

Public Comment
CPA 19-10, Turner
Groves

Maria Harrison

From: Nicki vanVonno
Sent: Monday, August 26, 2019 10:07 AM
To: Clyde Dulin
Cc: Maria Harrison
Subject: FW: TOMORROW - REJECT CPA 19-10 as Written

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: elzer@gate.net <elzer@gate.net>
Sent: Monday, August 26, 2019 9:14 AM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; hetheringtonstacey@gmail.com
Cc: Nicki vanVonno <nikkiv@martin.fl.us>; Taryn Kryzda <tkryzda@martin.fl.us>
Subject: TOMORROW - REJECT CPA 19-10 as Written

MARTIN COUNTY CONSERVATION ALLIANCE POSITION PAPER

P.O. Box 1923, Stuart, FL 34995 August 26, 2019

Choices: Martin County Commissioners make choices changing our county directions.

Residents make decisions as to whether to comment, object.

South Florida growth history has lessons to learn or repeat.

Choices: What is “good business” for developers is too often “bad business” for taxpayers?

AG TEC PROPOSED USB AMENDMENTS HAVE MAJOR SIGNIFICANCE –

SPRAWL, PORT ST. LUCIE URBAN BOUNDARY CONNECTION, UTILITIES

The Martin County Conservation Alliance OPPOSES the urban boundary CPA AgTEC 19-10.

The change removes the incentive to high-tech jobs, sooner.

The erosion to the urban boundary is opposed as not being in the best interest of Martin County environmentally and economically or business-wise. No resident will not be immune from the impacts.

CPA 19-10, AgTEC (King Ranch) asks to break a critical promise made in 2010 – jobs, soon.

Is it good or bad business for those of us who prefer Martin County to browardization?

In 2010, AgTec promised high-paying tech jobs -- in exchange for “modifying” Martin County’s urban boundary:

“A finger of Port St. Lucie’s urban boundary was extended into Martin County for that promise. The deadline was ten years for a site plan.” (Staff report)

Incentives for high-paying jobs removed. No jobs produced. **Promises Broken by the Landowner.**

NOW: Nine Years & No Jobs, No Site Plan Started. Will the request end up being just for homes?

AgTEC wants the promised time deadline for high-tech development (& jobs) to be eliminated.

No jobs, no deadlines, 100% cave in. I.E. No Value Added by the PSL Finger into Martin County.

While Martin County Conservation Alliance questions whether the AgTEC time extension claims are sound legally, in any event, there is NO RIGHT to ELIMINATION of a deadline for the promised jobs.

Quotes from the Applicant/AgTEC in 2010:

“I think that (5/10-year deadline) is a SIGNIFICANT Protection for Martin County. ...we want to give you protections...”

And when asked that the deadline meant that only had to have the site plan for 20 of the 900 Acres: “I think if we submit 20 acres and we BRING JOBS AND ECONOMIC DEVELOPMENT to the project, that’s a beneficial thing for Martin County.”

No “high tech” jobs have come.

The Comp Plan Amendment should at most set the new date derived by Staff based on the extensions.

Please say NO to CPA 19-10 as proposed.

Sincerely,

Martin County Conservation Alliance

By: _____

Chair

Attachment – BACKGROUND re CPA 19-10, AgTEC:

Comp Plan Amendments are serious, similar to Constitutional Amendments.

Comprehensive Planning is to protect against costly sprawl, protect our infrastructure planning, over-supply, our schools, our taxes, our neighborhoods, our water supply, our environment.

Too much urban vacant land can create the gluts that not only impacts property values and taxes but also neighborhoods with empty buildings or partially built projects. Oversupply makes real estate recessions like 2008 all the harder for every resident.

In 2010, Commissioners Ciampi, Smith & Hayes created a new urban boundary rule by approving IN MARTIN COUNTY a 1,717 acre *freestanding urban boundary an extension of the urban development in Port St. Lucie*.

9 years Ago – Promises Made for Jobs, Promises NOT Met for 900 Acres of “Industrial” with high-paying jobs.

Hearings: LPA July 18 starting at 7pm; Commission Vote August 2, 2019.

Some History about AgTEC from 2017, Bull Sugar published at -

https://www.bullsugar.org/king_ranch_backs_development_agenda :

*“...AgTEC still hasn’t built anything. Hutchcraft and Smith have close relationships with US Sugar, which wants more development like AgTEC in Martin County, and more local pollution to blame for algae blooms and health risks. Hutchcraft (from King Ranch) and King Ranch hosted the **secret meeting between Florida lawmakers and US Sugar executives** before he was named to SFWMD’s governing board; and US Sugar funds Smith’s political career.*

“Tweaking” chapter 2 in the county’s Comp Plan proposed in 2017 would help King Ranch get the building height restriction waived for AgTEC, and make it easier to develop more big projects like it in Martin County.

Without the condition, the land becomes available for change to residential with no long-term high-tech jobs. Developer profits would be the sole guide.

Maria Harrison

From: Nicki vanVonno
Sent: Monday, August 26, 2019 10:17 AM
To: Clyde Dulin
Cc: Maria Harrison
Subject: FW: Please reject CPA 19-10

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, August 26, 2019 10:14 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: FW: Please reject CPA 19-10

Another one

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



"Florida has a very broad public records law. As a result, any written communication created or received by Martin County Board of County Commissioners' employees is subject to disclosure to the public and the media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Monday, August 26, 2019 10:12 AM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Cc: Taryn Kryzda <tkryzda@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Please reject CPA 19-10

Commissioners,

Please reject CPA 19-10 on tomorrow's BCC agenda (PH-7). The amendment eliminates the 10-year deadline for the AgTEC development to obtain final site plan approval. The AgTEC land use designation was approved because of promises made by the applicant to develop a mixed use facility that would provide high-paying jobs. Nine years have passed without a single job added to the community and without any prospect for the development that was promised to be commenced by 2020.

You are being asked to completely eliminate the deadline, not merely to extend it. The original AgTEC Comp Plan Amendment was a site-specific amendment that made significant changes to our plan to allow a St. Lucie County-type development in Martin County. The site plan deadline was an integral part of the amendment and you are now being asked to remove that deadline and ignore the unfulfilled promises that were made by the applicant.

I support the Martin County Conservation Alliance position on CPA 19-10 as set out below.

Thank you.

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

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No “high tech” jobs have come.

The Comp Plan Amendment should at most set the new date derived by Staff based on the extensions.

Please say NO to CPA 19-10 as proposed.

Sincerely,

Martin County Conservation Alliance

By: Donna Melzer, Chair

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:56 PM
To: Clyde Dulin; Maria Jose
Subject: FW: CPA 19-10

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

From: Tom Cairnes <verace321@yahoo.com>
Sent: Monday, August 26, 2019 10:22 AM
To: Comish <Comish@martin.fl.us>
Subject: CPA 19-10

Do not back down on this developers previous commitments.

Sent from my iPad

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:56 PM
To: Clyde Dulin; Maria Jose
Subject: FW: 19-10

From: Nancy Price <nprice7047@aol.com>
Sent: Monday, August 26, 2019 10:34 AM
To: Comish <Comish@martin.fl.us>
Subject: 19-10

I am asking the Commissioners to standing up for holding the developer to the promise of long-term, high-tech (high-paying) jobs. The message is --

The Developer Turner Grove/AgTEC obtained contested and serious concessions of our Comp Plan by promises of high-tech (high-paying) long-term jobs SOON (deadline of 2020). Now they want that promise to removed, not just be delayed, from the Comp Plan. Without that limitation, we are left with a finger of Port St. Lucie urban while the Developer can convert to residential, can ask for utilities from Martin County (at whose expense?) instead of from Port St. Lucie as conditioned. Thus, NOT the promised high-tech (high-paying) long-term jobs, just more taxes...

Nancy Price
Stuart FL

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:54 PM
To: Clyde Dulin; Maria Jose
Subject: FW: CPA 19-10

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

From: Andrew Ciraldo <andrew.ciraldo@yahoo.com>
Sent: Monday, August 26, 2019 11:03 AM
To: Comish <Comish@martin.fl.us>
Subject: CPA 19-10

Dear Martin County Commissioners, Please hold the developer to the promise of high paying tech jobs as originally promised. Many Thanks, Andrew Ciraldo - Hobe Sound, FL

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:54 PM
To: Clyde Dulin; Maria Jose
Subject: FW: CPA 19-10 Hold developer to promise of long term and high tech jobs

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

From: Kate <katmill@ix.netcom.com>
Sent: Monday, August 26, 2019 11:06 AM
To: Comish <Comish@martin.fl.us>
Subject: CPA 19-10 Hold developer to promise of long term and high tech jobs

hold the developer to the promise of long-term, high-tech (high-paying) jobs.

The Developer Turner Grove/AgTEC obtained contested and serious concessions of our Comp Plan by promises of high-tech (high-paying) long-term jobs SOON (deadline of 2020). Now they want that promise to removed, not just be delayed, from the Comp Plan. Without that limitation, we are left with a finger of Port St. Lucie urban while the Developer can convert to residential, can ask for utilities from Martin County (at whose expense?) instead of from Port St. Lucie as conditioned. Thus, NOT the promised high-tech (high-paying) long-term jobs, just more taxes...

Katharine Miller
William C Miller
103 River Road
Hobe Sound, FL 33455

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:53 PM
To: Clyde Dulin; Maria Jose
Subject: FW: CPA 19-10

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

From: Jay Levitt <jayl12@bellsouth.net>
Sent: Monday, August 26, 2019 11:34 AM
To: Comish <Comish@martin.fl.us>
Subject: CPA 19-10

Please don't give up on the agreement with AgTech. They promised jobs. Hold them to it. If they want the timeline and promised hi tech jobs eliminated, tell them no. They need to start over after the time period expires. Let's not burden our county tax base with urban sprawl and higher taxes for their benefit.

Keep Martin County the gem that it is.

Respectfully,

Mr. & Mrs B. J. Levitt

Stuart, Fl

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:52 PM
To: Clyde Dulin; Maria Jose
Subject: FW: CPA 19-10

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

From: Joann Tomich <jocrna@comcast.net>
Sent: Monday, August 26, 2019 11:45 AM
To: Comish <Comish@martin.fl.us>
Subject: CPA 19-10

Stop this ridiculous smooshing of the regulations! The Pt St Lucie urban boundary connection is a joke. Developers will stop at nothing to get their way. AgTec jobs? Where??? J.Thomas 35 year resident of Martin Co.!!!!!!

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:52 PM
To: Clyde Dulin; Maria Jose
Subject: FW: COA 19-10

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

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Monday, August 26, 2019 12:22 PM
To: Comish <Comish@martin.fl.us>
Subject: COA 19-10

Dear Commissioners:

Please say no to COA 19-10 as it is proposed. I refer you to the Martin County Conservative Alliance statements on this matter for elaboration.

As always, thank you for your service.

Mary Starzinski
3400 SE Fairway Oaks Trail
Stuart, FL 34997

Clyde Dulin

From: Krista Storey
Sent: Monday, August 26, 2019 12:50 PM
To: Clyde Dulin; Maria Jose
Subject: FW: Turner Grove/AgTec CPA 19-10

From: jlogan@gate.net <jlogan@gate.net>
Sent: Monday, August 26, 2019 12:47 PM
To: Comish <Comish@martin.fl.us>
Subject: Turner Grove/AgTec CPA 19-10

It is our belief that developers should be held to their promises. If promises were made and subject is requesting that these promises (of high-tech (high-paying) long-term jobs) be removed, please vote no.

Charles and Jane Logan
Hobe Sound, FL

Maria Harrison

From: Peggy Jennette
Sent: Tuesday, August 27, 2019 9:57 AM
To: Maria Harrison
Subject: FW: CPA 19-10 Vote

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, August 26, 2019 9:29 PM
To: Peggy Jennette <peggyj@martin.fl.us>
Subject: Fwd: CPA 19-10 Vote

Taryn Kryzda, County Administrator
Martin County Board of County Commissioners

Sent from my iPad
Please excuse any typos

Begin forwarded message:

From: Regina Wood <reginawood@bellsouth.net>
Date: August 26, 2019 at 9:12:03 PM EDT
To: <Comish@martin.fl.us>
Subject: CPA 19-10 Vote

In regard to CPA 19-10 on tomorrow's BOCC, please vote to enforce the promise by Developer Turner Grove/AgTEC to create high tech, long-term jobs by 2020.

**Regina and Jerry Wood
Palm City**

Maria Harrison

From: Peggy Jennette
Sent: Tuesday, August 27, 2019 9:57 AM
To: Maria Harrison
Subject: FW: CPAs
Attachments: Golf Course; CPA 19-10 make them keep their job's promises

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, August 26, 2019 5:25 PM
To: Peggy Jennette <peggyj@martin.fl.us>
Subject: CPAs

Maria Harrison

From: DAWN CAMERON <dawncam@comcast.net>
Sent: Monday, August 26, 2019 2:28 PM
To: Comish
Subject: CPA 19-10 make them keep their job's promises

Now that you have approved this plan, please make them KEEP THEIR PROMISES--HI TECH JOBS ASAP!

Thanks

Dawn Cameron

1457 SW Peninsula Ln

Palm City, FL 34990

772 219 7976

Maria Harrison

From: Peggy Jennette
Sent: Tuesday, August 27, 2019 9:59 AM
To: Maria Harrison
Subject: FW: Hi Tech jobs

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

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Tuesday, August 27, 2019 9:59 AM
To: Peggy Jennette <peggyj@martin.fl.us>
Subject: FW: Hi Tech jobs

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)

"Florida has a very broad public records law. As a result, any written communication created or received by Martin County Board of County Commissioners' employees is subject to disclosure to the public and the media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

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

From: Hope Reese <hopewreese@gmail.com>
Sent: Tuesday, August 27, 2019 9:19 AM
To: Comish <Comish@martin.fl.us>
Subject: Hi Tech jobs

When developers win concessions they MUST be held to their promises. Please stop adding to the destruction of our environment.

We need to be able to trust you.

Hope Reese
7050 SE Woodstork Way
Hobe Sound

Sent from my iPhone

From: [Krista Storey](#)
To: [Nicki vanVonne](#); [Clyde Dulin](#); [Maria Jose](#)
Subject: FW: Say NO to AgTEC and Grove Golf Course XXIII as written TOMORROW
Date: Monday, August 26, 2019 9:58:07 AM

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Monday, August 26, 2019 9:05 AM
To: Comish <Comish@martin.fl.us>; commish@martin.fl.us
Subject: Say NO to AgTEC and Grove Golf Course XXIII as written TOMORROW

Good morning Martin County Commissioner:

Please say "NO" to AgTEC on CPA 19-10. Do not remove this incentive to create high-paying jobs. A contract was entered into in 2010 but Turner Groves/AgTEC doesn't want to live up to their bargain. This is important for jobs, for the urban boundary. A "Yes" is a sell-out of Martin County workers and Comp Plan.

Please say "NO" to Grove XXIII Golf Course CPA19-07 as written. Without limits to the "golf cottages" on size and ownership, four McMansions can be built allowing too many people for one 2000 GPD OSTD (septic system) for the Four "golf cottages." Limit the size to 800 sq ft. Also, limit the ownership to the same as the golf club to avoid a violation of the 20-acre minimum lot size and urban boundary issues.

Thank you for your consideration,
Donna Melzer, Palm City voter