cheryl Roberts, MD
8566 SE Bayberry Terrace
Hobe Sound, FL 33455
305-803-5050 cell

Sent from Mail for Windows

Chelsea Love

From: David Robertson <drobertson@frontrangecap.com>
Sent: Monday, April 18, 2022 6:18 PM
To: Stacey Hetherington
Cc: Patricia Higginbotham
Subject: Rural Lifestyle Land Use Amendment and the Atlantic Fields Project

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

Dear Ms. Hetherington,
As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.
Thank you for your time and service to Martin County.
Regards,
David Robertson

David Robertson | CEO & Chief Investment Officer
FrontRange Capital Partners, LLC
250 Fillmore Street, Suite 400, Denver, CO 80206
Direct 720.598.7804 | Mobile 720.218.4730
Drobertson@frontrangecap.com

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Chelsea Love

From: Ron Rose <ron@jensenchamber.com>
Sent: Monday, April 18, 2022 2:47 PM
To: Ron Rose
Subject: Please share facts on Rural Lifestyle

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JENSEN BEACH CHAMBER OF COMMERCE

April 18, 2022

Don't let the disinformation circulating about Rural Lifestyle amendment sway your opinion. Know the facts. Rural Lifestyle designation would amend Martin County's Comprehensive Growth Management Plan to create a new future land use designation. The new designation is assigned to a minimum 1,000 acres, a maximum of one unit per 20 acres would be possible. An additional 500 acres must be protected from development to potentially obtain a maximum density of 1 unit/five acres.

ATLANTIC FIELDS OFFERS SEVERAL NOTABLE PUBLIC BENEFITS, INCLUDING:

- Creation of a southern access to the Atlantic Ridge State Park, a 5,800-acre largely untamed adjunct of Jonathan Dickinson State Park.
- Donation of an equestrian facility to the park service to serve as an upscale comfort station for hikers, horseback riders and mountain bikers accessing the park.
- Restoration of a 125-acre historic wetland and wildlife habitat area.
- Permanent preservation of the 800-acre Becker Tree Farm along I-95.
- Donation and relocation of the Hobe Sound Train Station to the local community to serve as a museum of local history.



The Atlantic Fields proposal will be considered by the county commissioners. We ask that you please email them and show up to express your support.

In addition, commissioners will consider the proposed Rural Lifestyle land-use designation, language that seeks to attain agricultural and conservation land for permanent preservation while preventing sprawl in rural areas.

Many stakeholders provided input into the proposed language, which currently includes multiple safeguards. It requires:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres into permanent open space, which the county defines as "ground to sky."
- Placing another set-aside property in Martin County—which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres—into permanent agricultural or conservation preservation.
- Ensuring that set-aside land is preserved permanently by placing it into an easement controlled by the landowner, a local government and an existing, established nonprofit with a track record of conserving land.
- A dedicated funding source to ensure the land is property maintained to protect habitat, water quality and natural resources.
- Providing a 3rd-party reviewed economic study to illustrate the project's financial benefits to the county.
- Potentially allowing water/sewer services to the site, but limiting them so no neighboring site could hook up.

As demands on real estate intensify and the county considers ways in which to preserve land, Rural Lifestyle provides an excellent tool that qualifying landowners—willing to bring forward high quality projects such as Atlantic Fields with strong public benefits—could apply to use.

Agriculture, Conservation, Sprawl Prevention and Your Tax Dollars

Express your support at Tuesday's BOCC for creative solutions to major issues affecting Martin County's future



> **"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."**
>
> **- Treasure Coast Regional Planning Council, March 22, 2022**

APRIL 19 9:00 AM







Please join us at 9 a.m. Tuesday (April 19) at the Board of Martin County Commission meeting in support of the Atlantic Fields project proposed for the Hobe Sound Polo Fields, as well as for the Rural Lifestyle land-use language.

Much as been said about this topic and unfortunately, much is misunderstood. Here are the facts:

Supported by organizations as diverse as Martin County Taxpayers Association and Place of Hope, Atlantic Fields proposes **317 homes** on **1,500 acres**, nearly **75 percent of which will remain in open space**. The creator, Discovery Land Company, has constructed **24 luxury residential resort communities** around the world. The homesites alone will start at **more than $3 million**, which will provide a sizeable boost to Martin County's budget while requiring minimal services.

An economic study authenticated by third-party review projected the 317 homes will generate **more than $20 million in annual revenue**—which one official cited as the equivalent of "8,000 (traditional) homes."

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Jensen Beach Chamber of Commerce | 1912 NE Jensen Beach Blvd, Jensen Beach FL 34957

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Chelsea Love

From: Lydia Ross <lydiaros@yahoo.com>
Sent: Monday, April 18, 2022 8:49 PM
To: Stacey Hetherington
Subject: No to Rural Lands

This Email Sent From External Sender

Please protect our Martin County Comp plan. Say No! To Rural Lands. Maintain and protect our quality of life in Martin County making us a most desirable county to live in. No! To Rural Lands

Thank you
Lydia C Ross
Martin County voter for 20 years

Chelsea Love

From: Shareshten Senior <shareshten@gmail.com>
Sent: Monday, April 18, 2022 6:59 AM
To: Commissioners
Subject: Keep Martin County, Martin County

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

Dear County Commissioners:

I grew up here since I was 11. First in Hobe Sound then Jensen Beach. I feel so thankful that my aunt and my dad helped promote people like you, Sara Heard, and Maggy Hurchalla when they campaigned for County Commission. I am proud of what you all accomplished and I hope you will exercise your pride for Martin County and say no to amending our Comprehensive Plan, no to rezoning Palm City, and no to unfettered growth from developers and rich people who want another vacation home with a polo club and golf club. Keep Martin County, Martin County. It simply is not the county for yuppies and developers. It's the county for families and nature lovers, and that is part of what makes it great -- that we don't attract the materialistic riff raff.

I know families trying to build their dream homes right now and can't get permits because the county is too busy catering to developers' needs. Please correct your course for the sake of our children, our very special eco-system, and all that Martin County residents hold dear. Please represent us in this moment and not the huge companies with lots of money, which technically should be illegal. You represent us, the people who live here. Please be real Americans and think with your heart and wisdom, not short term greed that will never fulfill you anyway. You will sleep better if you do the right thing and that will give you much better health in the long run.

Rest assured, if you all decide to do what's easy and not what's right, I will most certainly devote my time and energy to campaigning for a new County Commission, without all of you in it. I hope that you will save me that time and do what you have been hired to do: represent us.

Thank you for reading all the emails flooding your inbox saying the same thing: DON'T.

--
wishing you health and happiness,
Shareshten K. Senior

Chelsea Love

From: John Shealy <jshealy@arttopart.com>
Sent: Monday, April 18, 2022 1:51 PM
To: Edward Ciampi; Harold Jenkins; Doug Smith; Sarah Heard; Stacey Hetherington
Subject: Hobe Sound and overdevelopment

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Dear County Commissioners,

I'm a full time resident of Hobe Sound and I am very concerned with overdevelopment and a strain on resources. We need to conserve what we have and not let Martin County end up like Palm Beach County and Dade County. Please save what we have and vote AGAINST CPA 21-08, which is an amendment to add Rural Lifestyle as a future land use designation to the Comprehensive Plan and AGAINST CPA 21-09, which is an amendment to change the Future Land Use Map from Agriculture to Rural Lifestyle as it applies to a Planned Urban Development.

Thank you,
John Shealy
8729 SE Woodwind St
Hobe Sound, FL

Chelsea Love

From: Brandon Shuler <bdshuler@awsproject.org>
Sent: Monday, April 18, 2022 3:16 PM
To: Comish
Subject: AWSP Support for Atlantic Fields Project
Attachments: AtlanticFields-Final.docx

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Dear Commissioner:

Please see the American Water Security Project's support for the Atlantic Fields Project attached.

Sincerely,
Dr. Brandon D. Shuler
American Water Security Project
Executive Director
www.awsproject.org
832.603.3787

The American Water Security Project strives to be the leader in promoting, through education and advocacy, the need for sewage and wastewater infrastructure upgrades and repairs, ethical treatment and pretreatment of used water and human waste, and the protection of the nation's drinking waters and water bodies from human-borne wastewater pathogens and nutrients. We are committed to these efforts so future Americans may live, work, and pursue life, liberty and happiness with clean drinking water in healthy environments.

Chelsea Love

From: Marlene Stone <marlenerstone@icloud.com>
Sent: Monday, April 18, 2022 9:11 PM
To: Comish
Subject: Over development Martin County

This Email Sent From External Sender

Dear Commissioners:
I implore you to consider slowing down the pace of development that is occurring in Martin Cty. On every corner …more and more woodlands are being leveled and more concrete takes its place. Greater numbers of population are on the cusp of moving in …adding more burdens to infrastructure…overloading hospitals, roads, police, fire and schools while depleting our best 'natural' assets. What ever happened to urban service boundaries that judiciously allows and plans for moderate growth while balancing the need for green space to cleanse and restore the air and water around us. What is happening to Martin County's "Good Nature"? Please consider all of us who have lived here for many many years… and want to maintain the best of our county for our children and grandchildren! PLEASE use good judgement and slow down this run away train and help preserve our good nature! Thank you, M Stone

Sent from my iPhone

From: Michael Strahan
To: Sarah Heard; Doug Smith; shertherington@martin.fl.us; Harold Jenkins; eciampi.martin.fl.us@smacent.onmicrosoft.com
Subject: Atlantic Fields
Date: Monday, April 18, 2022 10:02:18 PM

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Michael Strahan

Sent from Michael

Chelsea Love

From: Stuart/Martin County Chamber Of Commerce <info@stuartmartinchamber.ccsend.com> on behalf of Stuart/Martin County Chamber Of Commerce <info@stuartmartinchamber.org>
Sent: Monday, April 18, 2022 11:25 AM
To: Kathleen Boden
Subject: Please share facts on Rural Lifestyle at Tuesday's BOCC and counter disinformation campaign

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STUART/MARTIN COUNTY
CHAMBER OF COMMERCE

April 18, 2022

ATLANTIC FIELDS OFFERS SEVERAL NOTABLE PUBLIC BENEFITS, INCLUDING:

- Creation of a southern access to the Atlantic Ridge State Park, a 5,800-acre largely untamed adjunct of Jonathan Dickinson State Park.
- Donation of an equestrian facility to the park service to serve as an upscale comfort station for hikers, horseback riders and mountain bikers accessing the park.
- Restoration of a 125-acre historic wetland and wildlife habitat area.
- Permanent preservation of the 800-acre Becker Tree Farm along I-95.
- Donation and relocation of the Hobe Sound Train Station to the local community to serve as a museum of local history.



The Atlantic Fields proposal will be considered by the county commissioners. We ask that you please email them and show up to express your support.

In addition, commissioners will consider the proposed Rural Lifestyle land-use designation, language that seeks to attain agricultural and conservation land for permanent preservation while preventing sprawl in rural areas.

Many stakeholders provided input into the proposed language, which currently includes multiple safeguards. It requires:

- A minimum of 1,000 acres
- Placing 70 percent of that 1,000 acres into permanent open space, which the county defines as "ground to sky."
- Placing another set-aside property in Martin County—which must be at least 50 percent of the land mass designated for development, or a minimum of 500 acres—into permanent agricultural or conservation preservation.
- Ensuring that set-aside land is preserved permanently by placing it into an easement controlled by the landowner, a local government and an existing, established nonprofit with a track record of conserving land.
- A dedicated funding source to ensure the land is property maintained to protect habitat, water quality and natural resources.
- Providing a 3rd-party reviewed economic study to illustrate the project's financial benefits to the county.
- Potentially allowing water/sewer services to the site, but limiting them so no neighboring site could hook up.

As demands on real estate intensify and the county considers ways in which to preserve land, Rural Lifestyle provides an excellent tool that qualifying landowners—willing to bring forward high quality projects such as Atlantic Fields with strong public benefits—could apply to use.

Agriculture, Conservation, Sprawl Prevention and Your Tax Dollars

Express your support at Tuesday's BOCC for creative solutions to major issues affecting Martin County's future



> **"The County is to be commended for developing an alternative approach to ranchette development on rural lands to minimize sprawl and reduce environmental impacts."**
>
> **- Treasure Coast Regional Planning Council, March 22, 2022**

APRIL 19 9:00 AM







Please join us at 9 a.m. Tuesday (April 19) at the Board of Martin County Commission meeting in support of the Atlantic Fields project proposed for the Hobe Sound Polo Fields, as well as for the Rural Lifestyle land-use language.

Much as been said about this topic and unfortunately, much is misunderstood. Here are the facts:

Supported by organizations as diverse as Martin County Taxpayers Association and Place of Hope, Atlantic Fields proposes **317 homes** on **1,500 acres**, nearly **75 percent of which will remain in open space**. The creator, Discovery Land Company, has constructed **24 luxury residential resort communities** around the world. The homesites alone will start at **more than $3 million**, which will provide a sizeable boost to Martin County's budget while requiring minimal services.

An economic study authenticated by third-party review projected the 317 homes will generate **more than $20 million in annual revenue**—which one official cited as the equivalent of "8,000 (traditional) homes."

Paid advertisement

Stuart/Martin County Chamber Of Commerce | 1650 S Kanner Highway, Stuart, FL 34994

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Try email marketing for free today!

From: Sutherland, Eric
Subject: Martin County
Date: Monday, April 18, 2022 3:30:09 PM
Importance: High

Dear Martin County Commissioners,
As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.
Regards,
Eric

Eric M. Sutherland
Managing Director, President of PIMCO Investments

PIMCO
1633 Broadway
45th Floor
New York, NY 10019

P: +1 212.597.1330
M: +1 312.731.2395
F: +1 949.467.5038
Eric.Sutherland@pimco.com
pimco.com/investments
Registered Representative
of PIMCO Investments LLC

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Chelsea Love

From: John J. Taylor III <John_Taylor@jjtaylor.com>
Sent: Monday, April 18, 2022 2:32 PM
To: Edward Ciampi
Subject: Rural Lifestyle land use and Athletic Fields

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My wife and I have had lived in Martin County on Jupiter Island for the past 30 years. Jupiter Island is a very special place and we consider ourselves very lucky to live here. We also own a business that does business in Martin County as well as 16 other counties in Florida. Martin County has done a very good job avoiding the urban and suburban sprawl that has plagued other Florida counties over the last few decades. But as Florida becomes more and more popular it is imperative that we all adapt to change to better the quality and economic well being of all our citizens. I believe the Martin County has had the proper approach to sustainable controlled growth over the years and the Rural Lifestyle land use continues that. We recommend that it be approved. We also recommend the proposed Atlantic Fields development by Discovery Land Company be approved. It is a low density project that will bring a very large economic benefit.

Thank you for your consideration.

Sincerely

Eduarda and John Taylor
374 South Beach Road
Jupiter Island, FL 33455

JT III

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Chelsea Love

From: Penny Townsend <penelope.d.townsend@gmail.com>
Sent: Monday, April 18, 2022 5:36 PM
To: Stacey Hetherington
Subject: Fwd: Rural Lifestyle Amendment

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This email originated from an external source.
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Sent from my iPhone

Begin forwarded message:

> **From:** Penelope Townsend <penelope.d.townsend@gmail.com>
> **Date:** April 18, 2022 at 3:12:48 PM EDT
> **To:** hjenkins@martin.fl.us, sheard@martin.fl.us, shetherington@marti.fl.us, dsmith@martin.fl.us, ECIAMPI@martin.fl.us
> **Cc:** Penny Townsend <penelope.d.townsend@gmail.com>, Peter Townsend <petertownsend66@gmail.com>
> **Subject: Rural Lifestyle Amendment**
>
> Commissioners
> I have heard from scores of Jupiter Island residents urging that the proposed amendment not be approved and have requested that each of them share their thinking withy you. All have expressed concern about impacts that would negatively change the quality of life in Martin County.
>
> The overarching goal of the Growth Management plan is,"Protect and restore natural and man made resources and maintain the character and stability and quality of life for present and future generations". The proposed amendment seems to be trying to preserve these goals but has made significant compromises that may not achieve that end.
>
> It increases density fourfold
> it dedicates a significant and ever changing number of acres which according to the Plan must be consistent with current surrounding designations and adjacent to primary or secondary urban service areas
> It is not specific about ownership of the offsite acreage or enforcement of agricultural or conservation provisions
> It assesses impacts for each project, PUD, separately therefore avoiding the aggregate impacts
> It increases land values making it more difficult to purchase land for agriculture or conservation. What will be the impact on affordable housing?
> It has purported economic benefits by building high end housing that will not require many County services. What about the staff and workers that will be employed at these projects? What services will they require?

It permits four story development in what is characterized as a rural setting
It puts more pressure on County beaches that have inadequate parking for current demand
It puts more demands on roads for which there is already a backlog of maintenance
It continues to change making it very difficult for residents to comment yet our Plan requires opportunities for citizen participation
it creates greater potential for harmful runoff and degradation of our water resources
It increases disposal challenges for biosolids and other solid waste

This proposal is a significant change covering many acres, a number that seems to change often. There are possibilities in the concept but the details have not been adequately worked out, the impacts examined carefully and residents do not feel they have had opportunities to participate. Delaying adoption to consider all the ramifications, to allow citizen input and comment would seem appropriate.

Thank you
Penelope Townsend

Sent from my iPad

Chelsea Love

From: realsquack <realsquack@aol.com>
Sent: Monday, April 18, 2022 12:04 PM
To: Commissioners
Subject: comp plan change

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Sending this because i have broken finger and input is painful and she has said what i know to be the truth.
jackie trancynger
jensen beach

Commissioners,

Please do not adopt the proposed Rural Lifestyle amendments to our Comprehensive Plan -- CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM -- or the proposed PUD Agreement and master site plan for the Discovery Rural Lifestyle community at your meeting on Tuesday. These proposals are not ready for nor worthy of final adoption. I request that my comments be made part of the record for Agenda Items PH-1, PH-2 and PHQJ-2 on the April 19, 2022, BOCC agenda.

The language in the text amendment is vague and ambiguous, with many terms undefined and subject to multiple interpretations. Moreover, staff and the developer have failed to address the technical assistance comments provided by the reviewing state agency which, although not mandatory, are important to establish maximum density and intensity of use.

Even if the language were properly drafted, the concept of the Rural Lifestyle land use designation is inappropriate for virtually all land in Martin County which is currently designated for Agricultural use. The quadrupling of density and the concept of establishing private, "self-sustaining" communities of second and third homes and playgrounds for the super-rich is not in accordance with the environmental integrity and character of Martin County envisioned by residents over many decades. Extension of public utilities to land outside the urban boundaries renders the USD meaningless and promotes unsustainable sprawl.

I have read the Supplemental Memorandum prepared by staff in an effort to revise the scope and impact of the proposed text amendment; however, as with the rest of the staff's reports and non-responses to questions raised by residents, the proposed change has not been widely discussed and publicly vetted so as to allow important issues to be addressed. In any event, the Supplemental Memorandum fails to address many important shortcomings in the text amendment, including water quality monitoring and assurance, wildlife corridors, and preservation of native habitat as well as protection of productive farmland which is critical to our County's economy.

It is shameful that our Commission and County staff are devoting time and effort to steam-rolling these proposals through the approval process at the same time you profess to have interest in resolving affordable housing issues for residents who have been adversely affected by Covid as well as by general economic hardship. You make empty campaign promises to address homelessness, food insecurity, and affordable housing but you do absolutely nothing to help those in need, instead devoting your time -- and taxpayer dollars that pay your salaries and the salaries of staff -- to catering to the wealthy.

The Rural Lifestyle amendments have generated massive public opposition. You owe it to your constituents to listen to our concerns and to resist developers' demands to change the rules to suit large, wealthy landowners who have no commitment to the vision of Martin County residents to maintain our uniquely livable community as an oasis in overdeveloped South Florida.

Please vote to reject CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM as well as the Discovery PUD Agreement and master site plan.

Virginia P. Sherlock
Stuart, Florida

Chelsea Love

From: Matt Weis <mattw11101@comcast.net>
Sent: Monday, April 18, 2022 5:19 PM
To: Stacey Hetherington
Subject: Atlantic Fields and Discovery
Attachments: Matt Weis.vcf

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Stacey
As a resident of Martin County and an avid golfer, I am writing in support of Atlantic Fields and the proposed Rural Lifestyle land-use. I have spent a considerable amount of time researching after being bombarded with what I found to be misinformation in an effort to create confusion.
Just so you know, I am not interested in property or a membership at Atlantic Fields, instead more interested in doing what's right for Martin County
In my opinion this would be advantageous to Martin County bringing in significant tax revenue while not impacting schools, in the end the benefits greatly outweigh not going forward with the Discovery project.
Best regards

Matt Weis

From: DW18HPC
To: Harold Jenkins
Subject: Just say no
Date: Monday, April 18, 2022 11:38:00 AM

Please do not adopt the proposed Rural Lifestyle amendments to our Comprehensive Plan -- CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM -- or the proposed PUD Agreement and master site plan for the Discovery Rural Lifestyle community at your meeting on Tuesday. These proposals are not ready for nor worthy of final adoption. I request that my comments be made part of the record for Agenda Items PH-1, PH-2 and PHQJ-2 on the April 19, 2022, BOCC agenda.

Dianna Wentink
160 St. Lucie Blvd.
Stuart

Chelsea Love

From: DW18HPC <dw18hpc@gmail.com>
Sent: Monday, April 18, 2022 11:36 AM
To: Edward Ciampi
Subject: Just say no

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Please do not adopt the proposed Rural Lifestyle amendments to our Comprehensive Plan -- CPA 21-08 Becker B14 Text and CPA 21-09 Becker B14 FLUM -- or the proposed PUD Agreement and master site plan for the Discovery Rural Lifestyle community at your meeting on Tuesday. These proposals are not ready for nor worthy of final adoption. I request that my comments be made part of the record for Agenda Items PH-1, PH-2 and PHQJ-2 on the April 19, 2022, BOCC agenda.

Dianna Wentink
160 St. Lucie Blvd.
Stuart

Chelsea Love

From: Nichol McVicker <nmcvicker@discoverylandco.com> on behalf of Brett White <wwhite@discoverylandco.com>
Sent: Monday, April 18, 2022 12:30 PM
To: Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc: Kathleen Boden; Patricia Higginbotham; Colleen Pachowicz; Sarah Philion; Stacey McKindles
Subject: Atlantic Fields Project

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Regards,

Brett White

Chelsea Love

From: Krista Storey
Sent: Monday, April 18, 2022 7:55 PM
To: Paul Schilling; Peter Walden; Clyde Dulin
Subject: Fw: Letter of support for the Rural Lifestyle land use designation

---

From: Maddie Williams <maddie@treasurecoastba.com>
Sent: Monday, April 18, 2022 7:16 PM
To: Comish <Comish@martin.fl.us>
Subject: Letter of support for the Rural Lifestyle land use designation

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Chair Smith and Commissioners,

On behalf of the Board of Directors of Treasure Coast Builders Association please accept this email as our letter of support for the Rural Lifestyle land use designation which language will allow for the Discovery PUD proposed for the Hobe Sound Polo Club and other future projects.

The Rural Lifestyle land use designation requires several environmentally sound public benefits for a qualified landowner seeking to go from a density of one unit per 20 acres to one unit per 5 acres. Said landowner must start with a minimum of 1,000 acres, reserving 70 percent in open space while designating at least 500 acres of an offsite parcel in Martin County into a permanent conservation or agricultural easement. To ensure perpetual preservation, the easement would be governed by three mutually empowered entities—the landowner, local government and established nonprofit organization—that must all agree for any change to take place. This unique dynamic should prevent any violation of the preservation requirement.

The language also requires that a funding source be designed to properly manage any conservation parcel.

Rural Lifestyle is an excellent way to incentivize landowners to put large parcels in lasting conservation. In addition to multiple hearings, the language requires a PUD agreement to bind the landowner to several public benefits.

The collective experience of our members working with builders is vast, and we know that this option will be of little interest to national homebuilders. The math simply does not work. Larger builders need larger projects and greater amounts of density. This reality will continue to appropriately govern the urban boundary and protect our rural, agricultural and conservation lands out west. As the means to attract a designer of high-end homes, however, Rural Lifestyle is ideal and therefore linked to the Discovery PUD.

Among the world's top designers of exclusive resorts, Discovery Land Company is proposing a 317-unit golf resort community on the Hobe Sound Polo Club. It's projected to generate more than $20 million annually in tax revenue—the equivalent, as Commissioner Ciampi recently noted—of 8,000 homes. Further, Discovery's construction phase is expected to generate $1.6 billion in economic activity. Discovery works closely with local builders, tradesmen, craftsmen and professionals and would provide welcome opportunities to the small businesses that make up our association and contribute so much to our economy.

Sincerely,

Samuel Hjalmeby, President

Maddie Williams
Executive Director
Treasure Coast Builders Association
Serving St. Lucie, Okeechobee, Martin & Indian River Counties, Florida
772-336-8222
772-528-4895 - Cell
www.treasurecoastba.com

"Do Business With A Member"

"Every man owes a part of his time and money to the business or industry in which he is engaged. No man has a moral right to withhold his support from an organization that is striving to improve conditions within his sphere."
--*Theodore Roosevelt*

For the latest information about our events and networking & sponsorship opportunities please visit our website at *www.treasurecoastba.com*

From: Scott Wittmann
To: Harold Jenkins; Kathy Wittmann
Subject: Changes to to Comp Plan
Date: Monday, April 18, 2022 2:34:55 PM

Dear Harold, Kathy and I want to thank you for the help and attention you have given to Hobe Sound. This email is to voice our concern over the proposed change to the Comprehensive Plan. As you know, Martin County has been standing alone to protect our quality of life that has been destroyed to the north and south of us. This proposed change would quadruple the density in the western farmland. The existing Comp Plan has served us well and has given Martin County rare protection. We do not see the need to make these changes and we urge and hope that you will vote against these proposed changes. Thanks again and best regards, Scott & Kathy Wittmann

Chelsea Love

From: Harry You <harrylyou@gmail.com>
Sent: Monday, April 18, 2022 9:22 PM
To: Comish
Subject: Atlantic Fields

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Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Sincerely,

Harry L. You

Chairman

dMY Technology Group, Inc.

Chelsea Love

From: Scott De Atley <deatleyscott@gmail.com>
Sent: Tuesday, April 19, 2022 5:00 PM
To: Comish
Subject: Re: Luxury Homes on Bridge Road

This Email Sent From External Sender

We didn't elect you all to be cowards. You're obviously putting your political futures ahead of logical decisions that will make our county fiscally sound. Shame on you.

Sent from my iPhone

> On Apr 18, 2022, at 5:58 PM, Scott De Atley <deatleyscott@gmail.com> wrote:
>
> So let me get this straight. Michael Jordan can get approval for a members only golf club, but Becker Farms and the Polo Grounds can't get approvals to build million dollar homes that will bring well needed taxes to improve our services because a handful of clowns claim urban sprawl?! Stop the madness please. St Lucie County and Palm Beach Counties are the only urban sprawl you need to be concerned with.
>
> The roads in this county are already over capacity and cannot handle the volumes as they exist currently. Bridge Road and Murphy Roads are disgraceful. Go watch the traffic coming from the newly widened Becker Road onto Murphy and High Meadows. These are folks that live in southern Martin County and commute into Stuart. Do your jobs!!
>
> Sent from my iPhone

Please reconsider your plan for Rural Life change in OUR comprehensive plan. It does not take into consideration the damage it will do to the quality that Martin County should maintain environmentally and economically.
Thank you,
Laura Baldwin

Chelsea Love

From: Geo <georgia.tv@comcast.net>
Sent: Tuesday, April 19, 2022 7:23 AM
To: Stacey Hetherington
Subject: Re: Why ?

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Thank you for replying

On Apr 18, 2022, at 11:27 PM, Stacey Hetherington <shetherington@martin.fl.us> wrote:

Thank you for your comments..
Stacey Hetherington

From: Geo
Sent: Monday, April 18, 2022 5:50 PM
To: jcampo@sewallspoint.org; Doug Smith; Harold Jenkins; Edward Ciampi; Stacey Hetherington; eclarke@ci.stuart.fl.us
Subject: Why ?
This Email Sent From External Sender
I'm wondering why this rush to open up our rural areas has become such a hot topic, actually it's much more than that. Martin County is now and should always be about controlled smart growth, managed by the voters as well as the politicians.
The politicians do not seem to care about our GOOD NATURE, or the over development that is being carried out currently. Your forward - looking plans are unacceptable as written.
Please go back and speak to your voting base, your residents and community organizations to get the opinions of others who enjoy the open spaces, respect wildlife and the natural beauty of Martin County.
The changes you are attempting to make to our zoning plans is undesirable, unacceptable and the residents of Martin County deserve more from their elected officials.
Georgia Binderow

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Chelsea Love

From: GAIL A. BYRD <StLucieCanal@hotmail.com>
Sent: Tuesday, April 19, 2022 7:01 PM
To: Doug Smith; Harold Jenkins; Stacey Hetherington; Edward Ciampi
Subject: Rural Lifestyle Zoning

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I grew up at Coral Gables (Miami-Dade County) and spent the 1970's as a contractor in Ft. Lauderdale (Broward County).

Because of my age (ug!) I know something about zoning and development. We are in no way close to becoming like mowed-down Broward County where every place became incorporated to allow high density.

You have listened to the Nay Sayers. Now follow your instincts. Vote "YES" to allow this zoning.

Thank you for your dedication to Martin County.

Gail

Gail A. Byrd
St. Lucie Canal Corp.
On the Okeechobee Waterway
[772] 341-7070

Chelsea Love

From: Scott De Atley <deatleyscott@gmail.com>
Sent: Tuesday, April 19, 2022 6:53 AM
To: Stacey Hetherington
Subject: Re: Luxury Homes on Bridge Road

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Thank you Ms. Hetherington. The key is control not complete restrictions. There is plenty of room for farms and ranches west of I-95!

Sent from my iPhone

> On Apr 18, 2022, at 11:27 PM, Stacey Hetherington <shetherington@martin.fl.us> wrote:
>
> Thank you for your comments..
> Stacey Hetherington
>
> **From:** Scott De Atley
> **Sent:** Monday, April 18, 2022 5:58 PM
> **To:** Comish
> **Subject:** Luxury Homes on Bridge Road
> This Email Sent From External Sender
> So let me get this straight. Michael Jordan can get approval for a members only golf club, but Becker Farms and the Polo Grounds can't get approvals to build million dollar homes that will bring well needed taxes to improve our services because a handful of clowns claim urban sprawl?! Stop the madness please. St Lucie County and Palm Beach Counties are the only urban sprawl you need to be concerned with.
> The roads in this county are already over capacity and cannot handle the volumes as they exist currently. Bridge Road and Murphy Roads are disgraceful. Go watch the traffic coming from the newly widened Becker Road onto Murphy and High Meadows. These are folks that live in southern Martin County and commute into Stuart. Do your jobs!!
> Sent from my iPhone
>
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Chelsea Love

From: Alexa Dye <alexadye@gmail.com>
Sent: Tuesday, April 19, 2022 4:33 PM
To: Edward Ciampi; Harold Jenkins; Doug Smith; Sarah Heard; Stacey Hetherington
Subject: Please DENY the Rural Lifestyles Amendment

Caution: This email originated from an external source.
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Dear Commissioners,

I am a year round resident and land owner of Martin County (12 years). My husband moved here in 1977 and grew up here. We have a strong investment in staying here as our children grow up and our businesses grow in this community. I am very concerned about the increase in density Martin County is currently experiencing and I am appalled to consider that Martin County's rural and agricultural lands would be slated for more development under the Rural Lifestyles Amendment. We are already experiencing collapse in some of the ecosystems in Martin County. Enough is enough. I have many many other reasons I oppose this bill but your meeting is starting and I wanted to make sure you heard my 2 cents today.
Please consider the long term gains of preserving our valuable resources and lifestyles over what appears (without adequate analysis) to be a short sighted financial gain.
Please consider the citizens of Martin County. Our health, our happiness, our futures.

Thank you,
Alexa Dye
alexadye@gmail.com

From:	Kevin gagnon
To:	Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Cc:	Rick Gagnon
Subject:	Rural Lifestyle Amendment
Date:	Tuesday, April 19, 2022 4:45:03 PM

To whom it may concern,

I implore the powers to be not to expand or grant any zone changes or special exceptions that would create excessive growth in our area. We have come to enjoy a quality of life in Martin County that would be difficult to find anywhere else. Excessive growth would more than likely change the quality of life as we know it. Allowing excessive growth will in no way improve the lifestyle we currently have but in fact it will do the opposite. Once the decision is made to allow such growth it will be too late to turn back. As our community representatives, please protect us by protecting our future here in Martin County.

Thank you in advance.

Kevin Gagnon
Karla Gagnon
9148 SE Star Island Way
Hobe Sound, FL 33455
207-841-5777
kevin@kpgagnonco.com

Chelsea Love

From: Skylar Gorman <skylar@sskyisthelimit.com>
Sent: Tuesday, April 19, 2022 8:05 AM
To: Comish
Subject: Support for Rural Lifestyles

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Hello,

I am writing in support of the possible development.
As a born and raised Martin County, Hobe Sound native.. I commend you for considering this project as it is a difficult decision but a necessary one. I of all people, should be hypothetically opposed but I honestly feel that the benefits wildly outweigh the cons.

Regardless, I don't envy you and the decisions you have to make so often! You all do a great job and am proud to live in a County with such open-minded and business savvy commissioners.

Good luck today!

Skylar Gorman

Chelsea Love

From: David Hafner <martinfarmbureau@gmail.com>
Sent: Tuesday, April 19, 2022 3:51 AM
To: Patricia Higginbotham; Stacey Hetherington
Subject: Re: Rural Lifestyle

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Good morning,

It has come to my attention that there is an amendment to be considered at this morning's Commission meeting. As we understand it this amendment will require that a property be adjacent to the urban services boundary to be considered for the rural lifestyle land use designation. Though we do support the rural lifestyle land use we oppose this amendment as we feel this option should be available to all Martin County landowners.
So on behalf of Martin County Farm Bureau I ask that you vote up on Rural Lifestyle and vote down on the amendment, and we would rather see a vote down on everything than a vote up with the amendment adopted.

Thank you for your consideration,
David Hafner
Martin County Farm Bureau

On Fri, Apr 15, 2022, 12:19 PM David Hafner <martinfarmbureau@gmail.com> wrote:

> Thank you ma'am. She and I did talk a little bit last night. I greatly appreciate her position on this issue.
>
> On Fri, Apr 15, 2022, 11:53 AM Patricia Higginbotham <comaide2@martin.fl.us> wrote:
>
> > Hello David,
> >
> > Thank you for taking the time to share this information on this important subject. Commissioner Hetherington has received and read your email. She is taking into consideration your comments.
> >
> > Regards,
> >
> > Patricia Higginbotham
> >
> > Commission Aide-District 2
> >
> > Commissioner Stacey Hetherington
> >
> > Martin County Board of County Commissioners
> >
> > 2401 SE Monterey Road
> >
> > Stuart, FL 34996
> >
> > (o) 772-288-5421 (f) 772-288-5432

From: David Hafner <martinfarmbureau@gmail.com>
Sent: Thursday, April 14, 2022 11:32 AM
To: Stacey Hetherington <shetherington@martin.fl.us>
Cc: Patricia Higginbotham <comaide2@martin.fl.us>
Subject: Rural Lifestyle

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

Good morning Commissioner Hetherington,

I have attached a letter from myself and the entirety of the Martin County Farm Bureau Board of Directors in regard to the Rural Lifestyle land use. We do support this use and are available to you as a resource if you need.

Sincerely,

David Hafner

President Martin County Farm Bureau

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From: Gail Herr
To: Comish
Subject: Martin County Comp Plan
Date: Tuesday, April 19, 2022 9:58:53 AM

This Email Sent From External Sender

Ladies and Gentlemen:

It seems everywhere we go in Martin County there is new construction taking place. We are not at all confident that the Comp Plan is being followed as it once was. It's unrealistic to think that growth can be completely stopped. But it must be MANAGED. Growth should be limited to urban areas where the infrastructure can sustain the numbers of people and vehicles. We need to keep our natural areas untouched, and protect agricultural lands. Unchecked growth threatens to fragment wildlife areas and raise the cost of land (which would make it harder to buy conservation districts).

We are already polluting our land and water to the detriment of humans and wildlife. Last year 1100 manatees died in Florida. The sea grass is gone and they are starving. Many are dying again this year. We can't control the growth in other counties, but we can maintain the "Martin County Difference". The difference that drew us to this part of Florida. And doing that we take a leadership position for other counties, to demonstrate how we can preserve the Florida environment.

Don't rush to change the Comp Plan. Don't do things in secret. Do a series of televised workshops. Give us clear documentation of what is being done.

Thank you for considering our views.

Sincerely,
Thomas and Gail Herr
Hobe Sound, FL
Gjherr@hotmail.com

Chelsea Love

From: Keith Kopp <kkopp@koppdevelopment.com>
Sent: Tuesday, April 19, 2022 1:08 AM
To: Stacey Hetherington
Subject: RE: reject the proposed rural lifestyle changes to the Comprehensive Growth Management Plan

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You're very welcome!

From: Stacey Hetherington <shetherington@martin.fl.us>
Sent: Monday, April 18, 2022 11:16 PM
To: Keith Kopp <kkopp@koppdevelopment.com>
Subject: RE: reject the proposed rural lifestyle changes to the Comprehensive Growth Management Plan

Thank you for your comments..

Stacey Hetherington

From: Keith Kopp
Sent: Monday, April 18, 2022 10:47 PM
To: Stacey Hetherington
Subject: reject the proposed rural lifestyle changes to the Comprehensive Growth Management Plan

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Honorable Commissioner Hetherington,

A significant factor that influenced my decision to locate my company here was the quality of life. The current Comprehensive Plan is a critical element in maintaining the Martin County difference.

The establishment of an urban service district, a signature feature of the plan, has served the county well by directing growth toward areas with the infrastructure to accommodate it, and away from rural, undeveloped areas. The plan stipulates the district is the appropriate place for new development, and its boundaries can be expanded when it is projected to exceed its capacity in fewer than 10 years.

The proposed rural lifestyle changes would significantly undermine the controls in place.

Please reject the proposed changes.

Respectfully,

Keith Kopp

President



Kopp Development Inc.
785 NE Dixie Hwy
Jensen Beach, FL 34957
kkopp@koppdevelopment.com
cell 772-485-8453
Toll Free 888-838-KOPP (5677)
772-225-6932
FAX 772-225-6291
www.koppdevelopment.com

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From:	Carol Ann
To:	Harold Jenkins
Subject:	Apr. 19 comments
Date:	Monday, April 18, 2022 3:49:41 PM
Attachments:	April 19 Comments to commissioners.docx

I'm attaching my comments.
Thank you for reading them.

Commissioner Jenkins, I know you have a landscaping company and could well benefit from Atlantic Fields in the future. However, please make sure that you protect the environment and waters within it. I'm not pleased with some parts of that development. I don't think they will follow through on all they promise. I don't think taxes will be as huge as they say. The county WILL have to pay out more than they think in the end This isn't a self-contained and self-sustained community.

Please don't allow the passage of the Rural LIfestyle Amendment for all the Martin County agricultural and open lands.

Thank you.
Carol Ann Leonard, Stuart.

4/18/22-From Carol Ann Leonard, Stuart
Commissioners,
Here are my comments on three agenda items for the April 19 meeting
PH-1 Agenda Item 22-0716 with the (CPA) 21-08 Becker B14 TEXT-don't pass
PH-2 Agenda Item 22-0717, (CPA) 21-09 Becker B14 FLUM-needs more work
PHQJ-2 Agenda Item 22-0721, the Discovery Planned Unit Development (PUD).-need more work and clarification. One example: I haven't been given details on the drainage for 317 homes for runoff of fertilizer, pesticides and herbicides like Glyphosate, that could contaminate ground water and other waters.

PH-1 Agenda Item 22-0716 with the (CPA) 21-08 Becker B14 TEXT
I remain opposed to the Rural Lifestyle Amendment that will apply to the 1,000 contiguous acres. Please don't pass it.

I don't understand why this designation for Discovery Land's Atlantic Fields development should apply for the hundreds of thousands of acres of agricultural and open lands in Martin County. **It should not.**

The latest proposal by Discovery Land around April 12, proposes allowing a parcel of land that is abutting or adjoining the Primary Urban Service District, Secondary Urban Service District and Freestanding Industrial Service District to be allowed the Rural Lifestyle designation or zoning. This is flawed and could lead to eventual overdevelopment. This is because other parcels of land touching these parcels via a property line or a road will also be allowed the Rural Lifestyle designation or zoning. How many of these parcels can link to others and form a chain of developments? I also call this the domino effect.

Perhaps the latest Guardians proposal of it applying to only the 14,000 acres they show on their map might work. I believe this applies to Atlantic Fields? It too needs to follow specific guidelines.
<u>My comments on some of their proposals.</u>
I agree that site-specific geology, geohydrology and monitoring should be done to find and correct chemicasl that may be contaminating the surficial aquifer.

It should be mandatory that water quality be monitored. Systems put in place to ensure that heavy metals, pharmaceuticals, herbicides, pesticides and fertilizer nutrients such as nitrogen and phosphorus don't get into the environment and waters.

Open spaces should not be in control of the development.

A huge portion of taxes collected should be spent on buying land for conservation.

I know from speaking to the public, that they are opposed to overdevelopment in Martin County and the City of Stuart too. They are opposed to the Rural Lifestyle Amendment for Martin County's agricultural and open lands.

It's time for all the Martin County Commissioners to listen to the people, the seven local environmental organizations who are all opposed to (CPA) 21-08 Becker B14 TEXT. We are all opposed to either all or parts of the three agenda items.
Stop listening to the developers and a large association of Realtors.

From:	Michael Lund
To:	Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi
Subject:	Support for Rural Lifestyle Land Use Amendment & Atlantic Fields Project
Date:	Tuesday, April 19, 2022 9:57:04 AM

Dear Martin County Commissioners,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environment and agriculture lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Kind regards,

Michael Lund

North-East Family Office
mlund@nefo.com

Chelsea Love

From: Rebecca <resmott@gmail.com>
Sent: Tuesday, April 19, 2022 8:46 AM
To: Comish
Subject: CPA 21-08

This Email Sent From External Sender

I am VEHEMENTLY against amendment 21-08. As a biologist and conservationist as well as long time resident of Martin county, I stand against this plan to increase urban sprawl. This plan will strip our beloved county of the green spaces and landscape we chose in lieu of the surfeit of buildings in palm beach and Broward. Please vote NO!

Rebecca Mott

Chelsea Love

From: Clyde Dulin
Sent: Wednesday, April 20, 2022 9:55 AM
To: Chelsea Love
Subject: FW: Please reject the Rural Lifestyle Comp Plan amendments and PUD Agreement

Follow Up Flag: Follow up
Flag Status: Flagged

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners
(772) 221-2327 (o)

From: Salvador Orofino <scorofino@msn.com>
Sent: Tuesday, April 19, 2022 1:01 PM
To: Edward Ciampi <eciampi@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>
Cc: Taryn Kryzda <tkryzda@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; pschilling@martin.fl.us
Subject: Please reject the Rural Lifestyle Comp Plan amendments and PUD Agreement

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Please add these comments to the record for Agenda Item PH-1 Agenda Item on behalf of Salvador Orofino, board member of Treasured Lands and steering committee member of The Loxa-Lucie Headwaters Initiative

Dear Commissioners,

On behalf of the Treasured Lands and the Loxa-Lucie Headwaters Initiative, please vote to reject the Rural Lifestyle Comp Plan amendments. Please also enact and enforce a moratorium and enact a dedicated task force of subject matter experts to analyze and report back to the commissioners and county staff of improved legislative drafting that will better achieve the overall vision of an intelligent future-state of Martin County.

We recognize the commissioners and county staff are working under immense pressure and are subject to administrative law. We also recognize the commissioners have difficult choices that this amendment is attempting to address.

Our position is that the efforts made by the commissioners and county staff to accomodate the applicant/developer Discovery Lands are insufficient. The attempt to adopt a county-wide plan for a specific project has not resulted in a finished product.

Data points are either not addressed (traffic input), incomplete (water quality monitoring) and/or dated (conservation mapping).

We again recognize that future development will likely be a constant pressure for this county. However, we note that we are likely at the very peak of an economic cycle that gives the false appearance of a future state, but likely does not match future economic conditions. In short, while Discovery has made a committed political and economic effort to get its project approved, its practical impact once completed will be extremely limited in geographic scope.

Our specific aim is to contribute our expertise and effort to supporting the county we live in - to include its governance structure - in improving the conservation connectivity and health in the areas most likely to yeild maximum benefit.

As currently drafted, the amendment text is is vague and ambiguous. We believe, and precedence and empirical evidence supports, such drafting will be attacked by well-funded development groups. We believe that not only will conservation suffer, but the county will expose itself to even more pressure due to the undefined, poorly defined and disjointed text of this amendment.

We request that this amendment not be passed, a moratorium be enacted and enforced on any future development until a practical task force, including legislative drafting expertise, studies and buttresses this amendment will current data, better integration of conservation priorities and a more defensible overall mechanism for future intelligent development.

Salvador C. Orofino

From: carol schaming
To: Harold Jenkins
Subject: Rural Lifestyle
Date: Tuesday, April 19, 2022 6:22:23 PM

This Email Sent From External Sender

We don’t need a change in the amendment, don’t need more million dollar homes that will change our county into a noisy; crowded area that everybody will want to leave and go north.
Carol Schaming

Sent from my iPhone

Dear Martin County Commissioners:

The American Water Security Project (AWSP) [1] has a long track record of research and advocacy in the region, focused on reversing the declining health of the Indian River Lagoon, St. Lucie River, and nearshore reefs. We have monitored the debates regarding the new community proposed on Becker Farms and we appreciate the opportunity to comment on the Atlantic Fields Project.

Since its adoption in 1982, Martin County's Comprehensive Growth Management Plan (Comp Plan) has successfully protected the county from urban sprawl and its consequences. The commission will have to make an exception to the Comp Plan if this new community is to enjoy the benefits of centralized water and sewer, and if the commission wishes to protect the St. Lucie River and downstream habitats from additional sewage pollution and contamination from onsite sewage treatment and disposal systems (septic tanks).

While we strongly recommend against authorizing major exceptions to the Comp Plan, we encourage you to make exceptions in the context of offering centralized water and sewer services on a case-by-case basis, when developers have made good-faith planning and design efforts that prevent sprawl and protect/enhance environmental resources. Such exceptions will be needed to protect local waters, wildlife, and people from sewage pollution, and to ensure adequate water supplies in the future through optimized water treatment and water recycling.

Chapter 10 of the Comp Plan acknowledges that such flexibility with water infrastructure is necessary. The Comp Plan states that, "The quality of life and the economy of Martin County rests on its waterways," and that, "The County is cognizant that knowledge and best management practices regarding regional sewage systems and OSTDS will continue to develop and inform County policies and practices going forward."

Thanks to extensive research and monitoring, we understand how pollution from septic tanks causes chronic episodes of high fecal bacteria counts and is a major source of nutrients that fuel harmful algal blooms in the St. Lucie Estuary and throughout the Indian River Lagoon.[2], [3] Experts have discovered multiple, conclusive lines of evidence demonstrating that sewage pollution is a major problem.

It's well-established and widely understood that the cyanobacteria (blue-green algae) blooms that arrive from Lake Okeechobee during discharges thrive on sewage and other nutrient pollution in the local basin. Less obvious but also well-established is that wastewater from septic tanks continuously feeds many other types of HABs, including "seaweed algae" species such as *Lyngbya* spp. and *Gracilaria* spp, which are blooming right now in the St. Lucie Estuary and throughout the IRL complex without any local basin discharges or Lake Okeechobee discharges.

The Atlantic Fields development will occur in the drainage of the upper South Fork of the St. Lucie River. The proposed development's proximity to the river, the porous ground, and a water table close to the surface strongly suggest against allowing concentrated clusters of traditional septic tanks that would pollute and contaminate the St. Lucie. Septic tanks are designed to leak nutrient- and pathogen-rich effluent into soils. Furthermore, southeast Florida's geology —highly transmissive sandy soils and limestone substrate — are too permeable to prevent the migration of nutrients and pathogens from dense clusters of septic tanks through ground water and into surface waters.

Changing climatic conditions will only make traditional septic tanks even less appropriate in Florida's unique geology. Sea-level rise and more frequent and intense rainfall events are raising the water table, which with growing frequency, flushes out septic tanks and facilitates the migration of pollution. According to NOAA's 2022 Sea Level Rise Technical Report, sea-level rise has accelerated to one centimeter per year, with about a foot of rise expected over the

---

[1] The American Water Security Project is a registered 501c3 headquartered in St Petersburg, Florida. Our mission is, through education and advocacy, to be the leader in promoting, ,wastewater infrastructure upgrades and repair, ethical treatment and pretreatment of used water and human waste, and the protection of the nation's drinking waters and water bodies from human-borne wastewater pathogens and nutrients, so that future Americans may live, work, and pursue life and happiness with clean drinking water and a healthy environment.

[2] B.E. Lapointe, L.W. Herren, A.L. Paule Septic systems contribute to nutrient pollution and harmful algal blooms in the St. Lucie Estuary, Southeast Florida, USA Harmful Algae, 70 (2017), pp. 1-22, 10.1016/j.hal.2017.09.005

[3] Brian E.Lapointe, Laura W. Herren, Armelle L.Paule. Septic systems contribute to nutrient pollution and harmful algal blooms in the St. Lucie Estuary, Southeast Florida, USA.

life of a 30-year mortgage.[4] Also, at least twice in recent years Martin County has received heavier-than-usual rainfalls during the wet season, which also has a powerful flushing effect on Martin County's septic tanks.

In short, if the county refuses to grant permission for centralized sewage treatment to concentrated development outside of the urban services boundary, developers will be forced to rely on septic tanks to exercise their property rights. Consequently, significant volumes of wastewater from traditional septic tanks would likely pollute and contaminate regional ground and surface waters.

Were the Atlantic Fields Project an attempt to open the floodgates of urban sprawl in Martin County, the American Water Security Project would oppose it. However, after reviewing the plans, reviewing the comp plan, and reviewing the scientific literature, as well as meeting with the Becker Farms/Discover team, we are satisfied that the project aligns with the Comp Plan's intent. The development density is concentrated in a limited area. Most of the property's rural and recreational aspects are preserved. Perhaps most importantly, the proposed wetland preservation and restoration may allow larger flows of clean water into the St. Lucie Estuary. We urge you to approve the project and grant the necessary exceptions to allow water/sewer lines to service the new community, for the community's sake and for the sake of all who enjoy the St. Lucie River and Indian River Lagoon.

Sincerely,



Dr. Brandon Shuler
Executive Director
American Water Security Project

[4] NOAA 2022 Sea Level Rise Technical Report

Chelsea Love

From: Anthony Stamile <ays5004@gmail.com>
Sent: Tuesday, April 19, 2022 8:42 AM
To: Edward Ciampi; Harold Jenkins; Doug Smith
Cc: Sarah Heard; Stacey Hetherington
Subject: DENY THE "RURAL LIFESTYLES" AMENDMENT

Caution: This email originated from an external source.
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Good morning, I am asking Commissioners Mr. Ciampi, Mr. Jenkins and Mr. Smith to please reconsider your decision to approve the Rural Lifestyles amendment.

As I'm sure you know, the amendment would result in urban sprawl of the western parts of Martin County, specifically the Hobe Sound area, which currently does not have the infrastructure to support an influx of development and new residents to the county.

Additional impacts would also include:

- **Quadruple the density of development possible** on more than 130,000 acres of current agricultural lands
- **Set the table for massive increases in development without any economic analysis** of costs to taxpayers for new roads and other infrastructure, the loss of revenue from productive agricultural lands, or impacts on water supply and quality by paving natural lands
- **Undermine decades of sound planning** to keep Martin County's rural lands rural
- **Leave the county subject to a legal challenge** because both a specific development and a major county land use change are being considered simultaneously. Taxpayers, of course, would foot the bill.

To Commissioners Ms. Heard and Ms. Heatherington, I thank you for your decision to vote against the amendment and keep the interests of Martin County and Hobe Sound at the forefront of your decision making.

Thank you,
Anthony Stamile

Chelsea Love

From: faye@carterconst.net
Sent: Tuesday, April 19, 2022 7:12 AM
To: Comish
Subject: Vote against massive development on Bridge Rd

This Email Sent From External Sender

My husband and I are opposed to this massive development that you are considering on Bridge Road.
Please vote no to protect Hobe Sound.
Faye Carter
James Tharp

Sent from my iPhone

Chelsea Love

From: Penny Townsend <penelope.d.townsend@gmail.com>
Sent: Tuesday, April 19, 2022 5:41 AM
To: Harold Jenkins; Sarah Heard; sheterington@martin.fl.us; Doug Smith; Edward Ciampi
Subject: Fwd: Rural Lifestyle = third urban service area

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Sent from my iPhone

Begin forwarded message:

> **From:** Penny Townsend <penelope.d.townsend@gmail.com>
> **Date:** April 19, 2022 at 5:37:30 AM EDT
> **To:** Penny Townsend <penelope.d.townsend@gmail.com>
> **Subject: Rural Lifestyle = third urban service area**
>
> Rural Lifestyle zones will provide services: power, cable, water, sewer. Is this in essence a third urban service area? There is no requirement for clustering of the 30% that will allow structures. How does this not create pockets of dwelling units surrounded by golf courses? Is this consistent with the purpose of primary and secondary urban service districts to contain sprawl? What counts as the 70% open ground to sky? Road? Pools? Parking areas? Backyards? Utility and maintenance areas? Is it required that all utilities be underground? Since each project is a separate PUD will there be any knowledge of how the Rural Lifestyle zone will ultimately look? What is the effect of similar zoning in other areas? Has it been an economic benefit if you include all services required as a result of these projects? Where will staff live? Go to school? Shop? Recreate? Has a pilot area been considered before designating thousands of acres for this purpose?
> Sent from my iPhone

Sent from my iPhone

From: John H. Krehbiel Jr
To: Harold Jenkins
Subject: Growth Management Plan
Date: Wednesday, April 20, 2022 10:46:34 AM

Dear Commissioner – I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner, I urge you to do everything you can to defeat it.

John Krehbiel
137 S. Beach Road
Hobe Sound, FL 33455

From: jlogan@gate.net
To: Sarah Heard; Stacey Hetherington; Edward Ciampi
Subject: Thank you
Date: Wednesday, April 20, 2022 8:04:51 AM

Just wanted to say "thank you" after reading this:

"Commissioners Heard, Stacey Hetherington and Ed Ciampi made it clear they would not support an amendment to allow the new Rural Lifestyle land use designation to be applicable county-wide."

We are not opposed to responsible growth, just opposed to sprawl.

Regards,

The Logans
Hobe Sound, FL

Chelsea Love

From: Tony Pirozzi <tkc2pirozzi@gmail.com>
Sent: Wednesday, April 20, 2022 10:40 AM
To: Comish
Subject: Opportunity Squandered

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

Dear Commissioners,

Yesterday's vote against the Rural Lifestyle amendment was an opportunity squandered. Your professional staff crafted a plan that was balanced and thoughtful. The plan is clearly a win-win for the current and future residents of Martin County. Commissioners Jenkins and Smith showed wisdom and courage with their votes. The low impact and high value of these potential projects that the amendment would have allowed could have been a tremendous source of revenue to protect the future of Martin County.

Change is coming to Martin county. I urge Commissioners Ciampi, Hetherington and Heard to follow the foresight of Commissioners Smith and Jenkins so that we can define what that change looks like. You have an outstanding staff, listen to them and work with them to recapture this moment.

Please put politics aside and do what your constituents elected you to do, lead.

Thank you for your service,

Sincerely,

Tony Pirozzi
Resident

From: Geraldine Genco
To: Stacey Hetherington
Subject: Thank you
Date: Thursday, April 21, 2022 8:57:09 PM

Commissioner Hetherington,

Thank you for taking the time to ask questions at the meeting. It demonstrated how much information wasn't out there, and helped those that didn't know. That is being your own person, and looking at things from a wider perspective. That considers the public viewpoint, and who knows maybe even broadens the knowledge base for some of the other member on the Commission. Appreciate it.

Best,
GG

Geraldine Genco Dube
G Genco Consulting
-Broker Dealer, RIA Compliance & Consulting,
GGenco@GGencoAssociates.com
Ph: 561 745 3893
Cell: 561 371 3947
Services: Consulting, litigation support, testimony & damages

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From: DOROTHY LANCI
To: Harold Jenkins
Subject: rural lifestyle amendment
Date: Thursday, April 21, 2022 6:16:33 PM

Dear Commissioner Jenkins,

I was appalled at your rant during the Commission meeting this past Tuesday. Your behavior was so uncharacteristic of you. It appeared you were taking the opposition to the rural lifestyle amendment personally. What was your reason for this lack of self-control? Are you somehow personally involved in this project planned for your district? And it was offensive to me as well that you would take the name of the late, great Nathaniel Reed in vain. Can you please clarify what was the reason you lost your cool?

Dottie Lanci

Chelsea Love

From: THOMAS THOMPSON <thomps26@aol.com>
Sent: Thursday, April 21, 2022 12:23 PM
To: Comish
Subject: Proposed Bridge Road Development

This Email Sent From External Sender

My wife and I are against the proposed Atlantic Fields Bridge Road development and any changes to the county comprehensive plan. One of the major reasons Martin county is so attractive is because of the comprehensive plan . It's what drew us after 34 years in Wellington. Don't change what's not broke.

Sincerely, Thomas and Roberta Thompson
8259 S.E. Sanctuary Drive
Hobe Sound, Florida 33455

Sent from my iPhone

From: Carol Guthrie
To: Comish
Subject: CPA- 21-08
Date: Friday, April 22, 2022 1:33:36 PM

Please do not pass this bill! We need to keep our environment safe from overcrowding it with more traffic and more unnecessary building.

Carol Guthrie
MA, MED, CAMS
Anger Management Specialist
Mental Health Counselor

"The curious paradox is that when I accept myself just as am, then I can change."
Carl Rogers

Cell: 404-502-9824
Email: carolguthrielc@gmail.com
Web: carolguthrietherapist.com

If you have received this transmission in error, please notify the sender immediately by e-mail and destroy this email.

From: Carol Guthrie
To: Comish
Subject: CPA- 21-08
Date: Friday, April 22, 2022 1:33:37 PM

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Cell: 404-502-9824
Email: carolguthrielc@gmail.com
Web: carolguthrietherapist.com

If you have received this transmission in error, please notify the sender immediately by e-mail and destroy this email.

From: Bevo.and@comcast.net
To: Harold Jenkins
Subject: Rural Lifestyle
Date: Saturday, April 23, 2022 9:09:39 AM

Subject: Rural Lifestyle

Thank you for your vote to delay the vote. You made so many of your Martin County constituents happy, including me. I have been in Stuart since 1978 and have been very happy with our comprehensive growth plan mostly. I hope that the discussion that Commissioner Hetherington started but was cut off will continue at the next meeting. Seems like the next best step is looking at managing growth in Martin County. Please let me know you got this email.
Thank you again.
Beverly Anderson
529 NE Plantation Rd
Stuart, FL 34996
201-213-5025

Sent from my iPad

From: Frank Summers
To: Sarah Heard
Subject: Rural Lifestyle and More
Date: Sunday, April 24, 2022 11:07:48 PM

Hi Ms. Heard,

First and most importantly, I want to thank you for all of your many votes against the Rural Lifestyle proposal. I attended last Tuesday's meeting and was one of the final speakers – you may remember me as the person with 33 years experience in the Department of Defense (DoD) monitoring developmental programs. In that experience, I found that vague or loose wording such as in the Rural Lifestyle plan turns into applications - no one ever wanted or ever thought would happen. Deploying it on 100,000 plus acres would be a shear disaster.

I understand that your term is up but you haven't announced if you will run again – please do! My wife and I leave for the summer in less than two weeks but if there is something I can do to help you, please let me know.

I am also the person from Summerfield HOA with the Preserve issue that Growth Management swept under the rug. I have since made a public records request plus I have other documents that I think show that they weren't honest in their dealings with me and probably are wrong as well. In DoD, I would refer the matter to the Inspector General for investigation – I am not sure if there is something similar in Martin County or if I should just reach out to the new County Administrator at some point. I would appreciate any thoughts you may have on the matter.

Finally, when I get back in the Fall maybe we can meet if you want and if I can help you in some way, we can discuss. I can assure you I am not some crazy person. I was an Executive for 18 years in DoD with a Top Secret clearance, and I am still a licensed CPA & Attorney in Maryland (not Florida). I do very good research, if you need it.

Thanks again.

Frank

From: Bevo.and@comcast.net
To: Harold Jenkins
Subject: Re: Rural Lifestyle
Date: Monday, April 25, 2022 9:57:27 AM

Thank you. Pls only consider the specific land change and stay with our comprehensive growth plan.

Sent from my iPad

> On Apr 25, 2022, at 9:20 AM, Harold Jenkins <hjenkins@martin.fl.us> wrote:
>
> Good morning, Ms. Anderson.
>
> Thank you for taking the time to express your opinion regarding this matter. Commissioner Jenkins has received your email.
> Have a nice week.
>
> **Colleen Pachowicz**
> Commission Aide, District 3
> Martin County Board of County Commissioners
> 2401 SE Monterey Road
> Stuart, FL 34996
> 772-221-2357 (o) 772-288-5432 (fax)
>
> ---
>
> **From:** Bevo.and@comcast.net <bevo.and@comcast.net>
> **Sent:** Saturday, April 23, 2022 9:09 AM
> **To:** Harold Jenkins <hjenkins@martin.fl.us>
> **Subject:** Rural Lifestyle
>
> **Subject: Rural Lifestyle**
>
> Thank you for your vote to delay the vote. You made so many of your Martin County constituents happy, including me. I have been in Stuart since 1978 and have been very happy with our comprehensive growth plan mostly. I hope that the discussion that Commissioner Hetherington started but was cut off will continue at the next meeting. Seems like the next best step is looking at managing growth in Martin County. Please let me know you got this email.
> Thank you again.
> Beverly Anderson
> 529 NE Plantation Rd
> Stuart, FL 34996
> 201-213-5025

Sent from my iPad

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From: Marlene Dinkin
To: Harold Jenkins
Subject: Fwd: DENY THE “RURAL LIFESTYLES” AMENDMENT
Date: Tuesday, April 26, 2022 2:11:13 PM

DENY THE “RURAL LIFESTYLES” AMENDMENT because it would:

Quadruple the density of development possible on more than 130,000 acres of current agricultural lands
Set the table for massive increases in development without any economic analysis of costs to taxpayers for new roads and other infrastructure, the loss of revenue from productive agricultural lands, or impacts on water supply and quality by paving natural lands
Undermine decades of sound planning to keep Martin County’s rural lands rural
Leave the county subject to a legal challenge because both a specific development and a major county land use change are being considered simultaneously. Taxpayers, of course, would foot the bill.

Despite its name, the “Rural Lifestyles” amendment put a target on Martin County’s rural and agricultural lands. It would quadruple the density of development possible in areas currently zoned for agriculture, from one unit per 20 acres to one unit per five acres. The amendment was ostensibly drafted to allow a luxury residential development on 1,500 acres of agricultural land, but if approved, it would open more than 130,000 undeveloped acres zoned for agriculture to similar proposals.

Sent from Samsung Galaxy smartphone.
Get Outlook for Android

From:	Donna S. Melzer
To:	Stacey Hetherington; Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins
Subject:	Action: Invite for May 17 - Meeting on -- Proposed New Rural Lifestyle CPA 21-08 & What the Real Cost Is - & Who Pays
Date:	Tuesday, May 10, 2022 12:49:51 PM

MARTIN COUNTY CONSERVATION ALLIANCE MEETING
Stand Firm for Our Urban Boundary, Our Difference – or Pay Costs Later.

TUESDAY May 17, 2022 6pm – 7:30 pm Open to the Public

CHASTAIN CAMPUS, Indian River State College, 2400 SE Salerno Road, Stuart

WHY RESIDENTS SAY *NO* TO SPRAWL TEMPLATE – Rural Lifestyle CPA 21-08.

More Info on HOW WE PAY – taxes, traffic congestion, troubled schools, our environment, emergency service response times, water quality & supply… more

Informative Speakers:

Eve Samples, Executive Director of Friends of the Everglades;

Jane West, Policy & Planning Director for 1000 Friends of Florida;

Martin County Conservation Alliance info including Nat Reed article on Comp Plan.

CPA 21-08 “Rural Lifestyle” – an intense new land use proposed OUTSIDE our urban boundary with a big price tag for residents/taxpayers/drivers/the environment.

Please Join Us. Open to the Public; no charge.

Sponsors: Martin County Conservation Alliance, a Florida non-profit, educating and working for our environment, our Martin County Difference, since 1964.

From:	elzer@gate.net
To:	Edward Ciampi; Doug Smith; Harold Jenkins; Stacey Hetherington; Sarah Heard; Don Donaldson; Krista Storey; Sangeeta Maragh; Clyde Dulin; pschilling@martin.fl.us; Samuel Amerson
Subject:	Public Records Request; PLUS MCCA Workshop May 17 Invitatoin; regarding CPA 21-08 Rural Lifestyle
Date:	Friday, May 13, 2022 1:32:11 PM

Dear Commissioners ---

You are all invited to the MCCA General Meeting, open to the public, on May 17, 6-7:30 at IRSC.

This is also a public records request for each of you to provide us with your writings (memos, texts, emails, letters....) regarding the most recently proposed language for CPA 21-08, Rural Lifestyle, a copy of the most recently proposed language for CPA 21-08 and each CPA 21-08 submittal since April 12, 2022 together with any back-up information and analysis including GMD staff reviews to date, Utility Dept & Public Works Dept & information on the issues, fiscal budget adjustments, CIE/CIP changes proposed for the Rural Lifestyle, any zoning details.

In addition this is a request for documents identifying the applicant and the real property involved regarding each "pending" projects or "pending" applications for the new Rural Lifestyle Land use. Also provide any list of the applicants and entities expressing an interest in applying for the proposed land use Rural Lifestyle - and real property address/legal description for each such new proposal.

Commissioner Ciampi references: "some of the projects that are pending."

I agree to pay for the copies of documents requested.

Thank you.

Donna Melzer 772/485-9429

Have Ciampi & Smith made a deal re CPA 21-08, Rural Lifestyle not disclosed to the public -- and, if yes,how MANY Projects --

what value (if any) did they give Our Urban Boundary, Our Comp Plan, Our Martin County Difference, Our Quality of Life?

Background: On Feb. 22, Commissioners Ciampi-Smith-Jenkins voted to transmit ANTI-Urban Boundary, Ant-Comp Plan CPA 21-08 to the state agencies -- the first step in approval. Ciampi said that his vote was contingent on being able to grab $5Million of the project real estate taxes each year for land preservation; Smith said $10Million. (a study of the numbers makes these seem not realistic for at least years to come).

April 19th Ciampi withdrew his support -- but instead of a no vote, continued the CPA 21-08.

Now - Tues, May 3, the Board of County Commissioners video includes this monologue by Commissioner Ed Ciampi and verbal applause by Commission Chair Doug Smith, advocate of Rural Lifestyle, CPA 21-08:

Tuesday, Commissioners were rejecting an agenda item proposing a half cent sales tax for preservation land.

But Ciampi said, starting at 1:49:07 into the video meeting that is on the county website:

> I will make a comment - **and I did several weeks ago - when an item came up - a separate item from this - a development project that could infuse a lot of additional capital - tax revenue - to county.**
>
> That's ah controversial in itself - but a lot of people were well "You're building a wealthy neighborhood for wealthy people - and it's NOT NECESSARY - and What's In It for Us".
>
> Well, similarly to when we brought in an unexpected revenue stream with the FPL - I wasn't on the Board when the FPL franchise fee was approved -- but I've been here since to real the benefits - the county benefits of that - and I know some people are frustrated that maybe it hasn't worked out to be what they wanted. But at that time the Commission said "Well, we're going to take a certain percentage of that money." - that' new pot of money that's coming in and use it towards a specific use.
>
> I believe that one of the issues that is before us in the next several weeks - or if not that one, something else - a very defined set of increased dollars to the county coffers could be set aside. Commissioner Smith and I - I had said 25% of that money should be used to fund environmentally sensitive conservation land acquisition.

Commissioner Smith made a suggestion maybe it should be 50%. That's a conversation we will have to have in the future - if that goes forward. That's the kind of strategy I think (1:50 of *3:18) is appropriate and I could get behind that.*

Yes, we all agree that we need to continue to do this. If you purchase the land that's not developed, the land that connects one sensitive part that's stuck with a missing link - and then we can purchase that missing link and now you have the connectivity that's so important. So I'm a No on even asking the citizens if they are interested in taxing themselves an additional 1/2 cent in November.

I'm a yes in continuing to brainstorm this policy and this process that for us is a clear message to the public that the environment is important to all of us. And even for the people that don't necessarily there is funding that can be "found" – large funding - enough to make a meaningful impact with **some of the projects that are pending** - so that understand specifically why it's important to them - you know - WHEN THOSE come back, I will be pushing forward and reminding us of this comments that say "we need to take a % of THIS project - IF IT IS SUCCESSFUL - and specifically dedicate it so that we understand that a little bit of development 'over here' can save us from 'monumental development elsewhere.'

Thank you. I yield the remainder of my time. [Commish Chair Smith then said "That was a lot. But all good stuff…."

----- Subsequently but clearly related ---
EMAIL rec'd MAY 11 regarding the first proposed project final site plan under the not-adopted yet CPA 21-08, Rural Lifestyle Land Use Proposal:

JOINT (APPLICANT/STAFF) WORKSHOP MEETING AGENDA May 12, 2022 9:00 AM MARTIN COUNTY ADMINISTRATION COMMISSION CHAMBERS 2401 SE MONTEREY ROAD, STUART, FLORIDA A. PROJECT REVIEW 9:00 H123-023 **Discovery PUD Phase 1B Final Site Plan** This is a **request by Becker Grove, Ltd and Hobe Sound Equestrian, LLC for approval of the Phase 1B Final Site Plan for the Discovery PUD. Phase 1B includes all earthwork, lake construction and mass grading to support the golf course and residential areas.** No vertical construction is being requested with this phase of construction. The Discovery PUD project is proposed on an approximate 1,530 acre the previously platted Hobe Sound Polo Club located on the north side of Bridge Road approximately 1 mile east of Interstate I-95 in Hobe Sound. Project Coordinator: Peter Walden, AICP, Deputy Director Agent for the Applicant: Morris A. Crady, AICP, Lucido & Associates

MARTIN COUNTY CONSERVATION ALLIANCE MEETING

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Costs Later.

TUESDAY May 17, 2022 6pm – 7:30 pm
Open to the Public

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WHY RESIDENTS SAY *NO* TO SPRAWL TEMPLATE – Rural Lifestyle CPA 21-08.

More Info on HOW WE PAY – taxes, traffic congestion, troubled schools, our environment, emergency service response times, water quality & supply… more

Informative Speakers:

Eve Samples, Executive Director of Friends of the Everglades;

Jane West, Policy & Planning Director for 1000 Friends of Florida;

Martin County Conservation Alliance info including Nat Reed article on Comp Plan.

CPA 21-08 “Rural Lifestyle” – an intense new land use proposed OUTSIDE our urban boundary with a big price tag for residents/taxpayers/drivers/the environment.

Please Join Us. Open to the Public; no charge.

Sponsors: Martin County Conservation Alliance, a Florida non-profit, educating and working for our environment, our Martin County Difference, since 1964.

Sent by Donna Melzer, To Unsubscribe, hit reply and so advise.

From: Hermine Paulin
To: Comish
Subject: RLA
Date: Monday, May 16, 2022 2:51:28 PM

I am opposing the RLA.
Please work with the GUARDIANS of MARTIN COUNTY to come to an AGREEABLE solution.
Hermine Paulin

From: Ellen Higgins
To: Harold Jenkins
Subject: Rural Lifestyle CPA 21-0'8
Date: Friday, May 20, 2022 8:04:15 PM

This Email Sent From External Sender

Martin County's future is in your hands. This amendment threatens our beautiful county as it is ill defined and lacks the necessary details - It threatens the very comprehensive plan that makes us so different from the counties south of us. The promises of financial gain rather than additional costs to tax payers is poorly researched and appears to be intended to deceive the public. Do better research and you will not pass this very damaging amendment.
Ellen and Tom Higgins

Sent from my iPhone

Chelsea Love

From: John H. Krehbiel Jr <john@kf-partners.com>
Sent: Wednesday, April 20, 2022 10:45 AM
To: Comish
Subject: Vote for Rural Lifestyle

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

Dear Commissioner – I am strongly opposed to ANY amendment to the Martin County Comprehensive Growth Management Plan and/or change to the Future Land Use Map based on the Rural Lifestyle proposal. As my Commissioner, I urge you to do everything you can to defeat it.

John Krehbiel
137 S. Beach Road
Hobe Sound, FL 33455

From: Jon Callahan
To: Stacey Hetherington
Cc: Patricia Higginbotham
Subject: Atlantic Fields
Date: Sunday, April 17, 2022 11:53:49 AM

This Email Sent From External Sender

Dear Commissioner Hetherington,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support for both, and declare how much my family and I are looking forward to calling Martin County, FL our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

I'm also a member at Grove XXIII and am really excited about the prospect of living next door to this amazing golf experience.

Thank you for your time and service to Martin County.

Best,

Jon and Peyton Callahan

From:	Mitesh Shah
To:	Stacey Hetherington
Cc:	Patricia Higginbotham
Subject:	Atlantic Fields
Date:	Sunday, April 17, 2022 7:01:50 PM

This Email Sent From External Sender

Dear Commissioner Hetherington,

As you contemplate the Rural Lifestyle land use amendment and the Atlantic Fields project on Tuesday, I'd like to voice my support and declare how much my family and I are looking forward to calling Martin County, FL, our home. Preserving environmental and agricultural lands without spending taxpayer dollars, expanding open space requirements, and increasing the County's ad-valorem tax base sounds like a win-win for all.

Thank you for your time and service to Martin County.

Kind Regards,

Mit Shah

From: Hope Reese
To: Stacey Hetherington
Subject: comp plan amendments
Date: Monday, February 21, 2022 8:23:19 AM

This Email Sent From External Sender

please vote no or delay vote until the public understands the future density allowed under this change to our comp plan.
thank you,
Hope Reese
Hobe Sound

From: Susan Welch
To: Stacey Hetherington
Subject: Comp plan
Date: Monday, February 21, 2022 4:23:02 PM



Please vote “no” to Rural Lifestyle.
Please do not let Martin County become crowded like the counties south of us.
Please protect our Comprehensive Plan.
Susan Welch

Rocky Point
Tax payer Martin county

Susan Welch
Siouxwelch@icloud.com
Sent from Sioux's iPad

From: Betty Zondag
To: Stacey Hetherington
Subject: Comp Plan
Date: Tuesday, February 22, 2022 6:56:30 AM

Dear Ms. Hetherington,

Please honor the life of Maggie Hurchalla and vote against any changes in the Comp Plan.

Betty Zondag

From: Patricia Lesser
To: Stacey Hetherington
Cc: elzer@gate.net
Subject: CPA 2021-08
Date: Monday, February 21, 2022 11:27:00 AM

Please vote NO! Preserve Martin county for our families!

From: carol schaming
To: Stacey Hetherington
Subject: CPA 2021-08
Date: Monday, February 21, 2022 7:22:07 PM

This Email Sent From External Sender

I say a big No!!!! To CPA 2021
Carol Schaming

Sent from my iPhone

From: Ruthie Barker
To: Stacey Hetherington
Subject: Martin County Comprehensive Plan
Date: Friday, February 18, 2022 3:55:08 PM

February 18, 2022

Dear Commissioner Hetherington,

I am writing to implore you not to destroy Martin County's Comprehensive Plan. I remind you that you, indeed all of the Martin County Commissioners, promised when running that you would defend the comp plan and the urban service boundary.

As you most certainly are aware most of us came to Martin County because it was not developed, but was one the last large remaining rural lands on the eastern seaboard. There is only ONE road to the beach. What on earth will happen to Bridge Road? What will happen to the headwaters of the rivers?

As you also know - the price of rural land will dramatically increase, and the profit to great to resist for landowners. It was the "experience of the Ag Preserve in Palm Beach County that agricultural easements will not last." And I know this to be true in other areas of the country.

There is enough destruction of open land in Florida. Please do not put thought of profit before doing what is right for all the citizens of Martin County and our precious environment. You will destroy so much if you vote to overturn the Comprehensive Plan.

Sincerely,

Ruth Barker
Resident of Martin County

From: TOM TOMLINSON
To: Stacey Hetherington; Sarah Heard
Subject: Rural Lifestyle Amendment
Date: Friday, April 15, 2022 4:49:58 PM

Thank you for denying the "Rural Lifestyle Amendment.

From: Mary Win OBrien
To: Sarah Heard; Stacey Hetherington
Subject: Rural Lifestyle Amendment
Date: Saturday, April 16, 2022 3:54:21 PM

I want to thank you for your vote against this amendment at the early stage and hope that you will still find that it needs a lot more work as to the one development and that the larger amendment for a Rural Lifestyle in western Martin County should be turned down. This is too much to take at this point in time. Thanks again. Mary Win O'Brien Stuart FL

From: Marylyn Greenough
To: Stacey Hetherington
Subject: Rural Lifestyle
Date: Sunday, February 20, 2022 5:19:56 PM

This Email Sent From External Sender

Please vote “no” to Rural Lifestyle.
Please do not let Martin County become crowded like the counties south of us.
Please protect our Comprehensive Plan.

Marylyn Greenough
Rocky Point

Sent from my iPad

From: Linda Boothby
To: Stacey Hetherington
Subject: Rural Lifestyle
Date: Monday, February 21, 2022 12:49:43 PM

PLEASE DENY the Rural LIfestyle land use. Sincerely, Linda Boothby 7 Harmony Lane, Hobe Sound

From: Catherine Whitehurst
To: Comish
Subject: Rural Lifestyle
Date: Tuesday, April 19, 2022 1:46:34 PM

This Email Sent From External Sender

PLEASE SAVE HOBE SOUND FROM GREEDY DEVELOPERS!!!!
This is a special town Please help us keep it that way - please vote AGAINST - the rural lifestyle amendment.

Cat Whitehurst

From: Gmail
To: Stacey Hetherington; Sarah Heard
Subject: RURAL LIFESTYLES AMENDMENT Thank you for your no vote
Date: Thursday, April 14, 2022 4:30:55 PM

Please continue to reject this amendment.

One of Martin County's strongest assets is its approach to development and land use. Protect the comp plan -- and the environmental and fiscal resources it protects.

Mark Zaccone
Martin County Resident

From: John
To: Stacey Hetherington
Subject: Support for Atlantic Ridge Discovery project
Date: Sunday, May 15, 2022 4:24:23 PM

This Email Sent From External Sender

Commisioner Hetherington;
I am writing you to support the Discovery Atlantic Ridge Project. I have attended all of the workshops and meetings on this. If you May remember I was initially against the project.

But after seeing everything, asking questions and having experience with Discovery properties in my past, I am 100% for it. I know this will add so much to our community. We will have the philanthropy from the home owners in Martin County instead of Palm Beach. This will be a game changer for our tax base as well as our charitable foundations in OUR community.

The people speaking against are the same 10 people that oppose every single development and have for the 22 years I have lived in Martin County. We all knew Maggie but she opposed everything as well. I personally made a deal with the county to put 5.5 acres into Maggie's Hammock Park for 0 dollar gain. Again I knew Maggie and she did not have the opportunity to hear what the development was as sadly she passed prior. She may have had a different opinion as well if she knew what I know.

All developments are not bad and we have to grow. This type of development does not open the door for others but rather sets a very high bar with this special designation which will be impossible if not very difficult for anyone to follow. But if they do then this is OK with me! They are taking a fallowed orange grove and making a revenue stream for the county and bringing in high profile net worth families. No down side as they will pay for ALL services costs.

Please vote yes on this issue.

John Dial
Rocky Point
561-445-0078

Sent from my iPhone