

**Matthew Stahley**

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**From:** Bob Rice <rarerice@gmail.com>  
**Sent:** Tuesday, January 01, 2019 12:20 PM  
**To:** Peter Walden  
**Subject:** Change of Zoning - Wolfe Residence property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

January 1, 2019

To : Mr. Peter Walden, Principle Planner

[Pwalden@martin.fl.us](mailto:Pwalden@martin.fl.us)

2401 SE Monterey Road  
Stuart, Fl. 34996

Re: Objection to Wolff Rezoning (W093-001) 2785 SE St. Lucie Blvd., Stuart, Fl.  
34996

Dear Mr. Walden,

As a long time neighbor who has property that borders the Wolff estate, my wife and I WOULD STRONGLY OBJECT TO THIS SPOT ZONING CHANGE PROPOSAL.

We are 29 year residents that have lived here in a one story home. To approve a zoning change that would allow a three story home in this area, as well as boat launch, would be incompatible with the other local residences. No zoning change is warranted for this property.

We see that there is no reasonable explanation except for their PRIVATE INTEREST AND PURE PROFIT of the property owner to request a change in zoning

for this estate. A spot zoning change does not promote good for the entire community and would create a hardship for us and others in this area.

Sincerely, Robert and Angela Rice  
3240 S.E. Amherst Street Stuart, Fla. 34997

## Matthew Stahley

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**From:** David Powell <danjpowell@aol.com>  
**Sent:** Monday, December 31, 2018 10:18 AM  
**To:** Peter Walden  
**Cc:** nickiv@martin.fl.us; Doug Smith; Sarah Heard; Harold Jenkins; Edward Ciampi; Sarah Woods; Stacey Hetherington; Taryn Kryzda  
**Subject:** January 3 Public Hearing Wolff Zoning Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart FL 34996

Dear Mr. Walden,

We live at 2831 S. E. Saint Lucie Blvd, Stuart and are responding to your letter which we received in our held mail upon returning home from Christmas holidays yesterday.

We have known the Wolffs as neighbors for twenty years and are surprised to learn of their request to change their zoning to RE-1/2A which after our quick research appears to be broad and encompasses many allowances that are not compatible with all of the waterfront residences on St. Lucie Blvd between Indian Street and Sandsprit Park. For this reason, we feel it is important to know the precise plans for this zoning change. We would like to see a development plan that provides reassurance that anything NON compatible with a residential area and/or WE-1 Waterfront Estate designation will not be built.

In the absence of such a development plan we are opposed to this rezoning request. We ask that you deny the Wolff's request without a plan that would explain why this zoning change is necessary.

Thank you for your assistance.

David T. Powell 772 781-8666

Joyce E. Powell

## Matthew Stahley

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**From:** gloriafike@gmail.com  
**Sent:** Tuesday, January 01, 2019 7:04 PM  
**To:** Peter Walden  
**Subject:** Jan. 3 Meeting Wolff Rezoning Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### RE: Objection to WOLFF Rezoning (W093-001) [2785 SE St. Lucie Blvd., Stuart](#)

Dear Mr. Walden,

As a longtime property owner 2 lots east of the property requesting the above referenced zoning change, (WE-1 to RE-1/2A) and a friend and neighbor of owners Bonnie and Charles Wolff, I am writing to voice my objection to the zoning change request *as currently proposed*, especially considering three important items:

1. ***There is no development plan attached to this request and should a zoning change be granted, there is no assurance the property will not be developed into one of the allowable RE-1/2A entities inconsistent with and reducing value of neighboring properties, including a boat launch or recycle center.*** Although I can't imagine these particular uses are the Wolff's intentions, as they offer little to no monetary or lifestyle value, a zoning change with no approved development plan leaves the door open for current or future owners to implement any number of obnoxious developments. This is all the more reason to require a development plan before a zoning change is approved as it seems an associated development plan would be specific and binding to all parties.
2. ***This would set a precedent in the neighborhood as the overwhelming majority of adjacent waterfront properties in the Port Sewell area are all zoned WE-1.*** I don't agree with the Development Review Staff report's suggestion that "... The requested zoning change will have minimal impact on the Port Sewall community." This is speculative as zoning change impacts cannot be known without an associated development plan.
3. ***Of the 110 waterfront fringe Port Sewell properties, only 14 are not WE-1 and designated RE-1/2A and these 14 are not located anywhere near the property requesting the zoning change.*** All 48 nearby properties along the waterfront fringe of West Lake/Willoughby Creek where the Wolff property is located are zoned WE-1.

I would not be opposed to the Wolff's building a second home on the property with a proper variance or zoning change, but allowing the change without knowing the Wolff's intention for the property opens the door for uses not acceptable to our neighborhood. Furthermore, in the staff report, the applicant's own planning professional, Deanna Freeman, concurs that PUD zoning is an alternative to the outright zoning change being proposed.

In conclusion, the Wolff's have a large property, and another house on it would likely not be met with neighborhood opposition. However, before a zoning change is granted, we need assurances of what the property will be used for. Rather than leaving this up to speculation and simply taking the good will of the property

owner and/or developer by allowing a simple zoning change, I ask you to consider all the above and deny this request without an associated development plan that will answer why this change is necessary for the Wolff property.

Sincerely,

Gloria C. Fike

[2815 SE St.](#) Lucie Blvd. Stuart, FL 34997

Cc: Nikki van Vonno, Growth Management Director, ([nikkiv@martin.fl.us](mailto:nikkiv@martin.fl.us)) Cc: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkins ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)); Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us))

Cc: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

Cc: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

Sent from my iPad

## Matthew Stahley

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**From:** Judy Mitchell <judymitchell@kravis.org>  
**Sent:** Saturday, December 29, 2018 11:26 AM  
**To:** Peter Walden  
**Cc:** nickiv@martin.fl.us; Doug Smith; Stacey Hetherington; Harold Jenkins; Sarah Heard; Edward Ciampi; Taryn Kryzda; Sarah Woods; Firefly2811@gmail.com  
**Subject:** JANUARY 3rd PUBLIC HEARING - LETTER RE: W093-001 WOLFF REZONING - 2785 SE ST. LUCIE BLVD, STUART - (Hard Copy via US MAIL)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

December 28, 2018

Mr. Peter Walden, Principal Planner  
22401 SE Monterey Road  
Stuart, FL 34996

RE: Application **W093-001-Wolff Rezoning 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

We are property owners at 2811 SE St. Lucie Blvd., Stuart - one lot east of the Wolff property under consideration for a zoning change. We consider ourselves friends and good neighbors with Charlie and Bonnie Wolff and would like to be able to support them in their request. However, we do not have any information as to what they want to do with the property that would require a zoning change. In the absence of a Development Plan on which we and other concerned neighbors could rely and have assurances regarding the land use, we must stand in opposition to this zoning change request.

Currently there are 48 immediate and nearby properties along the waterfront fringe of Willoughby Creek, where this change is being requested. **ALL are zoned WE-1. There are no immediately adjacent or even nearby waterfront properties that have the RE-1/2A zoning designation that is being requested.**

Reviewing the zoning map included in the Wolff Zoning Change Proposal, the overwhelming majority (96 of the 110) of properties along the waterfront fringe of Port Sewell including Willoughby Creek, West Lake and Old St. Lucie Blvd. waterfront area are designated WE-1. Only 14 properties in this area are designated RE-1/2A and ALL the RE-1/2A properties are along the wider St. Lucie River with one located on wider West Lake area; ALL are substantially larger properties. **NONE** are located along the smaller, waterfront fringe of Willoughby Creek. Therefore, one would conclude that the RE-1/2A use is not compatible with the character and existing land uses of the adjacent properties or surrounding area.

A development plan would be an important step to understand why this zoning change is needed. There are a number of different uses allowed with the RE-1/2A zoning that are NOT compatible with a residential area and/or WE-1 Waterfront Estate designation including a recycling drop off facility,

neighborhood boat ramp and several commercial uses. The Wolffs cannot control what would happen should they sell the property once a zoning change is in place. An approved development plan would be binding and would provide assurances as to what could be built on that property in the future.

December 28, 2018

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If the Wolff's want to provide a mechanism for one additional single family home to be built on their property, I would not anticipate neighborhood opposition to a simple variance process to allow them to do so.

In the absence of a development plan, however, we have no choice but to oppose this Rezoning Proposal. We ask that you deny this proposal without an associated development plan that would answer why this zoning change is necessary for this particular property.

Thank you for your consideration.

James P. Mitchell \_\_\_\_\_ Cell: 772-260-1634

Judith A. Shepherd Mitchell \_\_\_\_\_

CC: Nicki van Vonno, Growth Management Director, [nickiv@martin.fl.us](mailto:nickiv@martin.fl.us)

CC: Martin County Commissioners; Doug Smith ([dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)); Stacey Hetherington ([shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)); Harold Jenkinss ([hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us));

Sarah Heard ([sheard@martin.fl.us](mailto:sheard@martin.fl.us)); Edward Ciampi ([eciampi@martin.fl.us](mailto:eciampi@martin.fl.us));

CC: Taryn Kryzda, County Administrator: ([tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us))

CC: Sarah Woods, County Attorney: ([swoods@martin.fl.us](mailto:swoods@martin.fl.us))

December 30, 2018

To: Mr. Peter Walden, via email pwalden@martin.fl.us  
Re: OBJECTION TO THE WOLFF ZONING CHANGE REQUEST  
(W093-001) 2785 SE Saint Lucie Blvd., Stuart

As the neighbor immediately adjacent to the Wolff's property and the property most affected by the proposed zoning change I need to know why the zoning change is requested and have guarantees as to what the change will be used for.

The change from WE-1 to RE-1/2A allows construction of buildings and facilities not compatible with the area. According to the staff report a recycling center and boat launch ramp, as well as 3 story "house scrapers" could be constructed.

In order to maintain the character of the area and property value of adjacent properties a PUD, Planned Unit Development, will be needed to ensure compatible use now and in the future.

I have been a neighbor of the Wolff's for more than 2 decades and they have enjoyed a spacious property. I also understand their move to the Florida panhandle to be closer to their son and grandchildren. I am sorry to see them go and need to see to it that the character of the neighborhood is maintained while at the same time they can benefit from their long time investment.

Sincerely,

Roger Nicosia  
2809 SE Saint Lucie Blvd., Stuart, FL 34997



December 28 , 2018

Mr. Peter Walden  
Principal Planner  
2401 SE Monterey Road  
Stuart, FL 34996

RECEIVED

JAN 02 2019

GROWTH MANAGEMENT  
DEPARTMENT

**RE: Objection to WOLFF Rezoning (W093-001) 2785 SE St. Lucie Blvd., Stuart**

Dear Mr. Walden,

I am writing in response to a letter I received regarding the Wolff Rezoning request for the above referenced property. I object to this requested zoning change because the letter does not explain why the Wolff's want to change the zoning and what type of development they want to do on the property. We cannot leave this up to speculation as it's my understanding the zoning they are requesting would allow for development of items not appropriate for our waterfront estate neighborhood.

It's my understanding the county commission has some type of entity in place that would require development plans be attached to this zoning request so that neighbors may better understand future plans for the property.

I ask that the commission and council request a development plan be done before granting any type of zoning change and thus better protect neighboring property owners.

Sincerely,



Vernon G. Sands,  
2819 SE St. Lucie Blvd.  
Stuart, FL 34997