

Meeting Minutes



LOCAL PLANNING AGENCY MINUTES

December 19, 2019

Commission Chambers

2401 SE Monterey Road, Stuart, FL 34996

Cindy Hall, District 1, November 2022

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2020

James Moir, Chair, District 4, November 2020

Scott Watson, Vice Chair, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2020

CALL TO ORDER

LPA Members Present, Thursday, December 19, 2019: (3) Vice Chairman Scott Watson, William Flanagan, and Donald Foley, III . School Board Liaison – Kimberly Everman.
Not Present: Chairman, Jim Moir, and Cindy Hall.

Vice Chairman Watson called the meeting to order at 7:01 pm. A quorum was present.

Present:

Senior Assistant County Attorney Krista Storey
Comprehensive Planning AdministratorClyde Dulin
Principal Planner Maria Jose
Agency Recorder/Notary Mary Holleran

MINU APPROVAL OF MINUTES

MINU-1 DECEMBER 5, 2019

The LPA is asked to approve the minutes from December 5, 2019 LPA Meeting
Agenda Item 20-0153

MOTION: A Motion was made by Mr. Flanagan, Seconded by Mr. Foley to approve the minutes of the LPA Meeting of December 5, 2019. The motion Carried 3-0.

QJP – QUASI - JUDICIAL PROCEDURES

QJP – 1 QUASI – JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings parties are entitled – as a matter of due process – to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item: 20-0154

COUNTY: Senior Assistant County Attorney Krista Storey explained the process and Swearing-in for Quasi Judicial procedures by which the LPA, Staff and the Applicant would be addressing items on the agenda tonight.

NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 19-19, PULTE AT CHRIST FELLOWSHIP

Public Hearing to consider a Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) on 321 acres, located at 10205 SW Pratt Whitney Road.

Requested by: Daniel Sorow, Cotleur & Hearing

Presented by: Maria Jose, Planner, Growth Management Department

Agenda Item 20-0150

*** For the Record:**

LPA: Ex parte communication disclosures - None: No Interveners were present.

COUNTY: Staff and individuals speaking on this matter were sworn in.

STAFF: Ms. Jose provided NPH-1, Exhibit 1, Certification of required notification to surrounding homeowners; Exhibit 2, Ms. Jose's Resume, a copy of staff's report and Exhibit 3, copies of e-mails from County Administrator Taryn Kryzda pertaining to Agenda Item 20-0150 to be entered into the record.

STAFF: Ms. Jose presented NPH-1, CPA 19-19, Pulte at Christ Fellowship indicating the applicant is proposing a FLUM change from Rural Density (1 u/p/2A) to Residential Estate Density up to (1 u/p/a). A Location Map was displayed showing the surrounding areas, the parcel is located within the Secondary Urban Service District (SUSD) adjacent to the Primary Urban Service District.

STAFF: Ms. Jose indicated staff recommended approval based on the request meeting 13 of 13 sprawl criteria for discouraging the proliferation of sprawl, and meeting 7 of 8 criteria that determine the application discourages the proliferation of urban sprawl. No change to the SUSD or expansion to the PUSD is necessary and it is compatible with the land use designation.

LPA: Mr. Flanagan questioned proliferation of urban sprawl (pg.12/20 staff report). He asked about the one criteria not met for the 7 of 8 criteria. Ms. Jose provided the analysis for Section *III* in answer to that question. Mr. Flanagan commented on the density for the Florida Club at 2 u/p/a.

STAFF: Comprehensive Planning Director Clyde Dulin provided additional information on the Florida Club's 2 u/p/a, and indicated the proposed density on this site will be 1 u/p/a.

APPLICANT: Dan Sorrow, representing Coteleur & Hearing, provided the certified notices to surrounding homeowners for the record. He thanked Ms. Jose for the presentation and agreed with the recommendation of approval. Mr. Sorrow continued with a presentation on the application's future plans for development, and discussed the use of 20 acres dedicated for the Operation 300 Gold Star Family Campground.

PUBLIC: The following individuals spoke opposing CPA 19-19:

Carole Pelton, Joanne Swann, Carly Batts, Greg Braun, Carol Fitzpatrick, Billy Vaughn, Wilson Rice, Matt Pilot, Jack Behl, and Chris Clow.

Concerns mentioned were:

Foxwood Community has major traffic on Kanner Highway, it's a dangerous corner, there is no shoulder, traffic has them under siege.

The Church now has land use changes, they pay no taxes on the property and now have a good money making project. They revised their application to get a better project.

Operation 300 camp ground, will they allow a gun range and what other uses will be allowed. They need to fight for the environment, the hydrology of the area has many water tables and drainage concerns, what about the impact

Will we deny other property users going outside the USB and the County's ability to deny them

The Church is not serving the community it is putting a demand on it with homes and traffic.

What about plans for open space, there is no reference to a residential capacity study

Cove Road is overburdened with traffic, schools, EMTs, Medical facilities and new developments.

In favor: Matt Highlich, Pastor, Tara Baldwin, Operation 300 President, supported the Land Use Change to have a permanent home for the Operation 300 and Military families. Adam Baldwin, former Christ Fellowship leadership staff, gives us a good reason to serve, volunteer and be part of the community. Gerry Schwepp, serving youth and Operation 300 is a beneficial and important service.

LEGAL: Sr. County Attorney Storey advised the public that what is before the LPA is a proposal for a legislative policy decision whether to change the Future Land Use designation of the property. All comments referring to a project such as road access, infrastructure, and utilizing the property are to be taken as generalities. Conditions are inappropriate and no conditions are imposed on the LPA's decision of approval or denial. This public hearing is the first step before moving on to the BoCC.

LPA: Mr. Flanagan thanked Ms. Storey for keeping everyone on track and to focus on the policy decision of the FLUM. He commented on clarifying the difference in the PUSD and SUSD.

STAFF: Mr. Dulin explained the PUSD is the area where the highest densities and intensities are intended to go such as commercial, industrial, residential. The SUSD had different uses, created in 1990, it is used as a transitional area to rural, and used as a place to expand into the PUSD. Only two densities are permitted in the SUSD, 1 u/p/2A and 1 u/p/A.

LPA: Mr. Foley thanked everyone who came out tonight, it's always good to see everyone. He echoed the concerns of the Foxwood Community and to the south, that the density of 1 /u/p/A would have an effect on other properties in that Pratt-Whitney corridor.

Mr. Watson indicated the applicant met the criteria, there are traffic issues and concerns that will be addressed, and listened to the public's concerns. He favored the request and will support it.

Mr. Flanagan referred to the same concerns that were voiced before the Florida Club was built.

MOTION: Moved by Mr. Flanagan to approve staff's recommendation of CPA 19-19 request to change the Future Land Use Map parcel from Rural Density (up to 1 u/p/2 acres) to Residential Estate Density (up to 1 u/p acre). There was no SECOND. Mr. Watson passed the gavel and SECONDED. Mr. Foley was OPPOSED. The Motion carried 2-1.

COMMENTS:

1. PUBLIC – None
2. STAFF – There will not be a meeting on Thursday, January 2, 2020.
3. LPA – The next LPA meeting is scheduled for January 16, 2020 at 7:00 pm.

ADJOURN: The LPA meeting of December 19, 2019 adjourned at 8:20 pm.

Respectfully Submitted:

Approved by:

Mary F. Holleran, Agency Recorder
Notary Public

Scott Watson, Vice Chairman

Date Signed:

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Public Comments

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship project
Date: Tuesday, December 17, 2019 5:00:24 PM

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: Tuesday, December 17, 2019 4:11 PM
To: Lisa Combs <lisa.combs0220@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: Christ Fellowship project

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

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



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From: Lisa Combs <lisa.combs0220@gmail.com>
Sent: Tuesday, December 17, 2019 3:24 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship project



Good afternoon!

My name is Lisa Combs and I am emailing to show my support for the project being presented to your board on Thursday concerning the land owned by Christ Fellowship, Pratt Whitney Road, Stuart.

Implementing this project (homes and camp) would largely prosper the area as well as our entire community.

Please consider all the positive aspects of this project and vote favorably on it.

Merry Christmas and may you receive all HIS blessings!

Lisa Combs
1630 SW Beverly Terrace
Stuart, FL 34997
772.486.5789

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 12:03:47 PM

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

From: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:39 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Nicki!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Nicki!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 1:04:13 PM

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)



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From: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:38 AM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Taryn!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Taryn!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Joan Seaman](#); [Clyde Dulin](#)
Subject: Fwd: Christ Fellowship church and Pulte Homes project
Date: Wednesday, December 18, 2019 10:02:03 PM

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: scott fitzgerald <fitzgerald.scott@gmail.com>
Date: 12/18/19 5:08 PM (GMT-05:00)
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Van Vonno,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work though them and approve the project. Thank you for your time, Scott

From: [Taryn Kryzda](#)
To: [scott fitzgerald](#)
Cc: [Joan Seaman](#)
Subject: RE: Christ Fellowship church and Pulte Homes project
Date: Thursday, December 19, 2019 8:53:40 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM

County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



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From: scott fitzgerald <fitzgerald.scott@gmail.com>
Sent: Wednesday, December 18, 2019 5:07 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Kryzda,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work through them and approve the project. Thank you for your time, Scott

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Vote no on C-148-008
Date: Tuesday, December 17, 2019 10:34:07 AM

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

From: Judy Gordon <augirls@bellsouth.net>
Sent: Monday, December 16, 2019 8:36 PM
To: Cynthia Hall <chall.mclpa@gmail.com>; William Flanagan <bjflan315@gmail.com>; Donald Foley <donmade33455@gmail.com>; James Moir <benchcat@aol.com>; Scott Watson <watsonesffort@yahoo.com>; Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Vote no on C-148-008



Subject: Pulte Christ Fellowship Church request for zoning and FLUM changes C-148-008

Dear Agency Members,

A request from Christ Fellowship Church to change the Future Land Use Map for 321 acres of their property from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per 1 acre) is about to be heard by the LPA on Dec 19, 2019 and then later by the BOCC.

When the church originally bought this land and developed their church back in 2012, we didn't resist because we thought it was a good fit for our neighborhood. The church would only add significant traffic on Sunday's mostly and even if they built a school it would only add to the South Fork high school traffic we already have.

We thought it was a better option than the possibility of a developer planing to build homes, which would interfere with our quiet lifestyle we had planned and were enjoying. This was a very large piece of property and could conceivably have placed many burdens on traffic, water, fire rescue, police and schools. So having a church was a much nicer alternative.

Now, it is clear that the church plans to sell off the remaining, undeveloped part of their property to Pulte for the purpose of establishing a PUD with close to 300 houses. In addition to these 300 houses they are planning to donate 20 acres to Operation 300 for their exclusive use.

Staff recommendation says that the land use designation is "generally compatible" to neighboring parcels and their land uses.
I disagree.

To the southwest, across Pratt Whitney is the agricultural land that Hobe Sound Ranch is trying so desperately to develop. To the South is Foxwoods. An equestrian residential community of 1 house per 2 acres.

To the East is South Fork High School.

To the North is General Institutional, and Rural Density residential(1 unit per 2 acres).

To the Northwest is a PUD the Florida Club, a residential community.

There is no compatibility to neighboring parcels.

It would seem to me, in reference to the above land use designations of the neighboring properties, that the land use and zoning should stay the way they are.

If the Church wants to develop their extra land and build 160 units, as the current land use and zoning would allow, so be it.

I see no reason, except the developers hoping to make more money, for a change.

I urge you to vote against staff recommendation.

Judy Gordon

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300 Community
Date: Wednesday, December 18, 2019 12:00:59 PM
Attachments: [image001.png](#)

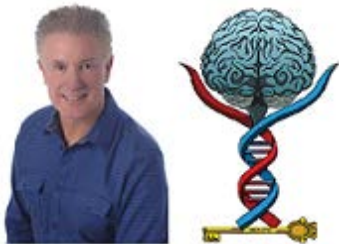
Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Randy Hansbrough <drrandy@hcfh.org>
Sent: Wednesday, December 18, 2019 11:06 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Operation 300 Community



I support the Operation 300 Community next to the Christ Fellowship Church!
Thank you,

Dr. Randy Hansbrough, DC, PSc.D, DACAN, FIACN, CFMP
Board Certified Chiropractic Neurologist
Functional Wellness Practitioner



19 SE Osceola Street
Stuart, FL 34994
Office - (772) 287-7701
E-Mail - drrandy@hcfh.org
Staff - admin@hcfh.org

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: PULTE HOMES
Date: Tuesday, December 17, 2019 5:00:47 PM

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: Tuesday, December 17, 2019 4:11 PM
To: Louis Hoffpauir <lfbh98@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: PULTE HOMES

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM

County Administrator
Martin County Board of County Commissioners
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Stuart, FL 34996
772-288-5939 (o)



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From: Louis Hoffpauir <lfbh98@gmail.com>
Sent: Tuesday, December 17, 2019 3:23 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: PULTE HOMES



Taryn,

I hope you are enjoying your holiday season. You have the opportunity this year to bring the best present you could give to our county on Thursday. You can vote to support growth in our region. I support the development of Pulte Homes on Pratt Whitney. This is a high quality community that will bring great people into our country. Please VOTE YES to support this cause.

--

Louis Hoffpauir

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300
Date: Thursday, December 19, 2019 9:51:02 AM

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

From: Steve Hooks <Steve@hooksconstruction.net>
Sent: Thursday, December 19, 2019 6:46 AM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com; benchcat@aol.com; watsoneffort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: Tara Baldwin <tara.op300@gmail.com>
Subject: Operation 300



Good morning,

I am writing on behalf of Operation 300 and the approval process they are undertaking to establish a permanent home on the Christ Fellowship Property. I ask each of you to vote yes to let this project move forward. I understand that the larger ask here is to approve 284 homes to be built on the property as well and that can come bring up challenges in our county with our “smart growth” mentality. I believe in all my heart that lives are being changed when Operation 300 brings these kids in from all over the country and loves on them for one weekend in a way that their father’s would have if they had not sacrificed their lives for all of the freedoms we celebrate. I can only imagine how much more impactful it will be when Operation 300 has a permanent home to create a better environment and experience for the kids, if there are any issues with the housing development then use your brains and experience to help the developer get it right, don’t be the one who prevents Operation 300 from getting this done. Life really is pretty simple and sometimes regulation gets in the way, we are to Love God and Love People.

God Bless and hope each of you has a Merry Christmas. If I can help in anyway, please let me know.

Steve Hooks
P 772.419.8828
F 772.237.3757
C 772.905.7622
www.hooksconstruction.net



From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: LPA Meeting Thursday
Date: Wednesday, December 18, 2019 8:45:54 AM

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

From: Peggy@ecmortgagelenders.com <Peggy@ecmortgagelenders.com>
Sent: Wednesday, December 18, 2019 8:30 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: LPA Meeting Thursday



Nikki,

I am writing to you because I cannot attend the planning meeting Thursday and wanted to let you know that I fully support the approval of the Pulte Home project on Pratt Whitney Road and specifically the deeding of land to Operation 300. With the current widening of Kanner Hwy between I95 and Pratt Whitney Road, I feel this new development will not have any detrimental impacts on the community and since the project already has city utilities, there will be no impact with septic tanks on the environment. Please vote to approve this project. Thanks!

Peggy Hornick

Senior Loan Officer, NMLS #301873



3228 SW Martin Downs Blvd., Ste. 1
Palm City, Florida 34990
Office: 772-919-7918
Fax: 772-283-2076

From: [Taryn Kryzda](#)
To: [EMILY PEABODY](#)
Cc: [Joan Seaman](#)
Subject: RE: Pulte development Christ fellowship church
Date: Thursday, December 19, 2019 8:53:17 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
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-----Original Message-----

From: EMILY PEABODY <pea567@verizon.net>
Sent: Wednesday, December 18, 2019 7:36 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Pulte development Christ fellowship church

This Email Sent From External Sender

Sent from my iPhone I would voice my approval for this project BrucePeabody

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship development proposal.
Date: Wednesday, December 18, 2019 12:01:15 PM

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

From: Geoff Ross <pasta_seafood_lovers@hotmail.com>
Sent: Wednesday, December 18, 2019 10:46 AM
To: chall.mclpa@gmail.com; donmade33455@gmail.com; bjflan315@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: tara.op300@gmail.com
Subject: Christ Fellowship development proposal.



Dear Martin County Local Planning Agency (LPA)

A proposal is up for review this [Thursday evening at 7 p.m.](#) at the Martin County Administration building.

Reference: Christ Fellowship land development.

Please consider approving this awesome idea as it will significantly help the community and also help a local non profit called Operation 300.

This is an amazing opportunity for Operation 300 to finally have a permanent home to support their work for generations to come.

**Kind regards
Geoff Ross
Senior Chief USN retired Surface warfare / Air warfare.**

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Operation 300 (UNCLASSIFIED)
Date: Thursday, December 19, 2019 12:21:58 PM

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

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

From: Sutherland, Maria G CTR (USA) <maria.g.sutherland.ctr@mail.mil>
Sent: Thursday, December 19, 2019 12:14 PM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: maria_suth@hotmail.com
Subject: Operation 300 (UNCLASSIFIED)

This Email Sent From External Sender

CLASSIFICATION: UNCLASSIFIED

Greetings from the Last Frontier:

Cynthia Hall , William Flanagan, Donald Foley, James Moir, Scott Watson, Taryn Kryzda, County Administrator, and Nicki van Vonno, Growth Management:

Operation 300 does so much for the children of the fallen and the families left behind. It would be amazing if Operation 300 could have a permanent home to host the camps they offer each year. Their camps provide an opportunity for families to get away from the everyday hustle and mingle with others who understand the suffering they all have in common. Their program does not discriminate against any survivor. Cause of death is not an issue. All that matters to Operation 300 is that children and families have been affected by a death regardless of the "how". This program is unique because a lot of families do not get to participate in programs due to the cause of death. Operation 300 deserves any recognition and help that can be afforded to them. Having their own place to call home will only enhance the programs they already offer. If I can answer any questions, please do not hesitate to call me anytime at 907-388-6652.

Anything this organization can do in support of Operation 300 will be immensely appreciated by so many.

Merry Christmas and a happy 2020.

Sincerely,

The Sutherland Family, North Pole Alaska In Honor of SSG Stephen John Sutherland KIA 12 Nov 2005
CLASSIFICATION: UNCLASSIFIED

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship Stuart
Date: Tuesday, December 17, 2019 10:34:37 AM

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

From: Christine Lynn <christine.lynn@rocketmail.com>
Sent: Tuesday, December 17, 2019 9:46 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship Stuart



Nicki,

I am a neighbor and a member of the Christ Fellowship Stuart Campus. I have attended Christ Fellowship in the Gardens since 2000. My children have grown up as part of the Christ Fellowship family and each one of us have been touched by the church family in many positive ways.

I am in favor of the plans to sell a portion of the property to Pulte for development of 284 homes and very much in favor of the land that will be deeded to Operation 300 camp.

Thank you for your help in moving these plans forward.

Christine Wysocki
8872 SW Bonneville Dr
Stuart, FL 34997
772-233-9988

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship Church land.
Date: Monday, December 30, 2019 10:07:57 AM

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

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

From: Shannon <sjkohn@comcast.net>
Sent: Sunday, December 22, 2019 6:49 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship Church land.

This Email Sent From External Sender

Good morning, I just wanted to throw in my two cents on the development/sale of the Christ Fellowship land for building homes, I am very much against this project and would like to control Martin County growth, this will be a huge impact on this area. Please consider my opinion as a Martin County resident.
Sent from my iPhone

From: [Katie Spohr](#)
To: [Nicki vanVonne](#); leo.abdella@christ.fellowship.church; [Comish](#); [Harold Jenkins](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Sarah Heard](#); [Doug Smith](#); tkcyzda@martin.fl.us; dave.lonsberry@christ.fellowship.church; matt.pilot@christ.fellowship.church; julie.mullins@christ.fellowship.church; todd.mullins@christ.fellowship.church
Subject: Vote No.
Date: Monday, February 3, 2020 8:13:21 PM

This Email Sent From External Sender

Dear County Commissioners,

I am unable to make your upcoming meeting but, I hope you will read this email and take it to heart, especially considering the vast amount of development already taking place all over Martin county. Frankly, we are becoming too developed in my opinion, and are quickly losing the wonderful niche that makes us special. There is a reason your predecessors were able to keep Martin county as wonderful as it was, while the counties to the North and South of us became overdeveloped and overpopulated. We keep topping the lists of places to visit and live, and keeping our small town feel is part of that.

How many acres of trees have been cut down in the last year and have been turned into strip malls and other developments in our county? Too many. In my area of Martin County alone there have been many, many acres cut that were once woodlands. We already are starting to look like the counties around us, and it isn't a good thing. More acres will be cut down if you actually put a Costco on Kanner Highway, but that is another matter for another day.

I am writing today because I received an email from my church that had the audacity to say that they plan on seeking a zoning change for acreage that they own to be used further down the road as a housing development.

I don't support this AT ALL, and if I didn't have to teach (I am a Martin County Teacher) I'd show up to speak my mind. In fact with the amount of development already occurring in Martin County, it makes me ANGRY that the church would engage in something like this. It is easy for the church leaders above us to make these decisions, probably with the exception of Matt Pilot, because they do not live here.

As far as I am aware, we purchased that full amount of land to be used to develop for CHURCH use, and we received the price we did for THAT use. We did not receive it for someone else to make money off it, or for the acreage to be turned into a neighborhood. SOMETHING is definitely is not clear about the situation. Why on earth would we donate valuable land (when land is quickly disappearing) to a building company? As someone who donated money to build our church, I don't support this AT ALL, and I am infuriated that this is what they plan to do. Talk about a bait and switch, and a horrible witness for Christ. Do what you say you will do. If the situation was clear then they they would not have had to introduce this to everyone at the 11th hour hoping everyone would write to their commissioners to support it. We had what I'm assuming was agricultural property zoned to build a church and now they want to put another cookie cutter neighborhood property there. Why did they not seek this zoning at the outset of us building there? As someone who has donated to Christ Fellowship and considers Christ Fellowship my home church, this is something we have NO BUSINESS being involved in or touching. These things should be done in the light, and not in the dark. It actually breaks my heart to see a place I love doing this.

Thank God you refused the massive development that was proposed in Hobe Sound last year or the year before, or we would currently be in over our heads trying to provide resources that we couldn't pay for. Hopefully, you will exercise good judgement regarding this matter and in the rumors that are circulating about further developments west of Palm City.

Martin county doesn't want to be like Palm Beach county or St. Lucie, I hope you will listen to your constituents. Thank God the people who sat in your seats before you took a more measured rate of development than it seems we as a county have had in the last year. Otherwise we might already look like Broward County. I hope you follow their example and vote no to re-zoning this property and others neighborhood developments like it.

Sincerely,

Katharine Spohr

Sent from my iPhone

From: [Krista Storey](#)
To: [Clyde Dulin](#); [Nicki vanVonne](#)
Subject: Fw: Pulte at Christfellowship
Date: Monday, February 3, 2020 9:31:43 PM

From: April watson <aprwat@msn.com>
Sent: Monday, February 3, 2020 8:30:48 PM
To: Comish <Comish@martin.fl.us>
Subject: Pulte at Christfellowship



Good evening,

I'm writing to oppose this development for several reasons. I am a member of that church and feel they mislead the community as well as their congregation. The projected plan does not go with their "God County" comments they use frequently when they come to Stuart. They want us to support them when they are only looking to benefit with the money that will change hands if sold. There are many ways they could support their community with that land and give back to those that are in need.

Another reason I oppose is the schools that would be needed if we increase the population by 293 houses. Our schools are over crowded now, teachers do not have the time to actually teach the kids in their class due in part to sizes.

A third reason is the roads around the proposed development are already over populated. Kanner highway renovation has been a county NIGHTMARE for years and is only getting worse!

Our small community is expanding at a rapid rate and those of us who liked the small town community are being over crowded with people from the south and north. Our sheriff department does an excellent job at keeping most of the crooks out however if we keep building then there will be no small community at all to protect. We will be like all the other major cities like Port St Lucie, West Palm Beach, Miami just to name a few where all these people are coming from that are full of crime!

Leave our community with the rural area for families who support our small community and want to raise their family in the country settings that we all love about Martin County.

Powerpoint Presentation

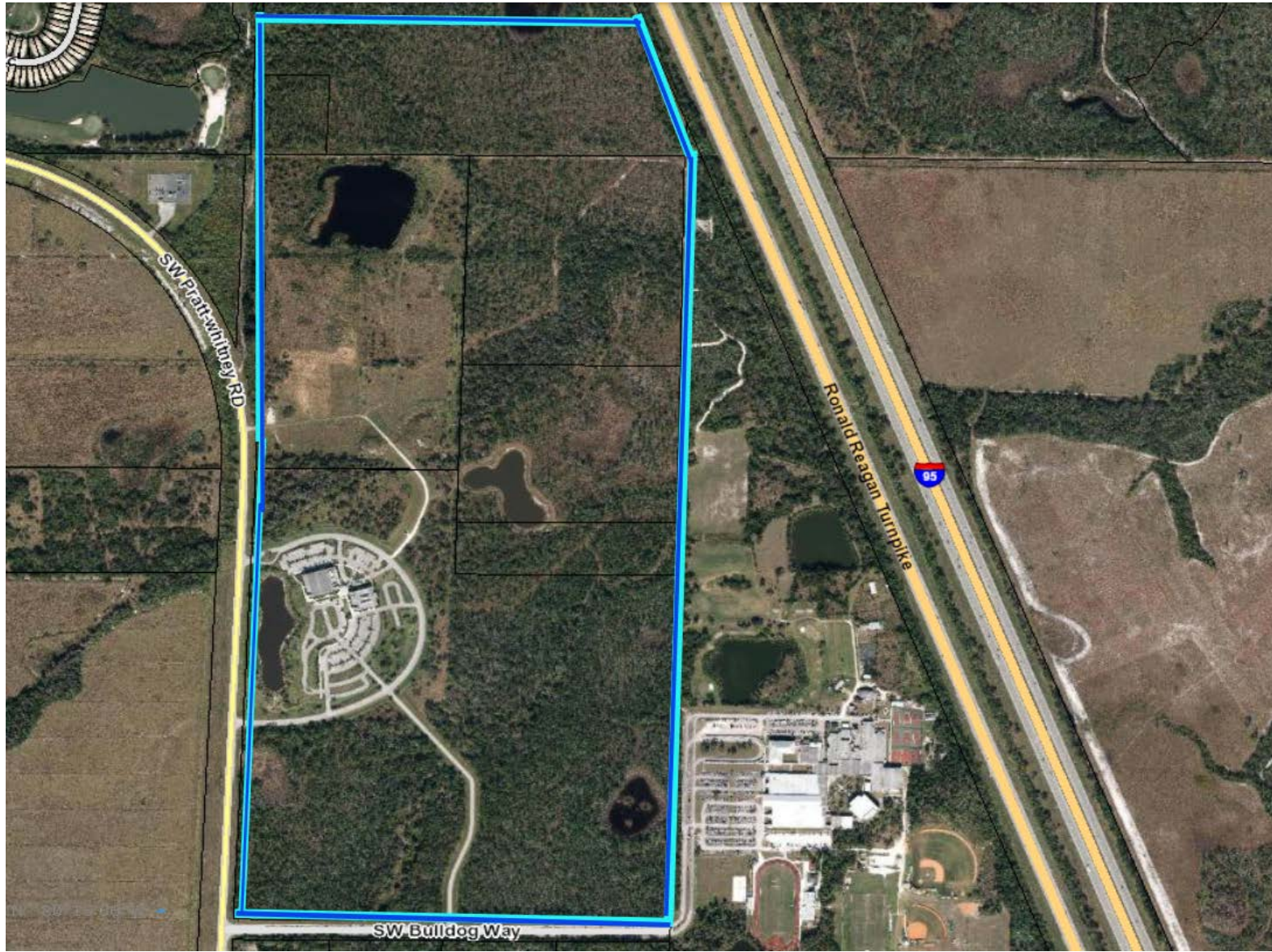
The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

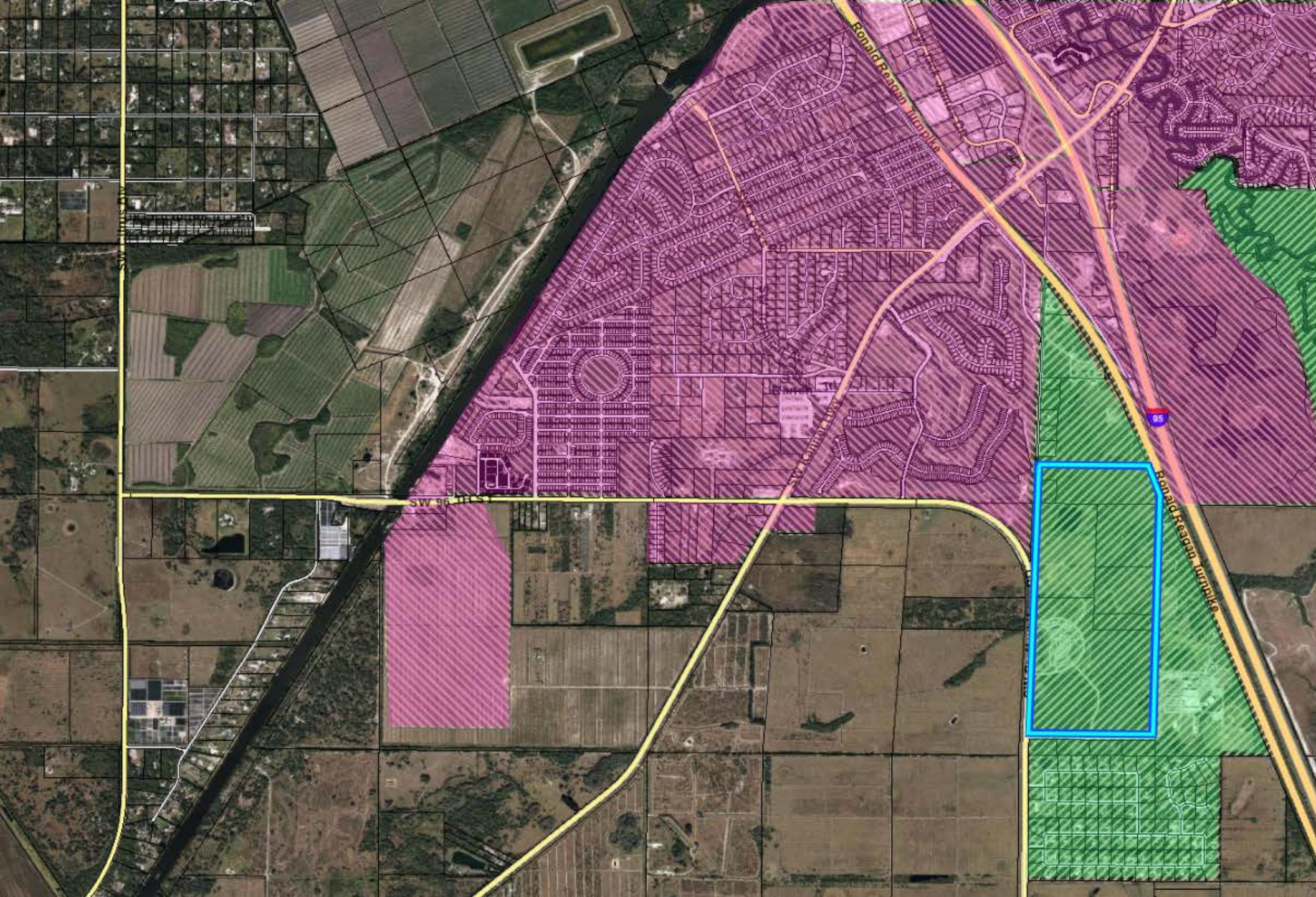
CPA 19-19

Pulte at Christ Fellowship

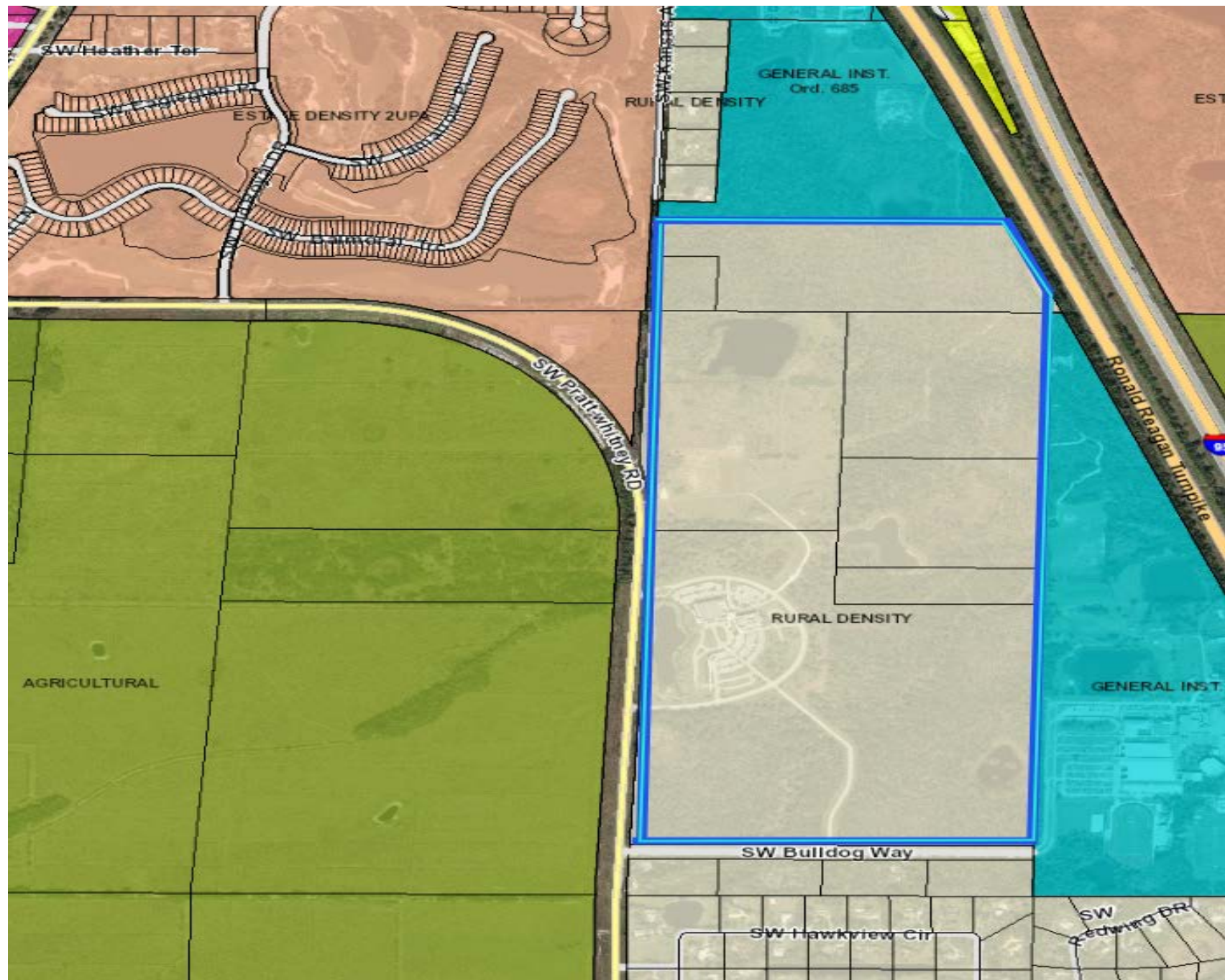
Proposed FLUM Change

- Applicant: Christ Fellowship Church, Inc. represented by Cotleur & Hearing
- FLUM amendment from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre)
- Subject site: 321 acres, located east of SW Pratt Whitney Road and north of SW Bulldog Way, west of the FL Turnpike. Located within SUSD, adjacent to the PUSD.





- ☐ CRA Mixed Use Areas
- ☐ CRA Zoning Overlays
- ☐ CRA
- ☐ Elementary and Middle School Concurrency Zones
- ☐ High School Concurrency Zones
- ☐ Parks
- ☒ Urban Service Districts
 - ☒ Primary USD
 - ☒ Secondary USD
- ☐ Zoning
- ☐ Landuse
- ☐ Public Property
- ☐ Fema Flood Zones
- ☐ Commission Districts
- ☐ Voting Districts
- ☐ MSTU
- ☐ US Congress Districts
- ☐ Florida Counties
- ☐ Florida House Districts
- ☐ State Senate Voting Districts
- ☐ Infill Lot
- ☐ SFWMD 298 Districts
- ☐ Plats
- ☐ Real Property Interests



► North: General Institutional, currently vacant. A portion of the land is Rural Density Residential, with a few single family units

► South: Rural Density Residential, separated by Bulldog way. Single family units, area known as Foxwood

► East: General Institutional. South Fork High School

► West:

Northwest: Residential Estate Density, FPL sub-station, Residential PUD

Southwest: Agricultural acreage, separated by SW Pratt Whitney Rd

Staff Recommendation : Approval

- ▶ Proposed land use designation is generally compatible to neighboring parcels and their land uses
- ▶ Meets 13 out of 13 criteria that discourages urban sprawl and also meets 7 out the 8 additional criteria that discourages the proliferation of urban sprawl (Section 2.2 of staff report)
- ▶ No change to the SUSD necessary

Staff Recommendation: Approval

- ▶ Proposed designation/density complies with CGMP policies (Obj. 4.7B) regarding land uses/density allowed in SUSD.
- ▶ Already contains necessary infrastructure such as water and sewer provisions and is near major roads (Kanner Hwy)
- ▶ Considering all these factors, staff recommends approval of the proposed change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre)

Public Notice



July 29, 2019

Catherine Riiska and Clyde Dulin
Growth Management Department
2401 SE Monterey Rd, Stuart, FL 34996

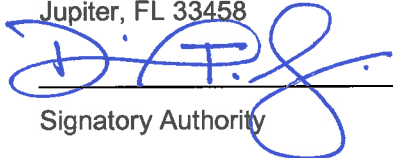
Re: **CPA19-19 and C148-008: Pulte at Christ Fellowship Sign Posting Affidavit**

As required by the Martin County land development review process, I certify the following:

1. Mariana Arias Sanz at Cotleur & Hearing has coordinated posting of public notice signage at the subject property.
2. All public notice signage complies with LDR procedures specified in Section 10.6 of the Martin County Land Development Code. Photographs of the code compliant signage are attached herein.

Sincerely,

Daniel Sorrow
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



Signatory Authority

7.29.19

Date

DANIEL T. SORROW

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 29th day of July, 2019, by Daniel Sorrow.

☒ He or she ☐ is personally known to me or ☐ has produced _____ as identification.



Notary public signature

Brittany Mullen

Printed Name

State of Florida at-large





Dan Sorrow, Coteleur and Hearing Landscape Architects
1934 Commerce Lane #1 Jupiter, FL 33458
11-25-2019

RE: Notice of public hearings regarding Application# CPA 19-19: an application submitted by Christ Fellowship Church to change the Future Land Use

Dear Property Owner:

As the owner of property within 2500 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Rural Density Residential (up to 1 unit per 2 acres)
TO: Residential Estate Density (up to 1 unit per acre)

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

MEETING: *Local Planning Agency*
DATE: **Thursday, December 19, 2019**
TIME: 7:00 P.M, or as soon thereafter as the items can be heard.
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made,

which record should include the testimony and evidence upon which the appeal is to be based.

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

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

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at:	Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 1st Floor 2401 S.E. Monterey Road Stuart, Florida 34996
Submit Written Comments to:	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, visit the County's website: www.martin.fl.us

Then, click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,

Dan Sorrow



Enclosure: Location Map

Martin County Commissioners

Advertiser:

GCI0319789-01

Ad Number:

N/A

Agency:

N/A

Insertion Number:

A-20-All

Section-Page-Zone(s):

3 Col x 8.5 in

Size:

CPA 19-19 Pulte-12-1

Description:

N/A

Color Type:



Rainwater pools at a gas station that was attacked during protests over government-set gasoline prices in Tehran, Iran. EBRAHIM NOROOZI/AP

Group says at least 208 killed amid Iran protests

Jon Gambrell
ASSOCIATED PRESS

DUBAI, United Arab Emirates – At least 208 people in Iran were killed amid protests over sharply rising gasoline prices and a subsequent crack-down by security forces, Amnesty International said Monday, as one government official acknowledged telling police to shoot demonstrators.

Iran has yet to release any nationwide statistics over the unrest that gripped the Islamic Republic beginning Nov. 15 with minimum prices for government-subsidized gasoline rising by 50%. Iran's mission to the United Nations disputed Amnesty's findings early Tuesday, though it offered no evidence to support its claim.

Iran shut down internet access amid the unrest, blocking those inside the country from sharing their videos and information, as well as limiting the outside world from knowing the scale of the protests and violence. The restoration of the internet in recent days across much of the country has seen other videos surface.

"We've seen over 200 people killed in a very swift time, in under a week," said Mansoureh Mills, an Iran researcher at Amnesty. "It's something pretty unprecedented event in the history of the human rights violations in the Islamic Republic."

Although not drawing as many Iranians into the streets as those protesting the disputed 2009 presidential election, the gasoline price demonstrations rapidly turned violent faster than any previous rallies. That shows the widespread economic discontent gripping the country since May 2018, when President Donald Trump imposed

crushing sanctions after unilaterally withdrawing from Tehran's nuclear deal with world powers.

Since the summer, tensions across the Mideast have spiked with attacks the U.S. blames on Tehran. Iran, meanwhile, began to break the deal's centrifuges, enrichment and stockpile limitations with hopes of pressuring Europe to offer it a way to sell crude oil abroad despite Washington's sanctions.

In a statement Monday, Amnesty said there had been "dozens of deaths" in the Tehran suburb of Shahriar, likely one of the areas with the highest toll of those killed in the unrest. Shahriar had seen heavy protests.

Amnesty offered no breakdown for the deaths elsewhere in the country, though it said "the real figure is likely to be higher." Mills said there was a "general environment of fear inside of Iran at the moment. The authorities have been threatening families, some have been forced to sign undertakings that they won't speak to the media," she said. "Families have been forced to bury their loved ones at night under heavy security presence."

Authorities also have been visiting hospitals, looking for patients with gunshot wounds or other injuries from the unrest, Mills said. She alleged authorities then immediately detain those with the suspicious wounds.

Iran's U.N. mission in New York called Amnesty's findings "unsubstantiated," without elaborating.

"A number of exile groups (and media networks) have either taken credit for instigating both ordinary people to protest and riots, or have encouraged lawlessness and vandalism, or both," said Alireza Miryousefi, a spokesman at the mission.

NOTICE OF PUBLIC HEARINGS

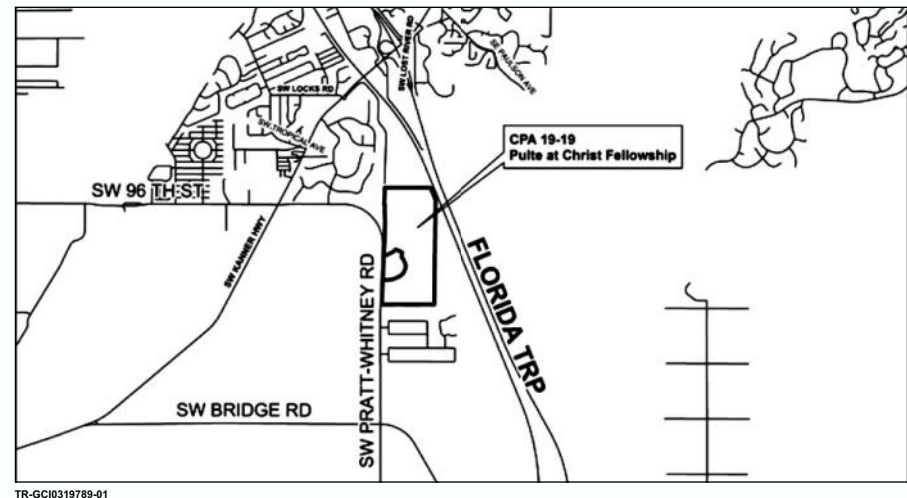
The Martin County Local Planning Agency will conduct a public hearing on December 19, 2019, beginning at 7:00 P.M., or as soon thereafter as the item may be heard, to review the following:

1. Comprehensive Plan Amendment 19-19, Pulte at Christ Fellowship: A Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) on 321 acres, located at 10205 SW Pratt Whitney Road.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicki van Vonno, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact Irene Szedlmayer, Senior Planner at (772) 288-5931.

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

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



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