

Public Comment
CPA 19-24, OPC FLUM

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December 5, 2019

Dear Local Planning Agency Members,

I am writing you with feedback regarding the CP 19-24 (changes to the rules covering zoning and land use in the Palm City CRA). I am unable to attend the public meeting this evening and wish to let you know my feedback regarding the proposed changes.

My wife and I have lived with our family in the Palm City Oakbrooke Estates community since August of 2004. Prior to living in Oakbrooke Estates we lived in the Palm City community of Oakridge for two years. We have enjoyed living in Palm City and Martin County and we appreciate the efforts of community leaders to create a comfortable, family-friendly atmosphere and a local, neighborhood environment. We moved to Palm City from Fort Lauderdale because we disliked congestion and the urban density which has overtaken Broward County. We are glad Martin County and Palm City escape the worst of what makes Fort Lauderdale so crowded.

The CRA changes which are proposed include many good aspects and we can see the logic to many of the changes. I appreciate the thought that has gone into the proposed rules. I am encouraged by the opportunities the new rules will enable, particularly for the Mapp Road portion of Old Palm City.

Due to the unique nature of the Oakbrooke Estates front entry I am concerned by the proposed rules which will be in effect for the Corridor designation of the CRA. The Oakbrooke Estates community is located on the North side of Martin Highway, sandwiched between Palm City Elementary School and Danforth Creek. Our only entry into the community is via Newberry Court which travels over an easement on an adjacent piece of land. That piece of land is part of the CRA and falls in the Corridor designation of the new rules. Our neighborhood is NOT in the CRA but since our entrance passes through the CRA the new rules could have a very large impact on the "front door" into our community.

Of particular concern is that the new rules don't seem to address our situation. We are concerned the new rules will allow a large project to be built hiding the entry to our neighborhood. We are also concerned that to gain entry into our neighborhood we will need to drive into an office or dense mixed use development.

The rules don't appear to provide guidance on how the easement will factor into the density allowed on the property, nor does it describe how the intensity will be calculated. Lastly, I am concerned the new rules don't address entry signage for a situation like our neighborhood. I would like to request the proposed rules be modified to specify how a situation like our neighborhood's easement will be factored into density and allowed intensity of development.

Thank you again for the work done by the County staff and the members of the Local Planning Agency and Board of County Commissioners. Martin County (and Palm City) is a wonderful place to live and raise a family because of the hard work and dedication of the staff and leaders like yourselves. We appreciate you and hope you will be able to make a sincere effort to factor these concerns into the plans you are making.

Best regards,

Mike O'Leary

From: [Irene Szedlmayer](#)
To: jud32841@aol.com
Subject: RE: Letter of November 14
Date: Tuesday, December 3, 2019 5:50:00 PM

Dear Ms. Camp:

Please accept my condolences for the loss of your sister.

If you wish to learn more about how the proposed changes might affect your sister's property, please provide to me the address or addresses of the property and I will be glad to explain what is proposed for that neighborhood.

Also, if you wish, you can watch the meetings live or after the fact by accessing the Martin County website by clicking on this link: http://martin.granicus.com/ViewPublisher.php?view_id=24
And scrolling down until you find the meeting of interest.

Irene A. Szedlmayer, AICP
Senior Planner
Martin County Growth Management Department
Telephone: 772-288-5931 (my line); 772-288-5931 (Department)
Email: iszedlma@martin.fl.us

From: jud32841@aol.com <jud32841@aol.com>
Sent: Tuesday, December 3, 2019 3:23 PM
To: Irene Szedlmayer <iszedlma@martin.fl.us>
Subject: Letter of November 14



I recently received the notice from the Martin County Board of Commissioners regarding property in Old Palm City. Presently the three lots that concern me are part of my sister's yet to be settled estate and which I believe will be owned by me and my nieces.

I live a 10-12 hour drive from Martin County and cannot attend your commission meetings, nor can I access the TV connection. Please keep me in mind and keep me informed with the goings on regarding Old Palm City.

**Thank you,
Judith Camp**