

Attn; Nicki Van Vonno

3/16/2020

From; Franklin J Carofano 772-546-2063 Commercial property owner of lots 31,32,33 Pettway Park Sub-division zoned Limited Commercial in the state comprehensive plan and Local zoning. I

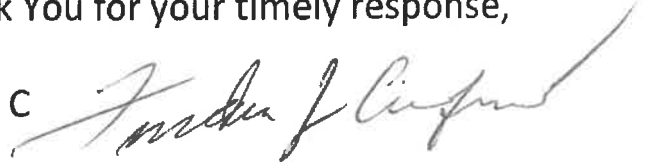
Purchased this commercial property more than thirty years ago and have paid property taxes in excess to \$ 100,000.00 to date because Of the specific permitted uses in the Limited Commercial Zone.

I attended the proposed CRA meeting in Hobe Sound on 3/11/2020 where Dana Little (Urban Design Director) stated many times that the Goal of the proposed CRA plan was not take any property owners rights away. However, after reviewing the proposed permitted uses this proposed plan actually has down zoned the Limited Commercial permitted uses for my Property today by more than Ten (LC) currently permitted uses (ie. Funeral homes, storage facilities, veterinary services, plant nurseries & landscape svc, parking lots & Garages, etc. etc.). The Plan alludes to a section that allows the Growth Management Dir. To allow more permitted uses at the GM dir. discretion. That may be true however, This plan must be very specific and list in detail all permitted uses in the current LC Today

I would like to bring to your attention that the three lots lot 31,32,33 are small lots (each lot is less than one third acre each) and have been lot of record for more fifty years. The property has 384 frontage feet on Frderal Hwy (Rt 1)a road that has heavy traffic which will only increase in the future, unlike the residential lots at the rear of this sub-division. Kindly contact me for a discussion and meeting ASAP on this very important and timely subject.

Thank You for your timely response,

F J C

A handwritten signature in cursive script, appearing to read "Franklin J. Carofano", written in dark ink.

Franklin J Carofano 772-546-2063

E-MAIL hobesoundguy@aol.com

From: [Michael Houston](#)
To: ["Dana Little"](#)
Cc: [Irene Szedlmayer](#)
Subject: FW: Div. 5 Hobe Sound CRA Streets
Date: Wednesday, April 1, 2020 9:03:56 PM
Attachments: [Hobe Sound Village - Final Site Plan 10-31-16.pdf](#)



Hello Dana,

I hope everyone is well. I have been reviewing the draft of the Hobe Sound regulating plan that is on tomorrow night's LPA agenda and while most of it looks great we have a number of concerns related to our clients 13-15 acres on the west side of U.S.1 and just south of Bridge Road (submitted site plan attached). It is still an active application in the County, although on hold based on significant storm water issues from Banner Lake. The future streets shown on the regulating plan and defined on page 27 do not reflect the desire of the Banner Lake residents who we met with three times and does not reflect the storm water and upland preserve issues found on the site. The NAC reviewed this plan and I believe approved it prior to the storm water issue.

Meeting the standards described in the Future Streets requirements could prove very difficult and clearly don't reflect this site plan which is showing connectivity on the north and onto U.S. 1 from the Pine School. Let's discuss tomorrow if that's possible. Thanks.

Best Regards,

Michael Houston, ASLA

President

mhouston@hjadstudio.com

T> 772.678.7200 ext. 216

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HJA Design Studio

50 East Ocean Blvd. Suite 101

Stuart, FL 34994

Total Site Area	14.88 Ac (648,173 sq ft)
Future Land Use	COR & Low Density
Existing Zoning	COR-2 & RMV-3C
Total Units	90
Gross Site Density (90 DU / 14.88 Ac)	6.05 DU/AC
Product Type	2-Story SF Townhomes
Max. Building Height	33' 0"
Required Open Space	50% (7.44 Ac)
Provided Open Space	61.4% (9.13 Ac)
Property Control #	34-38-42-000-195-0002-2 34-38-42-000-195-0001-48

Zoning	
COR-2: 5.13 Ac. (10 Du / Ac.)	51 Units
RM-5: 9.75 Ac. (5 Du / Ac.)	48 Units

Total Site Area	14.88
Existing Wetlands	0
Existing Scrub, Pine & Hardwoods	7.98
Required Preservation (14.88 x 25%)	3.72 (25%)
Provided Preservation (47 % of Existing Habitat)	3.73 (25.1%)

Upland Preserve Area	3.73	25.1
Dry Retention Area	2.30	15.3
Other Open Space	3.10	20.3

Building Coverage	2.56	17.1
Roadways, Driveways & Sidewalks	3.19	21.4

Required Parking (2 per unit)	180 Spaces
Provided Parking	188 Space
Townhome - 1 Car Garages (90 DU)	80 spaces
Townhome with 1 Car Driveway (90 DU)	90 spaces
On-Street / Guest Parking (10%)	18 spaces

MAKING A CATEGORY OF THE COURT CASES. I WOULD SAY THAT THE RELEVANT CASES WOULD BE THOSE OF THE COURT THAT INVOLVE THE EXISTENCE OF A CONSTITUTIONAL RIGHT, SUCH AS THE RIGHT TO LIFE, LIBERTY AND PROPERTY, AND THE RIGHT TO A FAIR TRIAL, AND THE RIGHT TO A REASONABLE ATTORNEY.

[illegible]


 upland Preserve Area - 3.73 Ac.

 Bulding Reference Number

 Scale: 1" = 50'

 North

Florida

From: [Dana Little](#)
To: [Brennan Keeler](#)
Cc: [Jessica Seymour](#); [Susan Kores](#); [Irene Szedlmayer](#)
Subject: RE: CRA Center vs. CRA Neighborhood
Date: Wednesday, April 15, 2020 2:56:40 PM



Hi Brennan.

Thank you for your astute inquiry and your continued interest in this effort. We have tried to answer your questions below.

Please let us know if more clarification is needed.

Take care,

Dana

From: Brennan Keeler <brennan@pbcpba.org>
Sent: Wednesday, April 15, 2020 1:51 PM
To: Dana Little <dlittle@tcrcpc.org>
Subject: Re: CRA Center vs. CRA Neighborhood

I meant CRA Center future land use designation, not subdistrict in the first sentence.

photo



Brennan Keeler

Legal Counsel, Palm Beach County PBA

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Florida Mango Rd, West Palm Beach, FL 33409

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On Wed, Apr 15, 2020 at 1:48 PM Brennan Keeler <brennan@pbcpba.org> wrote:

Good afternoon Dana,

On the attached slide from your presentation, the CRA Center subdistrict includes Core and General, while the CRA Neighborhood includes Multifamily Homes and Detached Homes. I noticed on the FLUM that Zeus Park has been designated CRA Neighborhood. This does not make sense to me because there are areas within Zeus Park that will be in the General subdistrict. This is inconsistent with your slide. Can you explain the disconnect or am I simply misreading it?

The CRA General Subdistrict (zoning) is permitted within the CRA Center and CRA Neighborhood FLU. We are trying to balance what currently is allowed within the existing zoning and FLU districts and overlays, in doing so we have some cases where the General

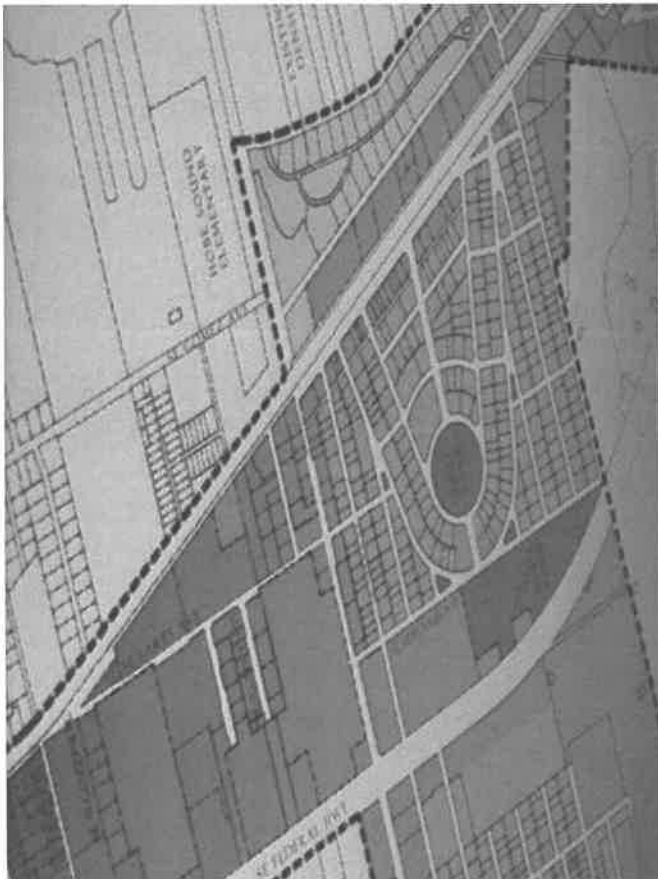
Subdistrict is applied in both the Center & Neighborhood FLU.

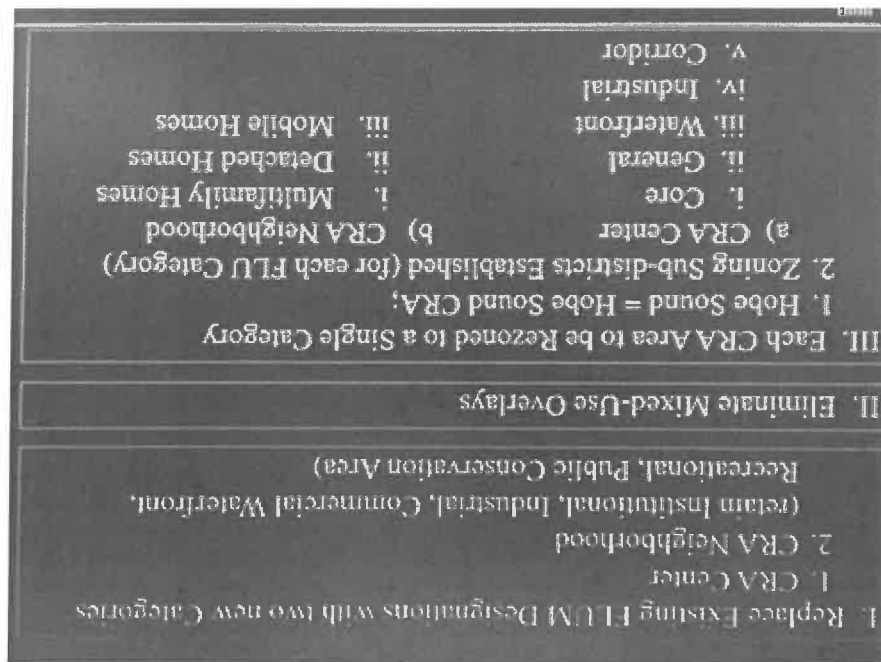
Why is urban farming limited to the Railroad Corridor subdistrict?

Urban farming is a new use group that we have recommended. Its includes two new uses of Agri-hood and Urban Agriculture. These uses and Farmer's Market are not currently permitted within Hobe Sound CRA (there was some community discussion about allowing this use within the CRA). We felt that the new Railroad Corridor Subdistrict would be the most appropriate place to allow this use (versus in the neighborhoods or Center).

Lastly, I noticed some parcels have been changed from General to Multi-family in Zeus Park. What was the rationale for this? Did the parcel owners request the change?

The General subdistrict would have expanded the permitted uses from what is currently permitted today. Many of those parcels currently have an RM-5 zoning category which allows multi-family. Again, this was a decision based upon what is currently allowed and not impeding upon anyone's rights.





All the best,



Brennan Keeler

Legal Counsel, Palm Beach County PBA

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March 9, 2020

Nicki van Vonno, Growth Management Director
2401 SE Monterey Road
Stuart, FL. 34996

Re: Notice of Public Hearings for CPA 19-25, the proposed Amendment of Future Land Use Map & Zoning Atlas for Hobe Sound Community Redevelopment Area (CRA); and adoption of Article 12 Division 5, Hobe Sound Community Redevelopment Code, Land Development Regulations (LDR)

Dear Martin County,

We have received your notice of public hearings correspondence dated February 20, 2020. We are in favor and support the proposed CRA land use designation change.

Thank you for all you do in the County.

Sincerely,

Donaldson Hearing
Principal

RECEIVED

MAR 13 2020

GROWTH MANAGEMENT
DEPARTMENT