

Catherine Riiska

From: martyalan@comcast.net
Sent: Friday, December 22, 2017 11:05 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound
Attachments: cambridge 002.JPG; cambridge 021.JPG

Dear Ms. Riiska,

My husband and I own a home at XXXXX in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. We were very concerned when we learned about the Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. And if we do have multiple dollar stores, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. We are upset that some developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

Attached are photographs of the entrance to Cambridge, a beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

Cambridge is probably the nicest manufactured/mobile home community in Hobe Sound, due in part to the beautiful entrance, and also because the property owners in Cambridge own the land as well as the homes, unlike most other such developments in Hobe Sound where the homeowners rent the land. If this development is approved, it will make us want to sell our home in Cambridge and move somewhere else.

An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development, where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this

problem will only be exacerbated. I cannot imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

There is also the question of how the Fire Station, located immediately to the south, will be impacted. Will EMS and Fire Rescue have to contend with the increased vehicular traffic on the northbound side of Federal Highway due to this store being located at this ill-advised location?

We also have safety concerns due to the traffic volume and patterns that will be caused by this development. More people will want to drive through the quiet, residential neighborhood of Cambridge and the neighboring community of Ridgeway rather than exiting from Constitution Boulevard. The narrow, 25 mile per hour streets of these two communities are not equipped with sidewalks, so the residents walk and ride their bikes and sometimes use their wheelchairs and golf carts in the street, and you can see them everywhere, every day. Everyone drives very slowly there because of the pedestrians and the fact that they are elderly. We fear for the safety of the residents and their pets if Dollar General customers start driving through the community, perhaps speeding through these small streets and unaware of the many pedestrians who walk or ride along these streets.

Finally, we are concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. The wooded area and canal located at the southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds and Scrub Jays, which are a protected species, and many other kinds of wildlife, will likely be obliterated by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.

Sincerely,

CAMBRIDGE

A Hertiage Ridge South Community

Mr. & Mrs. Alan Scheuermann

6980 S.E. Congress St.

Hobe Sound, FL 33455

Cc: Martin County Commissioners

You're receiving this message because you're a member of the CAM-HM group from Cambridge at Heritage Ridge South. To take part in this conversation, reply all to this message.

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Catherine Riiska

From: Anne O'berry <anneoberry@yahoo.com>
Sent: Thursday, December 21, 2017 8:00 AM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound
Attachments: cambridge 002.JPG; cambridge 021.JPG

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Riiska,

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Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

Attached are photographs of the entrance to Cambridge, a beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

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An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development,

where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this problem will only be exacerbated. I cannot imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

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Finally, we are concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. The wooded area and canal located at the southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds, and many other kinds of wildlife, will likely be obliterated by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.

Sincerely,

Larry and Anne O'Berry

Cc: Martin County Commissioners

Catherine Riiska

From: Nancy Bochynski <nancybochynski@icloud.com>
Sent: Friday, December 22, 2017 3:15 PM
To: Catherine Riiska
Cc: Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Proposed Dollar a General

Follow Up Flag: Follow up
Flag Status: Completed

I, like many of my neighbors in Cambridge at Heritage Ridge South, am very concerned about the proposed development of a Dollar a General abutting our community.

This is a quiet 55+community with a striking entrance way. To now stick a Dollar a General would definitely decrease home values and our way of life. Not to mention drive away some of the wildlife living in the proposed area.

I have lived in Hobe Sound for almost 13 years, and one of the things that attracted me to Hobe Sound and Cambridge was the peacefulness of the area. I always refer to Hobe Sound as Florida's best kept secret, and personally I would like to keep it that way.

In addition to the fact that if passed we would have to deal with extra traffic(getting on to US 1 is already trying enough) but we would have to look at a retail store instead of our lovely tree lined entrance.

Not that I would like to see any more retail stores in Hobe Sound, but if they have to come, then why not in one of the many empty retail spaces around (?and there are plenty).

Thank you for your time and I sincerely hope that you would consider the repercussions of a Dollar General in our side yard.

Sincerely,
Nancy Bochynski

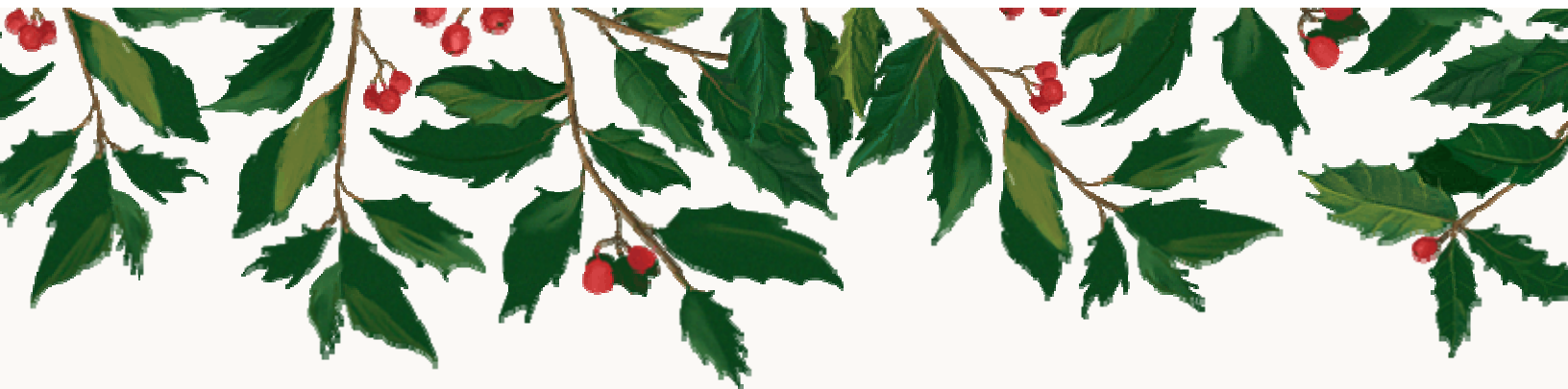
>

Sent from my iPad

Catherine Riiska

From: M C DALTON <mo_tennisne1@bellsouth.net>
Sent: Friday, December 22, 2017 2:52 PM
To: Catherine Riiska; Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Cc: Doug Smith
Subject: Proposed Dollar General Store

Follow Up Flag: Follow up
Flag Status: Flagged



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abutting a residential neighborhood. We are upset that the property values and quality of life for the residents of Cambridge will be compromised.

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people will want to drive through the quiet, residential neighborhood of Cambridge and Ridgeway rather than exiting from Constitution Boulevard.

Concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. Southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds, and many others. Disturbed by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

proposal as it will impact our quiet community, pose a traffic nightmare and encourage non residents to be entering our community

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Maureen



Catherine Riiska

From: daryl dembeck <dgdembeck@yahoo.com>
Sent: Friday, December 22, 2017 5:17 PM
To: Catherine Riiska; Catherine Riiska
Subject: Retail store/Dollar General at US-1 and Constitution, Hobe Sound.

Follow Up Flag: Follow up
Flag Status: Completed

ARE YOU KIDDING ME??????

You are absolutely ignorant to the wants and needs of your Hobe Sound residents, and constituents. Slipping a sign into the community and not offering a meeting, to truly get residential feedback from people that happen to call Cambridge our home. Where is the concern from the people we put in office to protect and care for the place we call home? We may reside in a senior community, but truly.....Along with our age comes wisdom. YOU have made so many stupid moves and supposed upgrades during my 22 years in Hobe Sound, and now this.....????

I have had family living in this community for 3 generations. My Grandparents were included in "Phase 1, and that was closely followed by my parents in 1994. I then bought my home in 2003 on Independence. (So the county has been collecting taxes from my family for over 25 years.)

Do you simply close your eyes and throw a dart at the wall? Is there a single moment of pause given to the hundreds of people that live within a block or two of the proposed "Assinine" retail establishment, that for so long, walk throughout our community without a care in the world.

You are taking away what has been our way of life. A retail store taking the place of beautiful trees and wetlands. (Truly, intelligence running amok.....!!!!) You are desperate individuals, that seek neither critical feedback or acceptance. The way things are done by this administration is to set up a project, and follow the path of least resistance. REALLY????

Another Dollar store that will sit empty, allowing for shoplifters and minimum wage turnstile employees, and be out of business within a year. The Dollar store down by Bridge Rd is certainly a fine example of a thriving business!!!! Pun intended. That entire strip mall is going under, and certainly our established and enlightened braintrust needs to bring more BS retail outlets into Hobe Sound. Yeah Buddy.....Lets put one right along a section of US1 that has zero retail at all in a two mile stretch. Duh.....Do you think there may be a reason for this????

We are a community that never asks for a handout. We live by our means. We do not cash welfare checks to exist. Our income was earned through 40 years of continuous employment. No foodstamps, and certainly no unemployment compensation. So why do you find it necessary to treat us like citizens that live in West Palm Beach???

When you are finished, Cambridge will no longer be a 55/Senior Community. It will be full of non working multifamily households, living in homes meant for 2 or 3 people at most. Taxes will not be paid, and crime will flourish. What once was will be a miserable existence, because of your ignorance to what is simply a bad idea. I guess you want to be another Stuart Jr.

If it is with all that is me.....I will tell all that will listen of the wrong that you idiots call progress!!!! Watch what happens.....My words will be considered profound.

Do you have the balls to respond??? I doubt it. If you do, allow all that have replied a chance to be heard.

Sincerely,
Daryl G. Dembeck
7835 S.E. Independence Ave.
Hobe Sound, Fl. 33455

Catherine Riiska

From: Susan Nye <nyelisu@metrocast.net>
Sent: Friday, December 22, 2017 2:49 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: FW: Serious Concerns about the Proposed Dollar General Store in Hobe Sound
Attachments: cambridge 002.JPG; cambridge 021.JPG

Follow Up Flag: Follow up
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Dear Ms. Riiska,

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If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. [There is another Dollar store of sorts just north of us also.](#) And if we do have multiple dollar stores, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. We are upset that some developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

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mind that the residents of Cambridge are senior citizens, who generally tend to drive more cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

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I have copied most of this letter, but am only doing so as it addresses all of our concerns. We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.

Sincerely,

Susan and Lindsey Nye
Cambridge Residents

Cc: Martin County Commissioners

You're receiving this message because you're a member of the CAM-NR group from Cambridge at Heritage Ridge South. To take part in this conversation, reply all to this message.

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Virus-free. www.avg.com

Catherine Riiska

From: Super Dave <halibu@hotmail.com>
Sent: Friday, December 29, 2017 9:17 AM
To: Catherine Riiska; Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Cc: cambridge@hrspoa.com
Subject: PROPOSED DOLLAR STORE AT US 1 AND CONSTITUTION BLVD. IN HERITAGE RIDGE SOUTH, HOBE SOUND

Dear Commisioners,

The proposal to put a high volume retail outlet at this location is inherently dangerous and ill advised.

Leaving Cambridge (Constitution Blvd) and turning on to US 1 is already a challenge whether heading north or south. The idea of having much larger volumes of vehicle traffic in this location is a very bad idea.

This intersection is the main entrance to a long established 55 plus residential community with narrow 2 lane streets most of which have no sidewalks. A big increase in vehicular traffic will put me and my fellow residents in unnecessary danger. The narrow streets of Heritage Ridge South were never intended to serve retail traffic. They were intended to serve more than 500 homes in a quite, safe residential setting.

Allowing a retail outlet in this location is simply a bad idea. This is a residential area and has been so for decades.

I strongly urge you to deny this application. Please put the safety and quaity of life of me and my fellow home owners and tax payers above the wants of this application.

David Hyde
8042 SE Homestead Ave
Hobe Sound 33455
772 675 3123

Catherine Riiska

From: Tony Lupinacci <tglupe@aol.com>
Sent: Friday, December 29, 2017 10:29 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; efield@martin.fl.us; Sarah Heard
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound

Dear Board,

My husband and I are homeowners in Heritage Ridge south, Cambridge in Hobe Sound.

While we understand that there is growth and change happening in our quiet little town it does not mean that we like it or approve. We settled here because of it being more rural between two populated towns.

We see so much expansion all along the treasure coast which frankly is frightening. It is already too crowded on our roads. Every time we drive down route 1 and many of the side roads and see the new construction happening we fret about our highway infrastructure wondering how it is going to support the many new developments being built. (Our roads are already overcrowded making it difficult to get to and fro especially during rush hours).

That being said we are writing specifically regarding the proposed Dollar General at the junction of S E Constitution and Federal Highway, also the entry for our little manufactured home community, Cambridge, rated #1 in Martin County for many years. One of the things that drew us to this community was the attractive entry and our beautiful constitution Blvd.

We are a quiet 55+ community. Residents ride their bikes and walk the Blvd. from morning to night. Exercising to keep fit, socializing as they walk their pets, staying young and active thus staying healthy!

Locating this commercial business on the corner of SE Constitution Blvd. will surely increase thru traffic on the Blvd. I believe we as residents have financially maintained the grounds on the Blvd. for many years through our HOA's, hiring landscapers to mow and clean all along the Blvd. keeping it beautiful. I for one and many other residents also make it an everyday practice to volunteerily pick up trash along the sidewalks as well.

In my research I have not been able to find a site plan showing where the entrance and exit is to be located for the Dollar General. Will it be on Constitution or Federal Highway? Will our beautiful entry with the Banyons remain as a buffer for conservation as well as for aesthetics?

We fear the many changes the Dollar General will have on our quiet little community. The new Retirement development being built North of Heritage Ridge North has already had an impact by displacing many wildlife sending them fleeing south into the undeveloped land along federal highway in front of Cambridge. We have seen more wild boar and bobcats in our area from that project!

We fully understand that we can't stand in the way of progress. It is the way of this world. However we ask that you reconsider the impact this development will have on our #1 manufactured home community in Martin County!

We ask that you keep us in mind when making decisions that will effect Constitution Blvd. Keeping conservation priority and helping to keep thru traffic from putting our residents that walk and bike here everyday at risk. Basically we ask that you put yourselves in our shoes when sitting on this board that makes life changing decisions.

We are grateful there are already environmental laws protecting the nature that surrounds us!

Thank you for considering our plea to keep our community safe and unscathed!

Sincerely,

Tony and Donna Lupinacci
7726 SE Independence Ave.
Hobe Sound
Tglupe@aol.com
Sent from AOL Mobile Mail

Catherine Riiska

From: Joe Chippari <jchip57@hotmail.com>
Sent: Saturday, December 30, 2017 12:23 PM
To: Catherine Riiska
Subject: Proposed Dollar General Store in Hobe Sound

One of our residents sent you a well documented email on their concern over the proposed Dollar General Store on the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound. I fully agree with what they reported to you and sincerely pray that you have the power to do something about this. The thought of our quiet lovely village becoming a thoroughfare for Dollar General customers is very concerning to me and the whole community.

I find it hard to believe that an exit onto our entrance road has to be provided. I have seen many businesses on Federal Highway that allow customers entrance and exits from Federal Highway and should you be unable to stop this catastrophe from happening maybe you could see that this business have same entrance and exit. Our quite community does not deserve to be changed into a busy thoroughfare for any business.

I thank you for your valuable time to consider what I'm sure many residents have sent in to you. I pray that you kept that long but very nicely written email our resident provided. It truly describes our concerns. Please let me know if you didn't save and can't remember what they had written as I would be more than happy to provide you with a copy I saved.

Joe Chippari
7486 SE Independence Ave
Hobe Sound

Catherine Riiska

From: kathy Mauthner <kathymauthner@gmail.com>
Sent: Saturday, December 30, 2017 10:32 AM
To: Catherine Riiska
Subject: Dollar General.... Corner of US1 at the entrance of Cambridge

Everyone I have talked to is really upset at the thought of a Dollar General at the entrance of our small well kept park..we try very hard to keep our properties clean and and traffic down...I feel having this store there would take away the 55plus community feel and the possibly of loud and busy streets..thank you...hopefully you'll listen to the homeowners... With respect, Kathleen Mauthner..

Catherine Riiska

From: Stanley Mielnicki <stan4750@gmail.com>
Sent: Saturday, December 23, 2017 8:26 AM
To: Catherine Riiska
Subject: dollar general

I DO NOT WANT A DOLLAR GENERAL STORE IN HOBE SOUND

STAN MIELNICKI

Catherine Riiska

From: Colleen Pachowicz on behalf of Harold Jenkins
Sent: Tuesday, January 02, 2018 9:59 AM
To: Catherine Riiska
Subject: FW: concerns about the proposed Dollar General Store in Hobe Sound

I don't believe you received this email, therefore I am forwarding it to you on behalf of Commissioner Jenkins.

Colleen Pachowicz

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

From: imcout@comcast.net [<mailto:imcout@comcast.net>]
Sent: Tuesday, December 26, 2017 12:31 PM
To: criska@martin.fl.us
Cc: Harold Jenkins; Ciampi, Edward; Fielding, Ed; Sarah Heard
Subject: concerns about the proposed Dollar General Store in Hobe Sound

Dear Ms Riska,

My husband and I live at 7925 SE Independence Ave, Hobe Sound, FL 33455. We moved here in June 2016 after having spent several years looking for a safe place to retire to.

We chose Hobe Sound and Cambridge in particular for its quiet community, tree lined streets, and low traffic, and being able to walk safely. We only have sidewalks on Constitution Blvd, and you have to cross the blvd to get to the sidewalk since the sidewalk goes from the left side of the street to the right. With the increased traffic a person in a walker or wheelchair would be in danger. Even without a disability, we don't walk as fast as we used to.

Our clubhouse is across the street from where the proposed Dollar General would be. We all go to the clubhouse for exercise, the pool, playing bridge etc. It is the hub of our social life. Many people would not go because of the traffic. As I stated earlier, this is one of the reasons we moved here. Walking outside is so beneficial to the seniors living alone. They get to see and speak to the people of the community. Sometimes it is the only time they get to see people as some people can no longer drive.

There is a dollar store near Winn Dixie about 3 miles away, that should be enough. If they have to build one, please go to a strip mall and not in a senior development, why do they have to destroy our community. Please do not allow this to happen.

We love our neighborhood and we see no need for this or any other store in our residential area.

Thank you for taking the time to read this and please think about this being built where your elderly family lives.

sincerely,

Irene Couture

Catherine Riiska

From: Claudia Lanigan <CLANIGAN@allrisks.com>
Sent: Wednesday, December 27, 2017 11:24 AM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Proposed Dollar General Store in Hobe Sound

Importance: High

Good morning,

I want to let it be know that I agree with all items listed in the letter sent below and **STRONGLY OPPOSE** the proposal for an addition of a Dollar General store located on the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge where I just purchased a home last week.

" My husband and I own a home at XXXXX in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. We were very concerned when we learned about the Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. And if we do have multiple dollar stores, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. We are upset that some developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

Attached are photographs of the entrance to Cambridge, a beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

Cambridge is probably the nicest manufactured/mobile home community in Hobe Sound, due in part to the beautiful entrance, and also because the property owners in Cambridge own the land as well as the homes, unlike most other such developments in Hobe Sound where the homeowners rent the land. If this development is approved, it will make us want to sell our home in Cambridge and move somewhere else.

An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development, where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this problem will only be exacerbated. I cannot imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

There is also the question of how the Fire Station, located immediately to the south, will be impacted. Will EMS and Fire Rescue have to contend with the increased vehicular traffic on the northbound side of Federal Highway due to this store being located at this ill-advised location?

We also have safety concerns due to the traffic volume and patterns that will be caused by this development. More people will want to drive through the quiet, residential neighborhood of Cambridge and the neighboring community of Ridgeway rather than exiting from Constitution Boulevard. The narrow, 25 mile per hour streets of these two communities are not equipped with sidewalks, so the residents walk and ride their bikes and sometimes use their wheelchairs and golf carts in the street, and you can see them everywhere, every day. Everyone drives very slowly there because of the pedestrians and the fact that they are elderly. We fear for the safety of the residents and their pets if Dollar General customers start driving through the community, perhaps speeding through these small streets and unaware of the many pedestrians who walk or ride along these streets.

Finally, we are concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. The wooded area and canal located at the southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds, and many other kinds of wildlife, will likely be obliterated by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it."

Thank you,

Claudia P. Lanigan
Associate Broker
Broker: Ian Fike

All Risks Limited
318 S. US Highway One
Suite #206
Jupiter, FL 33477

Tel: (561)-748-1250 x4733
Toll Free: (866)-350-6885
Fax: (561)-207-7755
email: clanigan@allrisks.com
WWW.ALLRISKS.COM

This email is intended for the addressee shown. It contains information that is confidential and protected from disclosure. Any dissemination or use of this transmission or its contents by unintended persons is strictly prohibited. If this email relates to placement of coverage, please note that no coverage will be bound and no changes will be made without a written "Confirmation of Insurance", Binder, Endorsement or Reinstatement from our office. Coverage cannot be assumed if you do not receive one of the aforementioned notices.

Catherine Riiska

From: Karen Schweitzer <kareneschweitzer@gmail.com>
Sent: Thursday, December 28, 2017 3:15 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Re: Fw: Serious Concerns about the Proposed Dollar General Store in Hobe Sound

I own a home at 7610 SE Shanandoah Drive in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. I am very concerned about the Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. And if there is valid reason for multiple dollar stores in Hobe Sound, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. As a taxpayer in Martin County, I am upset that a developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should endeavor to enhance the attractiveness of Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store, especially one which entrance will conflict with the entrance to a residential community.

Attached are photographs of the entrance to Cambridge, a (award winning per State of FL) beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

Cambridge is probably the nicest manufactured/mobile home community in Hobe Sound, due in part to the beautiful entrance, and also because the property owners in Cambridge own the land as well as the homes, unlike most other such developments in Hobe Sound where the homeowners rent the land. If this development is approved, it will make us want to sell our home in Cambridge and move somewhere else.

An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development, where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this problem will only be exacerbated. I cannot imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more

cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

There is also the question of how the Fire Station, located immediately to the south, will be impacted. Will EMS and Fire Rescue have to contend with the increased vehicular traffic on the northbound side of Federal Highway due to this store being located at this ill-advised location? In addition, there is a new assisted living facility just north on Federal highway which will also increase traffic in this area.

We also have safety concerns due to the traffic volume and patterns that will be caused by this development. More people will want to drive through the quiet, residential neighborhood of Cambridge and the neighboring community of Ridgeway rather than exiting from Constitution Boulevard. The narrow, 25 mile per hour streets of these two communities are not equipped with sidewalks, so the residents walk and ride their bikes and sometimes use their wheelchairs and golf carts in the street, and you can see them everywhere, every day. Everyone drives very slowly there because of the pedestrians and the fact that they are elderly. We fear for the safety of the residents and their pets if Dollar General customers start driving through the community, perhaps speeding through these small streets and unaware of the many pedestrians who walk or ride along these streets. Constitution Boulevard is already very dangerous as there is little monitoring of this road and cars rarely adhere to the 25 MPH speed limit.

Finally, we are concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. The wooded area and canal located at the southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds, and many other kinds of wildlife, will likely be obliterated by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.

Sincerely,

Karen Schweitzer, 772 408 3361

Cc: Martin County Commissioners

You're receiving this message because you're a member of the CAM-HM group from Cambridge at Heritage Ridge South. To take part in this conversation, reply all to this message.

[Leave group](#) | [Learn more about Office 365 Groups](#)

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Regards, Karen

Karen E. Schweitzer

[772-408-3361](tel:772-408-3361)

Dear Ms. Riiska:

I own a home at 7964 Saratoga Dr., Cambridge in Heritage Ridge facing a golf course. It is a quiet 55 plus residential community comprised almost entirely of senior citizens. I am very concerned to hear about the prospect of a Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway adjacent to Cambridge in Hobe Sound.

I urge you to deny this application. Please put the Dollar Store somewhere else where it will be needed and appreciated. Placing Dollar Stores all over the community **is not an economic development plan.** It is obvious from past board decisions Martin county planning needs more qualified people. Rather than sticking conflicting operations just anyplace, to cover up for previous poor decisions, requires your respect for the community as a whole.

There are "Dollar" stores within 2-3 miles, north and south, Salerno and Bridge so just another Brand does not serve any need at the expense of **442 voters** who will be endangered by this action.

If this application is approved by the county it will decrease property values in the community, increase traffic, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are view sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. The developer appears to have no little concern for the residents and the effect on property values and the quality of life of the residents of Cambridge.

Martin County should be trying to make Hobe Sound nice by approving developments that will increase property values and make Hobe Sound a more appealing place to live not cheapen it with another Dollar Store that is not needed or wanted.

Cambridge is probably the nicest manufactured home community in Hobe Sound due in part to the beautiful entrance and being adjacent to the Golf course. The residents own the land and homes and Take great pride in the appearance of their property.

Even greater concern is the increased traffic which is a current serious problem. It is difficult for people to make a left hand turn out of the development, where there is not traffic light and a speed limit of 55 MPH. A dollar store would exacerbate this concern.

Sincerely,

Robert L. Dixon

Catherine Riiska

From: tlomeara <tlomeara@comcast.net>
Sent: Tuesday, January 02, 2018 1:47 PM
To: Catherine Riiska
Subject: Serious concern of Dollar store

Dear Ms. Riska

There are many serious concern about the proposed Dollar Store at the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound. - All the extra traffic that will be driving through a retirement community - The safety of all our residents that use our streets to walk pets and to exercise - A residential community with a commercial company entering on and off of Constitution Boulevard - Ruining the beautiful entrance to Heritage Ridge south - Cambridge has been the #1 manufacture home development in our area for the last few years. We would hate to lose all that has appeal to so many for more than 30 years. We should try to keep our beautiful Hobe Sound at a higher standard so that it welcome new residents to our area! There is a few reasons I believe Dollar general store should be denied. We all know that Florida is full of strip malls and where stores like Dollar need to open in.

Sincerely Cambridge resident
Tom O'Meara

Sent from my Verizon, Samsung Galaxy smartphone

Catherine Riiska

From: Nelson Pole <polecsu@yahoo.com>
Sent: Monday, January 01, 2018 3:15 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard; cambridge@hrspoa.com
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound

Dear Ms. Riiska,

I own a home at 8003 SE Saratoga Drive in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. I became very concerned when I learned about the Dollar General store that is proposed for the southeast corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

If my letter sounds familiar it is because a neighbor shared her letter with me. My overall concerns are similar to hers but the underlying reasons are somewhat different. I have actually been in a Dollar General store. I know that it is not a store where everything costs one dollar but a general store with low prices. They serve a significant need in the market place but there are already a number of them and similar stores in the area.

I have a number of concerns that fall under four main headings—declining safety, falling house values, traffic disruption and environmental obliviousness. The existing proposal ignores or is vague in all these areas.

I moved here from rural NE Ohio in late August, about two weeks before Irma hit. I fell in love with Cambridge because it offered a quiet and security similar to that found in the semi-rural setting in which I had resided in Ohio. Bam! Now Dollar General wants to build a traffic jam as a permanent feature of the entrance to my house.

The proposal recognizes that Federal Highway is too busy to support a simple driveway into their project. They want the entrance on Constitution instead. Now Constitution is a boulevard, a divided roadway. Imagine the traffic turning in towards the Dollar General entrance. They will then have to immediately turn right into the store drive (while me and my neighbors will just go straight towards Cambridge. When the shoppers leave, they will turn left onto Constitution and then proceed to Federal Highway. So, me and my neighbors will have to look carefully to avoid this heavy cross traffic and the cross traffic will have to look carefully to avoid us. A nightmare!

Have you tried to turn left out of Constitution onto Federal Highway? That is a very difficult maneuver to the point that many of my neighbors instead go out through Cambridge either to the north and Heritage Boulevard or south to Osprey. Shoppers will not (yet) know these safety alternatives and will instead try to turn directly on Federal Highway. Many accidents and near accidents are to be anticipated.

Word of these alternative routes will get around flooding Cambridge with considerable additional traffic which will in turn endanger me and my neighbors. There is a considerable amount of unpleasantness brewing and

correspondingly a considerable decline in the desirability of living here. Property values will fall leading to a decline in real estate collection by the County. You may have to put up a traffic light at Constitution and Federal Highway. That will help the turns but not with the cross traffic at the drive. The nightmare will continue.

Though there are no sidewalks in Cambridge itself, there is one on Constitution. Just one. At Federal Highway, next to the proposed Dollar General site, it is on the south side of the boulevard. A mile or so along Constitution the walkway crosses Constitution and continues on the north side. (Actually, by then, Constitution itself has turned north and so the sidewalk is now on the west side of the street.) So, any one walking along the sidewalk has to cross Constitution. Then in another half mile, it crosses back to the original side until it gets to Heritage Boulevard. Now, with the existing “small-town-type” traffic, that is easy for my older neighbors. But with increased traffic due to Dollar General will these remain a safe crossings? The location of Dollar General will lead to a considerable number of new drivers filling Cambridge streets, drivers inexperienced with the intricacies of our traffic patterns. It would be easy if they drove slow to learn, but will they? The planners have not considered the neighborhood effects of the project. That needs to be done before there is an accident, especially a lethal one.

A second concern is the truck traffic generated by the need to keep the store stocked. 18 wheelers will have to enter the drive, find the loading area and unload. In many locations, Dollar General has its trucks back into their area requiring that street traffic be stopped during this process. Avoiding this on Federal Highway may be Dollar General’s motive for having its drive open to Constitution. But that will also cause traffic interruptions for people trying to enter Cambridge. Another decline in the desirability of where I live. How will Dollar General route its truck traffic? The proposal does not say.

Another concern is the required search for endangered plants and animals. Dollar General has not done its due diligence. Before it can clear the land for construction it has to study the vegetation and animal life to see if the plot is home to any endangered creatures. Why does it seek approval before doing any of the studies? How do we know that they will do them at all?

Note that an effective environmental study has to consider not just “OK” findings at the time of the study but also how seasonal changes affect the habitat. For example, a site that hosts nothing endangered in the Spring might host several endangered species in the Fall, and vice versa. So, a proper study will take months or maybe even years to complete. That does not sound like the type of time-line envisioned by this project.

Think carefully before approving this project. I know that you want to do the best for the County, but this proposal has too many undisclosed or hidden dimensions to make that call. Don’t defend the indefensible, don’t become defensive, instead make sure that any development is clearly laid out and beneficial before it is begun.

Nelson Pole
8003 SE Saratoga Drive
Hobe Sound, FL 33455
440-796-1564
772-349-0706

Catherine Riiska

From: Joe Chippari <jchip57@hotmail.com>
Sent: Tuesday, January 02, 2018 3:47 PM
To: Catherine Riiska
Subject: Re: Proposed Dollar General Store in Hobe Sound

Dear Ms. Riiska,

Thank you for your quick reply. I can understand that they probably are not breaking any Martin County laws but I can see that they have planned for only a single entrance/exit from Constitution Ave. That is what my main concern is. We are a lovely quiet adult community and have gotten so use to the safe, limited travel on that street through our community. We walk our dogs, ride our bikes, and have found it very safe to use the street instead of the side walks. If you are a dog owner/walker you can appreciate the problem walking a dog where there are bushes the whole length of the walk. Dogs have this habit of sniffing on nearly every hanging leaf and then attempting to cover over with there own scent.

Now you have to believe that once things get moving in & out of this proposed store that traffic will increase and much of that traffic could easily exit away from US 1 instead of toward it. I can just about guarantee you that a lot of that traffic will travel up the street at a ungodly speed. This could eventually end up in a disaster where our elderly walkers are hurt. Is there anything your office can do to attempt to alter their plans and have entry & exit from US 1 like all the other businesses in the area? Anything you can do to help us will be greatly appreciated.

Thank you for any support you can give,
Joe Chippari

From: Catherine Riiska <criiska@martin.fl.us>
Sent: Tuesday, January 2, 2018 1:42:15 PM
To: 'Joe Chippari'
Cc: Catherine Riiska
Subject: RE: Proposed Dollar General Store in Hobe Sound

Dear Mr. Chippari,

Thank you very much for contacting me with your comments and concerns about this development application under review. Your comments are very important to us. I have also received the other communications from your neighbors. All comments will be retained in the project file and will also be provided to the applicant, the development review team, and the final decision maker for careful consideration. The application is currently still going through the staff review process and will be required to demonstrate compliance with all County Codes prior to any approval including but not limited to standards governing landscaping, habitat preservation, architectural design, traffic and overall site design. This particular parcel of land has been earmarked and zoned for commercial development since the 1970's, which was established in conjunction with the adjacent residential use through a Development of Regional Impact (DRI) and a Planned Unit Development (PUD) process at both the state and local level.

Currently, the applicant is proposing only a single access from Constitution. If you have any questions or would like copies of any of the application materials such as site plans or staff reports, please do not hesitate to contact me.

Best Regards,
Catherine

Catherine Riiska, M.S., P.W.S.
Principal Planner

Growth Management Department
Martin County Board of County Commissioners
772-288-5667

criiska@martin.fl.us **From:** Joe Chippari [mailto:jchip57@hotmail.com]

Sent: Saturday, December 30, 2017 12:23 PM

To: Catherine Riiska

Subject: Proposed Dollar General Store in Hobe Sound

One of our residents sent you a well documented email on their concern over the proposed Dollar General Store on the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound. I fully agree with what they reported to you and sincerely pray that you have the power to do something about this. The thought of our quiet lovely village becoming a thoroughfare for Dollar General customers is very concerning to me and the whole community.

I find it hard to believe that an exit onto our entrance road has to be provided. I have seen many businesses on Federal Highway that allow customers entrance and exits from Federal Highway and should you be unable to stop this catastrophe from happening maybe you could see that this business have same entrance and exit. Our quite community does not deserve to be changed into a busy thoroughfare for any business.

I thank you for your valuable time to consider what I'm sure many residents have sent in to you. I pray that you kept that long but very nicely written email our resident provided. It truly describes our concerns. Please let me know if you didn't save and can't remember what they had written as I would me more than happy to provide you with a copy I saved.

Joe Chippari
7486 SE Independence Ave
Hobe Sound

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Catherine Riiska

From: john ledly <howdyjkl@yahoo.com>
Sent: Tuesday, January 02, 2018 12:37 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound

Dear Ms. Riiska,

My wife and I own a home at 7069 SE Congress Street in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. We were very concerned when we learned about the Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. And if we do have multiple dollar stores, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. We are upset that some developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

Attached are photographs of the entrance to Cambridge, a beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

Cambridge is probably the nicest manufactured/mobile home community in Hobe Sound, due in part to the beautiful entrance, and also because the property owners in Cambridge own the land as well as the homes, unlike most other such developments in Hobe Sound where the homeowners rent the land. If this development is approved, it will make us want to sell our home in Cambridge and move somewhere else.

An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development, where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this problem will only be exacerbated. I cannot imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more

cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

There is also the question of how the Fire Station, located immediately to the south, will be impacted. Will EMS and Fire Rescue have to contend with the increased vehicular traffic on the northbound side of Federal Highway due to this store being located at this ill-advised location?

We also have safety concerns due to the traffic volume and patterns that will be caused by this development. More people will want to drive through the quiet, residential neighborhood of Cambridge and the neighboring community of Ridgeway rather than exiting from Constitution Boulevard. The narrow, 25 mile per hour streets of these two communities are not equipped with sidewalks, so the residents walk and ride their bikes and sometimes use their wheelchairs and golf carts in the street, and you can see them everywhere, every day. Everyone drives very slowly there because of the pedestrians and the fact that they are elderly. We fear for the safety of the residents and their pets if Dollar General customers start driving through the community, perhaps speeding through these small streets and unaware of the many pedestrians who walk or ride along these streets.

Finally, we are concerned about the negative impact this proposed development would have on the wildlife and any protected trees, such as the beautiful banyan trees, there. The wooded area and canal located at the southeast corner of Constitution Boulevard and Federal Highway, which is akin to a preserve and is home to rabbits, otters, foxes, turtles, birds, and many other kinds of wildlife, will likely be obliterated by construction of the parking lot and building for this proposed development. Will an environmental impact study be conducted?

We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.

Sincerely,
John & Aurea Leddy

January 15, 2018

RECEIVED

JAN 23 2018

Richard and Debi Bogle
7837 S.E. Continental Dr
Hobe Sound, FL 33455
Cell: (270) 847-9553

GROWTH MANAGEMENT
DEPARTMENT

Martin County Board of Commissioners
The Honorable: Mr. Doug Smith; Mr. Ed Fielding; Mr. Harold Jenkins; Mrs. Sarah Heard; Mr. Edward Ciampi
2401 S.E. Monterey Road
Stuart, FL 34996

Commissioner;

My wife and I wish to express our concern and objection to the proposed construction of the Dollar General Store on the corner of U.S. Federal Highway 1 and S.E. Constitution Boulevard in Hobe Sound.

We live at 7837 S.E. Continental Dr. within Cambridge at Heritage Ridge South, a 55 and over community. Cambridge is a quite community nestled here in the outskirts of both Hobe Sound and Stuart.

When we discovered this area of Hobe Sound we fell in love with the community and surrounding areas and all the sites and opportunities it offers us in these years of our retirement. We particularly picked Hobe Sound for its "small town atmosphere", away from the hustle and bustle of a larger town or city. We quickly sold our property in Kentucky and made Hobe Sound our home.

We chose Cambridge for its quite streets and its convenient location to the many stores and businesses in both Hobe Sound and Stuart. Cambridge is where a person can walk or ride their bikes along the quite but narrow streets; without the concern of traffic and all its issues. A community that is safe and secure, because the only people walking or driving throughout its streets are primarily from our community.

Our concerns and objections to the proposed Dollar General Store location are as follows:

(a). Based on Dollar General's selected location they will have traffic enter and exit on Constitution Blvd. This in itself will directly affect our community by destroying our beautifully landscaped entrance and create unnecessary additional traffic at our entrance. And create a possible risk to traffic flow at the intersection with Federal Highway for persons attempting to turn south, for the lack of a traffic signal light.

(b). We feel, with the construction and opening of the Dollar General Store will impact our community's security with an increase of outside personnel utilizing our streets to and from the Dollar General. Our community is very fortunate to have a very low crime rate and we feel that the opening of this establishment will open the door to the possibility of an increase of risk in crime.

(d). We question Dollar General's Store selection of this specific location. What is their market target? Who do they expect to draw to this store? There are a number of equal type stores within easy commuting distance of their current selected location.

(e). We also feel that the opening of this business at this location will decrease our property values, for the reasons we have mentioned above.

As current pupils of class 55 of the Martin County CARES program, at our first session we listened to Commissioner Edward Ciampi speak about growing business in Martin County. We do support growth within Martin County, but not at the expense of reducing the security, safety, and economic value to its citizens.

Since our park is a 55 and over community comprised of many elderly, we feel that the commissioners must take into consideration the safety and security of the neighbors of this proposed business. Please consider the cliental draw for this proposed location of the Dollar General.

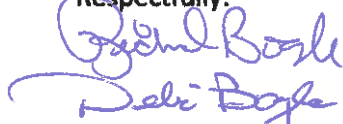
We feel that the County should encourage the redevelopment of an existing vacant lot (a current eye sore) for the proposed Dollar General Store at the corner of Osprey and U.S.1 Federal Highway. Not only is the area vacant, but it offers a higher potential customer base with the traffic along U.S. 1 and the artery between A1A (Osprey) which sees a lot of traffic. And of course there is the possibility that utilities may already be available from the previous tenant.

As such, we object to the construction of the Dollar General Store or any similar type of business at the location of U.S. Federal Highway and Constitution Blvd.

We are asking the Board of Commissioners of Martin County to take a stand alongside us in our objection to the current planned development of the corner of U.S. Federal Highway 1 and Constitution Blvd and protect our community's interest.

Thanking you for your support.

Respectfully:



Richard and Debi Bogle

Cell: 270 847-9553

Cc: County Administrator, Taryn Kryzda

Catherine Riiska

From: Lynn (lcs) <soulemates01@aol.com>
Sent: Wednesday, January 24, 2018 4:48 PM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; Ed Fielding; Sarah Heard
Subject: Proposed Dollar General at Constitution and Fed HGWY

The following letter was sent to you on Dec. 21. We are in complete agreement with this well written letter. Their concerns are our concerns, please take a very careful and through look at this location so you can make the right decision and decline this application. Thank you for your consideration: Lynn and Ralph Soule 7696 SE Independence Ave., Hobe Sound, FL

To: criiska@martin.fl.us <criiska@martin.fl.us>
Cc: Harold Jenkins <hjenkins@martin.fl.us>; Commissioner Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Ed Fielding <efieldin@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>
Sent: Thursday, December 21, 2017, 8:00:30 AM EST
Subject: Serious Concerns about the Proposed Dollar General Store in Hobe Sound

Dear Ms. Riiska,

My husband and I own a home at XXXXX in Cambridge at Heritage Ridge South in Hobe Sound, a quiet, 55+ residential community comprised almost entirely of senior citizens. We were very concerned when we learned about the Dollar General store that is proposed for the corner of S.E. Constitution Boulevard and S.E. Federal Highway in Hobe Sound, immediately adjacent to Cambridge.

If this application is approved by the County, it will decrease property values in the Cambridge community, cause a traffic nightmare, obliterate a habitat for wildlife, and pose a safety risk to the elderly residents of Cambridge, many of whom walk along the streets in Cambridge, often with their pets, because there are no sidewalks in Cambridge except on Constitution Boulevard.

Hobe Sound already has a Dollar store -- the Dollar Tree Store in the Winn Dixie Shopping Center located just 3 miles south of the proposed Dollar General Store. We don't need or want another Dollar store in Hobe Sound. And if we do have multiple dollar stores, they should be located in a shopping center or strip mall, like the Dollar Tree store is, not as a free standing building immediately abutting a residential neighborhood. We are upset that some developer from Boynton Beach, Palm Beach County, wants to plunk this store down immediately adjacent to a residential neighborhood in Hobe Sound, with no apparent concern for what it will do to the property values and quality of life for the residents of Cambridge.

Martin County should be trying to make Hobe Sound nicer by approving developments that will increase property values and make Hobe Sound a more appealing place to live, not cheapen it with another dollar store that is neither needed nor wanted. We feel that one such development that will improve Hobe Sound is the Hobe Sound Station development that has been approved and is being built at the corner of S.E. Pettway and Federal Highway. This is not the case with the Dollar General Store, particularly at its proposed location.

Attached are photographs of the entrance to Cambridge, a beautiful community of manufactured and mobile homes that abuts a public golf course to the north. One of the most appealing aspects of Cambridge, as compared to other such communities in Martin County, is the beautiful tree-lined entrance -- the main entrance into Cambridge -- at the corner of Constitution Boulevard and Federal Highway, which will be destroyed if this Dollar General application is approved. To make matters worse, the proposed development would have customers of the store entering and exiting the parking lot of Dollar General via Constitution Boulevard, rather than Federal Highway. Why should our street - the street upon which residents and guests enter into Cambridge - be allowed to be used as the entrance to the Dollar General store's parking lot? Why allow this company to ruin the aesthetic appearance of our community?

Cambridge is probably the nicest manufactured/mobile home community in Hobe Sound, due in part to the beautiful entrance, and also because the property owners in Cambridge own the land as well as the homes, unlike most other such developments in Hobe Sound where the homeowners rent the land. If this development is approved, it will make us want to sell our home in Cambridge and move somewhere else.

An even greater concern is traffic, which will be a serious problem. It is already difficult enough for the residents of Cambridge to make a left hand turn out of Cambridge and head south on Federal Highway, which, at that portion of the highway, has a speed limit of 55 miles per hour. If you have ever tried to make a left hand turn out of the development, where there is no traffic light, you know that it is difficult to make that turn and to negotiate the high-speed traffic heading north and south. If vehicular traffic is increased by approving this Dollar General store -- which it certainly will be -- this problem will only be exacerbated. I cannot

imagine how the County would allow such a traffic pattern without requiring the installation of a traffic light at that intersection of Constitution Boulevard and Federal Highway. Please also keep in mind that the residents of Cambridge are senior citizens, who generally tend to drive more cautiously and slowly and, we believe, will have a tough time negotiating a left hand turn out of Cambridge with the increased volume of traffic that this development would cause. It will almost certainly cause a backup of traffic exiting the community as well.

There is also the question of how the Fire Station, located immediately to the south, will be impacted. Will EMS and Fire Rescue have to contend with the increased vehicular traffic on the northbound side of Federal Highway due to this store being located at this ill-advised location?

We also have safety concerns due to the traffic volume and patterns that will be caused by this development. More people will want to drive through the quiet, residential neighborhood of Cambridge and the neighboring community of Ridgeway rather than exiting from Constitution Boulevard. The narrow, 25 mile per hour streets of these two communities are not equipped with sidewalks, so the residents walk and ride their bikes and sometimes use their wheelchairs and golf carts in the street, and you can see them everywhere, every day. Everyone drives very slowly there because of the pedestrians and the fact that they are elderly. We fear for the safety of the residents and their pets if Dollar General customers start driving through the community, perhaps speeding through these small streets and unaware of the many pedestrians who walk or ride along these streets.

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We urge you to deny this application. Please make Dollar General put this store someplace else. This is not the place for it.
Sincerely,

Cc: Martin County Commissioners

Catherine Riiska

From: Dee Kiley <dkiley5106@gmail.com>
Sent: Thursday, January 25, 2018 11:01 AM
To: Catherine Riiska
Cc: Harold Jenkins; Doug Smith; Edward Ciampi; efielding@martin.fl.us; Sarah Heard
Subject: Re: Dollar General project K024-003

Follow Up Flag: Follow up
Flag Status: Flagged

Catherine,

I understand it was marked as commercial in the 1970's. However, Hobe Sound has grown & along with it the traffic. Maybe zoning should take another look at it? Within a mile of this development entrance, the county had to add 2 U-turn lanes due to traffic volume. Again, I ask that the proper authorities take another look at this site.

Thank you for quick response.

Deirdre Kiley

On Thu, Jan 25, 2018 at 8:09 AM, Catherine Riiska <criiska@martin.fl.us> wrote:

Dear Ms. Kiley,

Thank you very much for contacting me with your comments and concerns about this development application under review. Your comments are very important to us. They will be retained in the project file and will also be provided to the applicant, the development review team, and the final decision maker for careful consideration. The application is currently still going through the staff review process and will be required to demonstrate compliance with all County Codes prior to any approval including but not limited to standards governing landscaping, habitat preservation, architectural design, traffic and overall site design. This particular parcel of land has been earmarked and zoned for commercial development since the 1970's, which was established in conjunction with the adjacent residential use through a Development of Regional Impact (DRI) and a Planned Unit Development (PUD) process at both the state and local level.

If you have any additional questions or would like copies of any of the application materials such as site plans or staff reports, please do not hesitate to contact me.

Best Regards,

Catherine

Catherine Riiska, M.S., P.W.S.

Principal Planner

Growth Management Department

Martin County Board of County Commissioners

[772-288-5667](tel:772-288-5667)

criiska@martin.fl.us

From: Dee Kiley [mailto:dkiley5106@gmail.com]

Sent: Wednesday, January 24, 2018 8:07 PM

To: Catherine Riiska; Harold Jenkins; Doug Smith; Edward Ciampi; efielding@martin.fl.us; Sarah Heard

Subject: Dollar General project K024-003

Good evening,

As a resident of Hobe Sound for the past 20 years, I have watched it grow. However, this project is causing great stress to the residents of Cambridge. We may be one block in from Route 1 but it is a 500 home development that opposes this development.

As I drive from Bridge Road to Stuart I see so many empty store fronts. Wouldn't it better serve all involved to have Dollar General move into an empty building?

The type of store that is being proposed brings traffic concerns that will cause safety issues for this 55+ community. It is already difficult to come out of Constitution Blvd and head south. We have already had one casualty here, isn't that enough?

I ask all of you to please reconsider the traffic and safety of the residents of this area and deny Project K024-003.

Thank you in advance,

Deirdre Kiley

[6866 SE Amendment St](#)

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Catherine Riiska

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