



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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**SARAH W. WOODS** County Attorney

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**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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October 29, 2024

Ms. Yazmin Valdez, Deputy Bureau Chief  
State Land Planning Agency  
Caldwell Building  
107 East Madison, MSC 160  
Tallahassee, FL 32399-8504

Re: Florida Commerce reference 24-01ESR, adopted Martin County Comprehensive Plan Amendment.

Dear Ms. Valdez:

Please find enclosed the transmittal package of adopted Martin County Comprehensive Plan Amendment. The adopted amendment is being submitted pursuant to the Expedited State Review process, Chapter 163.3184(3), Florida Statutes.

The Board of County Commissioners reviewed a total of one Comprehensive Plan Amendment. The Local Planning Agency (LPA) reviewed the amendment on September 12, 2024. The transmittal public hearing was duly advertised and held by the Board of County Commissioners (BCC) on September 24, 2024. The adoption public hearing was duly advertised and held by the BCC on October 22, 2024. The proposed amendment was adopted by ordinance 1232. This adoption package includes one text amendment and no Future Land Use Map amendments as listed below.

### **CPA 24-23, Three Lakes Golf Club, TEXT**

I certify that copies of the adopted plan amendment have been sent to the Treasure Coast Regional Planning Council, South Florida Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, the Office of Educational Facilities of Commission of Education, and all government(al) agencies that have filed written requests.

For further information regarding the adopted Comprehensive Growth Management Plan amendment, please contact Paul Schilling, Growth Management Department Director at (772) 288-5495, or email: [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us).

Yours sincerely,



Don G. Donaldson, P.E.  
County Administrator

DD:PS:CD:jvs

Enclosures:

**cc (full packet):**

Comprehensive Plan Review, Office of Policy and Budget  
Office of Educational Facilities  
Plan Review, Office of Intergovernmental Programs  
Alissa S. Lotane, State Historic Preservation Officer  
Scott Sanders, Director, Conservation Planning Services  
Cesar Martinez, P.E. Dist Planning & Env. Administrator  
Stephanie Heidt, AICP, Economic Dev. & Intergov't Programs Director  
David Ragsdale, Policy and Planning Analyst  
Mary Savage-Dunham, Director, Planning and Zoning  
Mike J. Mortell, City Manager  
Thuy Shutt, Planning Division Director V  
Benjamin Balcer, AICP, Planning & Development Services Director  
Frank J. Kitzerow, Town Manager  
Robert Garlo, Town Manager  
Kim Stanton, Town Clerk  
Robert Daniels, Town Manager  
Taryn Kryzda, Village Manager  
Jay Hubsch, AICP, Community Development Director  
Beth Beltran, Administrator

Dept. of Agriculture & Consumer Services  
Dept. of Education  
Dept. of Environmental Protection  
Dept. of State  
Fla. Fish & Wildlife Conservation Comm.  
Dept. of Transportation, District Four  
Treasure Coast Regional Planning Council  
South Florida Water Management District  
City of Port St. Lucie  
City of Stuart  
Palm Beach County Planning Department  
St. Lucie County BOCC  
Town of Jupiter  
Town of Jupiter Island  
Town of Ocean Breeze  
Town of Sewall's Point  
Village of Indiantown  
Village of Tequesta  
Martin County, MPO

**cc (letter only):**

Board of County Commissioners  
Elyse Elder, Deputy County Attorney  
Jenny Fields, CFA, Martin County Property Appraiser  
Tyler Steinhauer, Director of Appraisal Services  
Bob Webster, Real Estate Manager

**PROPOSED AMENDMENT TO THE  
MARTIN COUNTY COMPREHENSIVE PLAN**

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**REQUEST NUMBER:** CPA 24-23, Three Lakes Golf Club TEXT  
**Report Issuance Date:** September 3, 2024

**APPLICANT:** Three Lakes Golf Club, LLC  
501 Fern Street  
West Palm Beach, FL 33401

**REPRESENTED BY:** Morris Crady, AICP  
Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

**PLANNER-IN-CHARGE:** Clyde Dulin, AICP  
Comprehensive Planning Administrator

<b><u>PUBLIC HEARINGS:</u></b>	Date	Action
Local Planning Agency:	September 12, 2024	Voted 3-1 to approve
Board of County Commission Transmittal:	September 24, 2024	Voted 4-1 to approve
Board of County Commission Adoption:	October 22, 2024	Voted 4-1 to approve

**APPLICANT REQUEST:** This request is for an amendment to the text of Policy 4.13A.18 (C) (8) Comprehensive Growth Management Plan, Martin County Code (CGMP) concerning the number bedrooms permitted with golf cottages. The amendment is applicable only to golf cottages permitted in the Rural Lifestyle future land use designation and would be applicable to any lands with a Rural Lifestyle future land use designation.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed change to the text of Policy 4.13A. 18 (C) (8) CGMP because it has no identifiable effect on public facilities or effect on compatibility with surrounding properties outside a given Planned Unit Development.

**EXECUTIVE SUMMARY:**

The Rural Lifestyle future land use designation, a text amendment, was adopted by Ordinance 1185 on September 13, 2022 and amended by Ordinance 1222 on April 30, 2024. The Rural Lifestyle future land use designation permits communities with a minimum 1,000 acres contiguous to an urban service district or 3,000 acres within 6,000 feet of a Primary or Freestanding urban service district. Like the Agricultural future land

use designation, the Rural Lifestyle future land use designation permits golf courses and densities of one unit per twenty acres. Unlike the Agricultural future land use designation, a maximum of 54 golf cottages and six bedrooms per cottage (a maximum of 324 bedrooms) in the minimum 1,000-acre communities. Each Rural Lifestyle community must be developed pursuant to a Planned unit Development (PUD) agreement approved by the Board of County Commissioners.

The proposed text amendment would allow the design of each cottage to vary from two bedrooms to 12 bedrooms. It would not change the total number of cottages or bedrooms permitted in a Rural Lifestyle community and is not applicable to any other future land use designation.

### **STAFF ANALYSIS**

The text quoted below is the full text of Policy 4.13A.18. CGMP describing the Rural Lifestyle future land use designation. The changes to Policy 4.13A.18 (C) (8) are shown with strike and underline. No other changes to this policy are proposed. Please see the staff analysis below.

“Policy 4.13A.18. Rural Lifestyle. The Rural Lifestyle future land use designation is intended to guide development of self-supporting, self-contained and rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water.

(A) In order to be eligible for the Rural Lifestyle future land use designation the following size and locational criteria is required:

- (1) Be located within unincorporated Martin County and outside the Primary Urban Service District and satisfy one of the following:
  - (a) be comprised of a minimum of 1,000 contiguous acres and a portion of the 1,000 contiguous acres must be adjacent to the Primary Urban Service District, the Secondary Urban Service District or a Freestanding Urban Service District; or
  - (b) be comprised of a minimum of 3,000 contiguous acres and, a portion of the 3,000 contiguous acres must be within 6,000 feet of the Primary Urban Service District or a Freestanding Urban Service District.
- (2) For purposes of this policy, adjacent property is the same as "abutting" or "adjoining" or "immediately adjacent" property and shall refer to property with a shared property line regardless of easements on the abutting properties. Properties separated by an existing road right-of-way shall be considered adjacent and contiguous.
- (3) Properties adjacent to or located within 6,000 feet of the urban service districts within or adjacent to the Village of Indiantown municipal limits are not eligible for the Rural Lifestyle land use designation.
- (4) To minimize the potential impact on public facilities and services, no property eligible for the Rural Lifestyle future land use designation may have a density of



more than one unit per twenty (20) acres unless the property satisfies the size and locational criteria under Section 1(a) above and satisfies all other standards established herein.

- (B) Approval of an amendment to the Future Land Use Map changing the future land use designation on a specific parcel to Rural Lifestyle shall be required.
- (C) Development of a specific parcel with the Rural Lifestyle future land use designation shall be implemented through a Planned Unit Development (PUD) zoning agreement and concurrent rezoning approved pursuant to the requirements of the Land Development Regulations and the standards established herein.
- (1) Within a specific parcel designated as Rural Lifestyle on the Future Land Use Map, development shall not exceed a maximum building height of four-stories or 40 feet and a minimum of 70 percent of the gross land area shall be established and maintained as open space. Wetlands, landlocked water bodies, upland habitat and land used for agricultural production may be used in calculating open space.
  - (2) Blended densities, as described in Chapter 4, Future Land Use Element, shall be permitted.
  - (3) Within the Rural Lifestyle future land use designation, gross residential density, including employee dormitory housing, shall not exceed the maximum density of the PUD.
  - (4) Employee dormitory housing shall be allowed, otherwise only detached single-family dwellings are permitted. Duplex dwellings and multi-family dwellings are prohibited.
  - (5) Development proposed at a density of one unit per 20 acres or less shall be required to comply with all minimum preserve area, habitat protection and open space requirements in the Comprehensive Plan. Development proposed at a density of more than one unit per 20 acres shall be required to exceed the minimum habitat protection and open space requirements and provide proportionally more of the type of public benefits listed in subsection (16) below.
  - (6) Development proposed at a density of more than one unit per 20 acres, but not exceeding the allowed maximum of one unit per five acres, shall provide open space preservation outside of the specific parcel designated as Rural Lifestyle on the Future Land Use Map. A minimum of one acre of open space shall be provided off-site for every two acres assigned the Rural Lifestyle future land use designation. The open space provided off-site shall be located within unincorporated Martin County and maintained in perpetuity. The following forms of open space may be provided off-site:
    - Native upland habitat,
    - Wetland habitat,
    - Lands in agricultural production,
    - Areas of restored habitat,
    - Water farming.

- (7) The off-site open space shall be encumbered by a perpetual conservation or agricultural easement conveyed to at least one governmental organization and a 501 (c)(3) conservation organization, to be specified within the PUD Zoning Agreement. The property shall not be designated as Rural Lifestyle on the Future Land Use Map and shall not be rezoned, but shall be governed by the PUD Zoning Agreement and identified therein by legal description. The perpetual easement shall restrict future use of the property in perpetuity to open space, prohibiting development of the property inconsistent with this policy and the terms and conditions established within the PUD Zoning Agreement.

Amendments to the Future Land Use Map should consider the potential for on-site open space and off-site open space to create contiguous open spaces and corridors with other adjacent open spaces and preserves.”

**Staff Analysis:** The existing text permits a Rural Lifestyle Planned Unit Development (PUD) to have a maximum 54 golf cottages with a maximum of 6 bedrooms per cottage for a total of 324 bedrooms. The proposed text amendment does not change the maximum number of cottages or the maximum number of bedrooms and should have no additional impacts on public facilities. The proposed text reduces the potential height of cottages from four stories to two stories.

The most substantial change permitted by the proposed text amendment would be allowing the design of each cottage to vary from two bedrooms to 12 bedrooms. This change in the design of cottages should have little or no effect on compatibility with surrounding properties (outside a given PUD) because it will occur within a PUD having a minimum 1,000 acres. All other restrictions on golf cottages permitted in the Rural Lifestyle future land use designation remain applicable.

- (8) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two stories with 2 to 12 bedrooms per golf cottage.

“(9) Dormitories provided for permanent or temporary employee housing shall comply with all requirements of the Florida Building Code. A maximum of 6 employee dormitory beds shall be permitted per 100 acres of a specific parcel with a Rural Lifestyle future land use designation. The maximum number of single-family dwelling units permitted in the Rural Lifestyle future land use shall be reduced by one unit for every six employee dormitory beds.

- (10) One accessory dwelling unit shall be allowed on the same lot as a single-family dwelling unit. The accessory dwelling unit shall meet the following requirements:
- An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
  - It shall not count as a separate unit for the purpose of density calculations.

- Construction of an accessory unit shall require recordation of a unity of title prohibiting the conveyance of the accessory dwelling unit separate from the primary dwelling unit.

(11) Notwithstanding the prioritization of public services and any prohibition to the extension of services outside the Primary Urban Service District, described in Chapters 4, 10 and 11, the Rural Lifestyle future land use designation may receive potable water and sanitary sewer service through facilities provided by a regional utility.

The extension of utility services from or through the Primary Urban Service District, the Secondary Urban Service District or Freestanding Urban Service District to a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall not serve any other property outside the Rural Lifestyle future land use designation.

All costs associated with the extension, ongoing service and maintenance of utility services serving a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall be paid by the Planned Unit Development. The following additional requirements shall also be applicable:

- (a) A utility plant for a regional sewage system shall not be constructed within the Rural Lifestyle future land use designation.
- (b) Package water and wastewater treatment plants, as defined in Chapter 2, shall not be permitted in the Rural Lifestyle future land use designation.
- (c) Where the extension of wastewater utility service is not cost feasible for the regional utility or the applicant does not choose to connect to sanitary sewer lines, enhanced nutrient-reducing onsite sewage treatment and disposal systems (as defined in Section 373.802 F.S.) may be used.
- (d) A specific Municipal Services Taxing Unit (MSTU) may be established for all costs associated with the extension, ongoing service and maintenance of utility services within each Planned Unit Development within the Rural Lifestyle future land use designation.

(12) The applicant for a PUD shall plan and appropriately fund public facilities consistent with Policy 14.1B.2. which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.

(13) An economic analysis prepared by a qualified economic analyst shall evaluate the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.

- (a) Physical improvements made within the PUD shall have a taxable value that far exceeds the value of physical improvements typically found in the Agricultural future land use designation (1 unit per 20 acres). The gross

density permitted within the Rural Lifestyle future land use shall not exceed one unit per five acres.

- (14) PUD Zoning Agreement. All development within a specific parcel designated as the Rural Lifestyle on the Future Land Use Map must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement.
- (15) Approval of a PUD agreement and master plan shall occur concurrently with a Future Land Use Map amendment becoming effective. The PUD master plan must include the entire acreage receiving the Rural Lifestyle future land use designation. If approval of a final site plan does not occur within five years, the Board of County Commissioners may initiate an amendment to the Future Land Use Map to cause the property to revert to its prior future land use designation or the most appropriate designation and rezone the property to a consistent zoning district.
- (16) At a minimum, the PUD Zoning Agreement shall require the following public benefits:
  - (a) The offset of biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat.
  - (b) Enhanced water quality above the minimum requirements established in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge into receiving waters and ultimately discharging into the St. Lucie River, the Loxahatchee River or the Indian River Lagoon.
  - (c) Protection and management of natural lands in perpetuity over and above minimum wetland and upland preserve area and open space requirements. The PUD Zoning Agreement shall require the perpetual management and/or maintenance of off-site lands encumbered by an agricultural or conservation easement and establish a funding mechanism for the required management and/or maintenance.
  - (d) Compatibility with adjacent agricultural uses and surrounding rural development through site design and location of open space.
  - (e) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces.
  - (f) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.
  - (g) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, residential multi-slip docking facilities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service districts. A community store shall be restricted

to utilization by only the residents, guests and employees of the PUD and shall not exceed 6,000 square feet.

- (h) Provide private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities.”

## CONCLUSION

Staff recommends approval because the proposed text amendment:

- Should have little or no effect on compatibility with surrounding properties (outside a given PUD having a minimum 1,000 acres).
- Does not change the maximum number of cottages or the maximum number of bedrooms and should have no additional impacts on public facilities.
- Reduces the potential height of cottages from four stories to two stories.

## 3. FIGURES/ATTACHMENTS

Application Materials

Public Comment

Notice

Agency comments

Acton Summary

Ordinance

RECEIVED

AUG 26 2024

GROWTH MANAGEMENT  
DEPARTMENT



lucido & associates

**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	August 26, 2024		
<b>To:</b>	Clyde Dulin Martin County Growth Management Dept.		
<b>From:</b>	Morris Crady <i>MAL</i>		
<b>Subject:</b>	Three Lakes Golf Club CPA Text Amendment	<b>Project No.</b>	22-345

Per your request, please find a signed application form for the proposed Text Amendment. I attached the application cover letter and receipt for reference.

Please free to contact me if you have any questions or comments.

RECEIVED

AUG 26 2024

GROWTH MANAGEMENT  
DEPARTMENT

lucido&associates

August 20, 2024

Hand Delivery

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: Three Lakes Golf Club LLC – Application for Comprehensive Plan Text Amendment  
(Our Reference: #22-345)**

Dear Paul:

On behalf of Three Lakes Golf Club, LLC, we are pleased to submit this application for a Comprehensive Plan text amendment to Policy 4.13A.18(3)(d).

As you know, the PUD master site plan for the Three Lakes Golf Club (aka Apogee) was approved on February 20, 2024. Phase 1 and Phase 2 of the PUD, which include 3 golf courses, golf cottages, clubhouse, and related amenities with supporting infrastructure improvements, have obtained final site plan approval and are under construction. Based on Apogee's successful sales and marketing of private golf club memberships, it became apparent that some flexibility was needed in the design of the golf cottages. The current and proposed text language are identified below. Proposed new language has been underlined and deleted language has been crossed through for clarity.

***Policy 4.13A.18(3)(d)***

***Current Policy text:***

*Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled, and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages. Each golf cottage shall be limited to 6 bedrooms.*

***Proposed Policy text amendment:***

*Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled, and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two-stories with 2 to 12 bedrooms per golf cottage.*

The proposed text amendment will allow a range of cottage designs to meet the demands of the market without exceeding the maximum number of buildings or the maximum bedrooms currently allowed. Therefore, there is no increase in the density or intensity of development currently allowed. Because the amendment will result in



Paul Schilling  
August 20, 2024  
Page 2 of 2

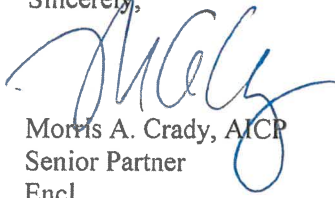
no additional impacts to public facilities or services, a public facilities analysis of the amendment has not been provided and is not applicable.

With this understanding, please find enclosed the Comprehensive Plan text amendment application fee check made payable to the Martin County Board of County Commissioners in the amount of \$8,150.00.

Due to the simple nature of the request, we respectfully request scheduling for a Local Planning Agency public hearing on September 5, 2024 and a County Commission transmittal hearing on September 10, 2024.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP  
Senior Partner  
Encl.



Martin County, Florida  
 Growth Management Department  
 COMPREHENSIVE PLANNING DIVISION  
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Text Amendment



Name or Title of Project:

Three Lakes Golf Club (may be applicable to any PUD within Rural Lifestyle Land Use)

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

N/A- Text amendment may be applicable to any PUD within Rural Lifestyle Land Use

Parcel Control Number(s)

N/A

_____	_____
_____	_____
_____	_____
_____	_____

Project within a CRA?  YES/NO  Which One? Select CRA

Size of Project (Acres): N/A

Current Future Land Use Designation: Rural Lifestyle

Current Zoning Designation: PUD

Proposed Future Land Use Designation: Rural Lifestyle

Proposed Zoning Designation: PUD

**Text Amendment**

Proposed Elements to Amend:

Chapter 4, Future Land Use Element, Policy 4.13A.18(3)(d)

**RECEIVED**  
**AUG 26 2024**  
 GROWTH MANAGEMENT  
 DEPARTMENT

**B. APPLICANT INFORMATION**

**Property Owner:** Three Lakes Golf Club LLC  
Company Representative: Michael Loughran  
Address: 501 Fern Street  
City: West Palm Beach, State: FL Zip: 33401  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent:** Lucido & Associates  
Company Representative: Morris A. Crady  
Address: 701 SE Ocean Blvd.  
City: Stuart, State: FL Zip: 34994  
Phone: 772 220-2100 Email: mcrady@lucidodesign.com

**Contract Purchaser:** N/A  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner:** Same as agent  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Traffic Engineer:** : N/A  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney:** : Gunster  
Company Representative: Robert Raynes  
Address: 800 SE Monterey Commons Blvd.  
City: Stuart, State: FL Zip: 34996  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional:** : N/A  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**C. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

[Signature]  
Applicant Signature

8-26-2024  
Date

Morris A. Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

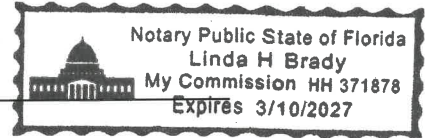
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of August, 2024, by Morris A. Crady

[Signature]  
Notary Public Signature

Linda H. Brady  
printed name

He or She  is personally known to me or  has produced identification.

STATE OF: Florida at-large: \_\_\_\_\_



**Applicant declares:**

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit: public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department  
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

**Applicant/Owner:**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Printed Name

**Applicant Agent:**

[Signature]  
Signature of Agent

Morris A. Crady  
Printed Name

**Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.**

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## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Three Lakes Golf Club LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Martin Property Holdings Co. 1, LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	100% interest in Three Lakes Golf Club LLC
SMR Martin Property Holdings, LLC, a Delaware limited liability company (See attached Schedule A for ownership)	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	48.5% Indirect Interest In Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Martin Golf, LLC, a Delaware limited liability company (See attached Schedule B for ownership)	270 South Service Road Sulla 45 Melville, NY 11747 Attn.: Peter I. Cavallaro	48.5% Indirect Interest In Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Justin Metz (an individual)	30 Hudson Yards 83rd Floor New York, NY 10001	3% (non-voting) indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)

(If more space is needed attach separate sheet)

## DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
NA		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.8.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application <sup>1</sup> .
<b>Project No. B115-008</b>	Three Lakes Golf Club LLC	7-16-2024	Rev. Master & Ph. 3 Final Site Plan	P

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined es: A= Approved P = Pending D = Denied W = Withdrawn

**SCHEDULE A**

**OWNERSHIP OF SMR MARTIN PROPERTY HOLDINGS, LLC**

- 89% SMR Funding, LP, a NY Limited Partnership-See below
- 10% HS Partnership Holdings, LLC, a Delaware Limited Liability Company- See below
- 1% Lynn Connelly, an individual

**SMR Funding LP is further owned:**

30 Hudson Yards, 83<sup>rd</sup> Floor, New York, NY 10001

38.39% SMR Revocable Trust (LP) - Stephen Ross is sole beneficiary

1.62% Unrelated Corp. (GP) - Stephen Ross is sole stockholder

4.46% SMR 2014 Irrevocable Trust II FBO Jennifer Ross (LP)

4.46% SMR 2014 Irrevocable Trust II FBO Kimberly Ross (LP)

51.07% SMR 2014 Irrevocable Trust III FBO Jennifer and Kimberly Ross (LP)

**Mr. Stephen Ross:**

c/o Related Southeast

360 South Roasemary Ave, Suite 800

West Palm Beach, FL 33401

**All Trusts:**

c/o Jordan Park Trust Company

60 Penhallow Street, Suite 400

Portsmouth, NH 038001

**HS Partnership Holdings LLC is further owned:**

c/o Himmel Hospitality Group

20 Park Plaza, Suite 1102, Boston, MA 02116

99% Kenneth A. Himmel

1% Brian G. Sommers



**SCHEDULE B**

**OWNERSHIP OF MARTIN GOLF<sub>1</sub> LLC**

49.41%	MCPREIA, LLC (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
19.76%	CSPREIA, LLC <u>-See below</u> 270 South Service Road, Suite 45, Melville, NY 11747
29.64%	RPPPREIA, LLC - (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
1.19%	DCP Realty LLC <u>-See below</u> 270 South Service Road, Suite 45, Melville, NY 11747

**CSPREIA, LLC is further owned:**

270 South Service Road, Suite 45, Melville, NY 11747

41%	Christopher Pascucci
9%	Silvana Pascucci
12.50%	Olivia A. Pascucci 2016 Trust UAD 7/20/16
12.50%	Nicholas M. Pascucci 2016 Trust UAD 7/20/16
12.50%	Isabella J. Pascucci 2016 Trust UAD 7/20/16
12.50%	Joseph A. Pascucci 2016 Trust UAD 7/20/16

**DCP Realty LLC is further owned:**

270 South Service Road, Suite 45, Melville, NY 11747

33.33%	CEB Investment Associates LLC (Charles E. Becker)
33.33%	PIC-CT Holdings LLC (Peter I. Cavallaro)
33.3%	OF-CT Holdings LLC (David Feinblatt)

# DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Katherine Block  
Signature

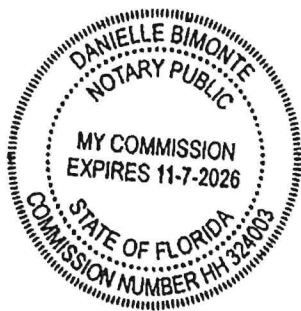
Katherine Block  
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing instrument was  sworn to,  affirmed, or  acknowledged before me by means of  physical presence or  online notarization this 30<sup>th</sup> day of May, 2024, by Katherine Block, who is  personally known to me, or  produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]  
(Printed, Typed or Stamped Name of Notary Public)

Exhibit A

**LEGAL DESCRIPTION**  
**THREE LAKES PUD (APOGEE CLUB)**  
**MARTIN COUNTY**

A parcel of land lying in sections 14, 23, 24, and 26, Township 39 south, range 40 east, Martin County, Florida. Said tract being parcel 1 as described in official records book 2951, page 1233, and parcel 1, parcel 2, parcel 3 and parcel 5 as described in official records book 3251, page 1093 of the public records of said Martin County, Florida and being more particularly described as follows:

**TRACT 1**

COMMENCE at the Southwest corner of Section 24, thence run N00°00'04"W along the West line of said Section 24 a distance of 10.00 feet to the northerly maintained right-of-way line of SW Bridge Road (County Route #708) and the point of beginning;

Thence N89°45'41"W along said right-of-way line a distance of 629.00 feet to the southeasterly maintained right-of-way line of SW Kanner Highway (State Route #76); Thence along a curve, curving to the left having a radius of 3,250.36 feet, a delta angle of 14°13'46" along said right-of-way line, an arc length of 807.24 feet; Thence N49°52'51"E along said right-of-way line a distance of 2,540.70 feet; Thence N49°52'51"E a distance of 3,516.22 feet; Thence along a curve, curving to the left having a radius of 2,989.93 feet, a delta angle of 22°10'00", an arc length of 1,156.75 feet; Thence N27°42'51"E, a distance of 3,428.55 feet; Thence S89°36'30"E a distance of 939.23 feet; Thence S04°01'57"W a distance of 332.29 feet to the North line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 18; Thence S04°02'34"W a distance of 2,661.96 feet to the North line of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 19; Thence S00°02'21"W, a distance of 5,246.52 feet to the northerly right-of-way line of SW Bridge Road; Thence N89°36'08"W along said right-of-way line a distance of 2,339.27 feet to the West line of the West 1/2 Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 19; Thence S89°26'13"W along said right-of-way line a distance of 2714.86 feet to the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 24; Thence S89°27'38"W along said right-of-way line a distance of 654.92 feet; Thence S89°27'38"W along said right-of-way line a distance of 2008.61 feet to the point of beginning.

Containing 722.95 Acres, more or less.

## TRACT2

COMMENCE at the Southwest corner of Section 24, thence run N89°45'41"W along the South line of Section 23 a distance of 1182.36 feet to the northwesterly maintained right-of-way line of SW Kanner Highway (State Route #76) and the point of beginning;

Thence S69°45'36"W along said right-of-way line a distance of 1182.55 feet; Thence N00°18'52"E a distance of 413.72 feet to the south line of Section 23; Thence N00°06'28"W a distance of 2571.06 feet; Thence N89°49'46"W a distance of 1740.26 feet to the southeasterly right-of-way line of St. Lucie Canal; Thence N31°15'29"E along said right-of-way line a distance of 4040.19 feet; Thence N31°14'53"E along said right-of-way line a distance of 3737.78 feet to the East line of Section 14; Thence South 00°00'42"W along the East line of Section 14 a distance of 3896.32 feet to the Southeast corner of Section 14 and Northeast corner of Section 23; Thence South 00°00'04"E along the East line of Section 23 a distance of 2699.05 feet to the West 1/4 corner of Section 24; Thence N89°22'20"E along the South line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24 a distance of 1342.57 feet to the Southwest corner of East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°37'40"E a distance of 40.00 feet; Thence N89°22'20"E a distance of 972.81 feet to the northwesterly right-of-way line of SW Kanner Highway; Thence S49°52'51"W along said right-of-way line a distance of 3136.18 feet; Thence along a curve, curving to the right having a radius of 3050.36 feet, a delta angle of 19°52'45" along said right-of-way line, an arc length of 1,058.34 feet; Thence S69°45'36"W a distance of 201.87 feet to the point of beginning.

Containing 493.79 Acres, more or less.

**TOTAL AREA=1,216.74 Acres, more or less**

Subject to easements and deed restrictions of record, if any.



**Martin County**

Receipt No.: **3248482**

Receipt Date: **08/20/2024**

# RECEIPT

## RECORD & PAYER INFORMATION

Record ID: GMD2024080272  
 Record Type: Comprehensive Plan Amendment Text  
 Property Address:  
 Description of Work: This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Comprehensive Plan Text amendment to revise the golf cottages language.  
 Payer: Three Lakes Golf Club, LLC  
 Applicant: No Representative  
 Three Lakes Golf Club LLC

## PAYMENT DETAIL

Date	Payment Method	Reference	Check #	Cashier	Comments	Amount
08/20/2024	Check		1647	AGATES		\$8,150.00

## FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
ADA-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$229.00	\$229.00
GMD-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$7,491.00	\$7,491.00
LEGAL-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$430.00	\$430.00
			<u>\$8,150.00</u>	<u>\$8,150.00</u>

**RECEIVED**  
**AUG 26 2024**  
**GROWTH MANAGEMENT**  
**DEPARTMENT** Page 1

## Clyde Dulin

---

**From:** Paul Schilling  
**Sent:** Thursday, September 12, 2024 5:16 PM  
**To:** Joan Seaman; Rebecca Dima; Clyde Dulin  
**Subject:** FW: LPA running roughshod over citizen input

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

---

**From:** brucemon12 <brucemon12@gmail.com>  
**Sent:** Thursday, September 12, 2024 4:56 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** LPA running roughshod over citizen input

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco  
Hobe Sound

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)  
**Subject:** FW: Email  
**Date:** Monday, September 16, 2024 7:50:22 AM

---

Paul Schilling  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

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

From: Elizabeth Christian <[ejanechristian01@gmail.com](mailto:ejanechristian01@gmail.com)>  
Sent: Saturday, September 14, 2024 6:35 PM  
To: Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!  
Sent from my iPhone



## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 5:24 PM  
**To:** Maria Harrison  
**Subject:** FW: Public Hearings on 9/24 and 10/22 must be delayed

**From:** carol quackenbos <cquackenbos@gmail.com>  
**Sent:** Monday, September 23, 2024 4:34 PM  
**To:** Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@martin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>  
**Subject:** Public Hearings on 9/24 and 10/22 must be delayed

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 10:21 AM  
**To:** Maria Harrison  
**Subject:** FW: Urgent assistance needed

**From:** L Meadows <pebblept@me.com>  
**Sent:** Monday, September 23, 2024 10:15 AM  
**To:** Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** Urgent assistance needed

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, FL 33455

## Rebecca Dima

---

**From:** Paul Schilling  
**Sent:** Monday, September 23, 2024 10:29 AM  
**To:** Clyde Dulin; Samantha Lovelady; Rebecca Dima  
**Subject:** FW: Urgent assistance needed

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

### Paul Schilling

Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

---

**From:** L Meadows <pebblept@me.com>  
**Sent:** Monday, September 23, 2024 10:15 AM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Urgent assistance needed

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Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, Fl 33455

## Samantha Lovelady

---

**From:** L Meadows <pebblept@me.com>  
**Sent:** Monday, September 23, 2024 10:16 AM  
**To:** Samantha Lovelady  
**Subject:** Urgent request needed

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Lise' Meadows

Martin county resident- lost lake

8272 Se Paurotis lane

Hobe sound, Fl 33455

## Samantha Lovelady

---

**From:** Paul Schilling  
**Sent:** Monday, September 23, 2024 10:29 AM  
**To:** Clyde Dulin; Samantha Lovelady; Rebecca Dima  
**Subject:** FW: Urgent assistance needed

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

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

---

**From:** L Meadows <pebblept@me.com>  
**Sent:** Monday, September 23, 2024 10:15 AM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Urgent assistance needed

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,  
Lise' Meadows  
Martin county resident- lost lake  
8272 Se Paurotis lane  
Hobe sound, Fl 33455

## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 10:28 AM  
**To:** Maria Harrison  
**Subject:** FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

**From:** Denise Belizar <wridea@aol.com>  
**Sent:** Monday, September 23, 2024 10:22 AM  
**To:** Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <dtonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us  
**Subject:** Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar  
Jensen Beach residents



## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 8:42 AM  
**To:** Maria Harrison  
**Subject:** FW: Sept 24 Public Hearing

**From:** Mary Starzinski <marystarkp@gmail.com>  
**Sent:** Sunday, September 22, 2024 3:43 PM  
**To:** Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>  
**Subject:** Sept 24 Public Hearing

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,  
Drs. Mary Starzinski and Kathy Petteruti

## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 8:42 AM  
**To:** Maria Harrison  
**Subject:** FW: Sept. 24, 2024 Public hearing

**From:** Barbara Schmucker <barbaraschmucker@bellsouth.net>  
**Sent:** Saturday, September 21, 2024 3:07 PM  
**To:** commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>  
**Subject:** Sept. 24, 2024 Public hearing

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

We are opposed to all the Amendments and Zoning Protections, that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council. the majority of attendees said they wanted  
no changes that govern growth and development in the County  
we want the established protection of preserves, wildlife, open spaces and agricultural land.  
we need reduction in traffic congestion

The Regional Planning Council at the costly of \$100,000 recommended to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,  
Barbara Gingras-Schmucker  
John McArdle  
3130 SE Indian Wells Place  
Stuart, Fl. 34997

## Maria Harrison

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 9:35 AM  
**To:** Maria Harrison  
**Subject:** FW: September 24, 2024 Public Hearings

---

**From:** Clyde Dulin  
**Sent:** Friday, September 20, 2024 3:54 PM  
**To:** Joan Seaman <jseaman@martin.fl.us>  
**Subject:** FW: September 24, 2024 Public Hearings

---

**From:** tomhelga@comcast.net <tomhelga@comcast.net>  
**Sent:** Friday, September 20, 2024 3:42 PM  
**To:** Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>  
**Subject:** September 24, 2024 Public Hearings

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

[Commish@martin.fl.us](mailto:Commish@martin.fl.us); [sheard@martin.fl.us](mailto:sheard@martin.fl.us); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us);  
[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us);  
[swoods@martin.fl.us](mailto:swoods@martin.fl.us); [ddonaldson@martin.fl.us](mailto:ddonaldson@martin.fl.us); [klevee@martin.fl.us](mailto:klevee@martin.fl.us); [cdulin@martin.fl.us](mailto:cdulin@martin.fl.us);  
[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us); [slove@martin.fl.us](mailto:slove@martin.fl.us);

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

## Samantha Lovelady

---

**From:** Renee Delahunty <rml111@aol.com>  
**Sent:** Friday, September 20, 2024 7:37 PM  
**To:** Samantha Lovelady  
**Subject:** Stop the Rush to Crush

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted  
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr  
Jensen Beach, FL

[Sent from the all new AOL app for iOS](#)

## Samantha Lovelady

---

**From:** Janet Jorden <jjorden@mac.com>  
**Sent:** Thursday, September 19, 2024 4:23 PM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** Packed Agendas

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

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden  
5299 SE Horseshoe Point Rd  
Stuart, FL

## Clyde Dulin

---

**From:** Donna S. Melzer <donnasmelzer@gmail.com>  
**Sent:** Thursday, September 19, 2024 4:58 AM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith  
From: Donna Melzer, Martin County Resident  
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public



hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

## Clyde Dulin

---

**From:** P S <sunshine50@bellsouth.net>  
**Sent:** Thursday, September 19, 2024 9:42 AM  
**To:** Clyde Dulin  
**Subject:** Fwd: Comp Plan Changes

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Sent from my iPhone

Begin forwarded message:

**From:** P S <sunshine50@bellsouth.net>  
**Date:** September 19, 2024 at 9:37:48 AM EDT  
**To:** Commish@martin.fl.us  
**Subject:** **Comp Plan Changes**

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

## **Maria Harrison**

---

**From:** Clyde Dulin  
**Sent:** Thursday, September 19, 2024 11:12 AM  
**To:** Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman  
**Subject:** FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

**From:** cwieds@gmail.com <cwieds@gmail.com>  
**Sent:** Thursday, September 19, 2024 11:06 AM  
**To:** Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>  
**Subject:** Wait on the vote please

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

**Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.**

**Thank you for your consideration**

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

## Paul Schilling

---

**From:** Candy Hile <cancay3@yahoo.com>  
**Sent:** Thursday, September 19, 2024 11:14 PM  
**To:** Paul Schilling  
**Subject:** Growing Slowly

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.


Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my  PAD!

## Samantha Lovelady

---

**From:** Candy Hile <cancay3@yahoo.com>  
**Sent:** Thursday, September 19, 2024 11:18 PM  
**To:** Samantha Lovelady  
**Subject:** Slow the Growth

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

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.


Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my  PAD!



**Maria Harrison**

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 9:33 AM  
**To:** Maria Harrison  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

**From:** Clyde Dulin  
**Sent:** Friday, September 20, 2024 9:17 AM  
**To:** Joan Seaman <jseaman@martin.fl.us>  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

**From:** dm5855@icloud.com <dm5855@icloud.com>  
**Sent:** Thursday, September 19, 2024 12:24 PM  
**To:** Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** Public hearings 9/24/2024 & 10/22/2024

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

**Sincerely,**

**Charles Marshall**

**3615 NE Skyline Drive**

**Jensen Beach, FL 34957**

**772-206-1191**

**Samantha Lovelady**

---

**From:** dm5855@icloud.com  
**Sent:** Thursday, September 19, 2024 12:29 PM  
**To:** Samantha Lovelady  
**Subject:** Public hearings 9/24/2024 & 10/22/2024

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

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

**Sincerely,**

**Charles Marshall**

**3615 NE Skyline Drive**

**Jensen Beach, FL 34957**

**772-206-1191**

## Samantha Lovelady

---

**From:** Sabrina Roemisch <sabroemisch@gmail.com>  
**Sent:** Thursday, September 19, 2024 3:06 PM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** Hearings for comprehensive plan amendments

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

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover  
Martin County Resident

Sent from my iPhone

## **Maria Harrison**

---

**From:** Clyde Dulin  
**Sent:** Monday, September 23, 2024 9:34 AM  
**To:** Maria Harrison  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

---

**From:** Clyde Dulin  
**Sent:** Friday, September 20, 2024 9:19 AM  
**To:** Joan Seaman <jseaman@martin.fl.us>  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

---

**From:** Paul Schilling <pschilli@martin.fl.us>  
**Sent:** Thursday, September 19, 2024 3:39 PM  
**To:** Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

---

**From:** Sarah Woods <swoods@martin.fl.us>  
**Sent:** Thursday, September 19, 2024 3:35 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Cc:** Elysse Elder <eelder@martin.fl.us>  
**Subject:** FW: Public hearings 9/24/2024 & 10/22/2024

**Sarah W. Woods**  
County Attorney  
Martin County Attorney's Office  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
772-288-5446 (o) 772-288-5439 (f)

---

**From:** dm5855@icloud.com <dm5855@icloud.com>  
**Sent:** Thursday, September 19, 2024 12:17 PM  
**To:** Sarah Woods <swoods@martin.fl.us>  
**Subject:** Public hearings 9/24/2024 & 10/22/2024

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

## Samantha Lovelady

---

**From:** ALLEN ATKINSON <4starfire@bellsouth.net>  
**Sent:** Thursday, September 19, 2024 11:08 PM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady  
**Subject:** Not to Rush

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

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson



**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Samantha Lovelady](#); [Clyde Dulin](#)  
**Subject:** FW: Proposed Land Use Change: Ashley Capital  
**Date:** Thursday, September 19, 2024 3:36:08 PM

---

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

**From:** E Ortiz <enortiz30@gmail.com>  
**Sent:** Thursday, September 19, 2024 1:35 PM  
**To:** Comish <Comish@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Proposed Land Use Change: Ashley Capital



Dear Commissioners and Mr. Schilling,

I'm writing today to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commercial industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

We are residents of Stuart West since 2014. I, like many neighbors, specifically bought in this area of the county due to the rural nature, and the fact that surrounding land was zoned in a way that would maintain this. I stand firm that this proposed project is inconsistent with our community, which was here first, and inconsistent with the currently approved land use and zoning. Myself and many in my neighborhood also have significant concerns about negative impacts to our property values if this project comes to fruition.

There is a large contingent of residents in both the Stuart West and Cobblestone communities that share the same concerns, and we will be prepared to fight this project as much as possible.

I urge you to consider the best interest of your constituents over the desire of a capital investment firm and deny the land use change. Martin County residents love this county and the way that it was planned and do not want to see it become overpopulated and overcommercialized.

Thank you all for your service, and your time.

Sincerely,  
Erika Ortiz  
900 SW San Antonio Drive  
Palm City, FL 34990

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Samantha Lovelady](#); [Clyde Dulin](#)  
**Subject:** FW: Proposed zoning change across from Stuart West on 714  
**Date:** Thursday, September 19, 2024 7:46:40 AM

---

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

**From:** Kyle Romero <kyle.e.romero@gmail.com>  
**Sent:** Wednesday, September 18, 2024 5:33 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>; Comish <Comish@martin.fl.us>  
**Subject:** Proposed zoning change across from Stuart West on 714



Dear Martin County Commissioners and Mr. Schilling,

I am writing to you this evening to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commercial industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

My wife and I moved to Martin County a little over a year ago and we specifically chose the community of Stuart West due to the rural atmosphere like many of our neighbors as well as our neighbors in the Cobblestone community. This proposed project is highly inconsistent with its current zoning and would have serious impacts to our communities which would include but not be limited to noise, traffic, and property values. My wife and I will be extremely upset if the zoning is changed and this commercial industrial park is to be built. We understand change is inevitable and that Martin County is growing, but in the short time that we've been here it seems to have exploded. I commute daily to Tradition and am saddened with each passing day at the destruction of the natural land to build more and more homes, businesses, and industrial parks and displacing the natural wildlife. As stated previously, we specifically moved to the western portion of Martin County due to its rural nature and I really don't want to see Martin County follow in St. Lucie County's footsteps and this zoning change is one step closer. I love getting off at exit 110 and seeing nature and not industrial parks, warehouses, and gas stations. This is what makes Martin County beautiful and I hope it continues to stay that way.

I am unable to attend the meeting tomorrow but I urge you to seriously consider the impacts of allowing this proposed zoning change as it will not only affect the local landscape and wildlife, but the community and Martin County as a whole, as well as the ~400 people who will be affected the greatest who love our beautiful communities of Stuart West and Cobblestone.

Thank you for your service as well as consideration on this very important matter.

Kyle & Erin Romero  
10200 SW Tarzan Terrace  
Palm City, 34990

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)  
**Subject:** FW: Email  
**Date:** Monday, September 16, 2024 7:50:22 AM

---

Paul Schilling  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

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

From: Elizabeth Christian <[ejanechristian01@gmail.com](mailto:ejanechristian01@gmail.com)>  
Sent: Saturday, September 14, 2024 6:35 PM  
To: Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!  
Sent from my iPhone

## Clyde Dulin

---

**From:** Paul Schilling  
**Sent:** Thursday, September 12, 2024 5:16 PM  
**To:** Joan Seaman; Rebecca Dima; Clyde Dulin  
**Subject:** FW: LPA running roughshod over citizen input

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

---

**From:** brucemon12 <brucemon12@gmail.com>  
**Sent:** Thursday, September 12, 2024 4:56 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** LPA running roughshod over citizen input

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco  
Hobe Sound

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)  
**Subject:** FW: LPA Mtg. Thursday, September 12, 2024 7pm  
**Date:** Tuesday, September 10, 2024 3:51:47 PM

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**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

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**From:** Barbara Schmucker <barbaraschmucker@bellsouth.net>  
**Sent:** Tuesday, September 10, 2024 3:40 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** LPA Mtg. Thursday, September 12, 2024 7pm



Let it me Known That:

We object to the expansion of the Urban Services Boundary.

We further object to the expansion of the "cottages" at the Three Lakes Golf Course.

We also object to the results of the Treasure Coast Regional Planning Council on the principal that the entire proposal is not understandable.

We have 2 newly elected Commissioners and feel that they should have some in these future developments.

Barbara Schmucker  
John R. McArdle, Jr.  
3130 SE Indian Wells Place  
Stuart, Fl. 34997

**From:** [Clyde Dulin](#)  
**To:** [Joan Seaman](#)  
**Cc:** [Samantha Lovelady](#); [Paul Schilling](#)  
**Subject:** FW: Comments for 9/12/24 LPA Meeting  
**Date:** Wednesday, September 11, 2024 2:52:48 PM

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This public comment can be attached to each Plan amendment on the 9-12-24 LPA agenda. Thanks.

**From:** Denise Belizar <[wridea@aol.com](mailto:wridea@aol.com)>  
**Sent:** Wednesday, September 11, 2024 1:16 PM  
**To:** Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>; Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
**Cc:** Commissioners <[Commissioners@martin.fl.us](mailto:Commissioners@martin.fl.us)>  
**Subject:** Comments for 9/12/24 LPA Meeting



I request that my remarks below be included in the public comments at the aforementioned meeting. Thank you.

- Continuing amendments to our County's comprehensive plan to accommodate more "Rural Lifestyle" changes are uncalled for and are being rushed through without adequate time for public review and comment. There is no need to rush these changes through at this time. What is being hidden here, and why?
- Why are the "golf cottages" being proposed to double in occupancy? Wasn't the original plan for these cottages only recently submitted to begin with? What has changed to necessitate this request?
- What happened to the promise that the Rural Lifestyle change was a one-time-only thing?
- I strongly oppose the drive to ram these four amendments through so quickly, and request that they be tabled for now so that they can be explained in detail in a public forum. Martin County residents deserve to be informed about what these amendments mean, what they will cost, and how they will affect our county's lifestyle, economy and environment.

denise belizar  
[wridea@aol.com](mailto:wridea@aol.com)  
772-971-0430

**From:** [Paul Schilling](#)  
**To:** [Joan Seaman](#); [Rebecca Dima](#); [Clyde Dulin](#)  
**Subject:** FW: URGENT REQUEST  
**Date:** Monday, September 9, 2024 8:00:10 AM

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**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

**From:** loydb <loydb@bellsouth.net>  
**Sent:** Sunday, September 8, 2024 3:41 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** URGENT REQUEST



LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,  
Walter Loyd  
150 SW Cabana Point Circle  
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone



**From:** [sarah heard](#)  
**To:** [Sarah Heard](#)  
**Subject:** Fwd: More Comp Plan Amendments headed to LPA  
**Date:** Saturday, August 10, 2024 3:42:21 PM

---



----- Forwarded message -----

**From:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**Date:** Sat, Aug 10, 2024 at 10:59 AM  
**Subject:** More Comp Plan Amendments headed to LPA  
**To:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**CC:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

Still more massive changes to the Martin County Comprehensive Growth Management Plan will be presented to the Local Planning Agency on Thursday, with staff proposing revisions on virtually every page of the 34-page Coastal Management Element (Chapter 8) and on many pages of the Overall Goals and Definitions (Chapter 2) and Conservation and Open Space Element (Chapter 9).

Amendments to the Comp Plan are offered as part of the Evaluation and Appraisal Report process, with staff recommending changes to the Plan with assistance from the Treasure Coast Regional Planning Council as a paid consultant.

Although TCRPC conducted interviews with residents and held public meetings to find out what changes citizens felt were necessary, the EAR amendments proposed thus far do not reflect citizen comments. Instead, the proposed revisions are mostly technical and virtually unintelligible with a number of legally superfluous provisions.

The EAR amendments will be presented to the County Commission in November for transmittal to the state for review. Final adoption will be sought next year – after voters decide whether to re-elect development-friendly Commissioners Doug Smith and Ed Ciampi and elect Susan Gibbs Thomas – all of whom have received campaign contributions from Rural Lifestyle project property owners and developers, planners, and engineers who benefit from overdevelopment – or to replace them with more citizen-friendly commissioners – Blake Capps, Eileen Vargas and Michael Syrkus.

In addition to the three Comp Plan Amendments, LPA members will vote Thursday on a PUD Zoning Agreement Master and Final Site Plan for a 43-lot residential development on 29.23 acres between SE Cove Road and SE Salerno Road called Pepperwood Assemblage.

The disclosure of interests affidavit identifies the realtor for the project as Reed Hartman, son and business partner of LPA member Rick Hartman.

The property owner is JAMSZ Properties, Inc., owner of a 6-acre parcel in Palm City that Ed Ciampi convinced his colleagues to purchase for more than \$4 million in County funds last year to avoid a proposed apartment project that, while in compliance with County development regulations approved by Ciampi, neighboring property owners opposed.

The LPA meeting begins at 7:00 p.m. on Thursday in Martin County Commission Chambers. You can download the agenda at

<https://martin.legistar.com/DepartmentDetail.aspx?ID=39443&GUID=52FD16B4-3EEC-4E39-8581-A16495CBE3E1&Search=>

The County does not provide e-mail addresses for LPA members. If you wish to make comments regarding the agenda, e-mail staff at [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us) and [cdulin@martin.fl.us](mailto:cdulin@martin.fl.us). Request that your comments be presented to the LPA and copy Commissioners at [comish@martin.fl.us](mailto:comish@martin.fl.us).

Ginny Sherlock  
LITTMAN, SHERLOCK & HEIMS, P.A.  
P.O. Box 1197  
Stuart, FL 34995  
Telephone: (772) 287-0200  
Facsimile: (772) 872-5152  
[www.lshlaw.net](http://www.lshlaw.net)

**From:** [Kate Miller](#)  
**To:** [Paul Schilling](#); [Comish](#)  
**Subject:** no amendments to the comp plan.! No sneaking amendments in over the summer!  
**Date:** Saturday, August 10, 2024 11:24:27 AM

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This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

10/22/2024  
PH-1 through PH-17

**From:** [KAREN DANCHENKO](#)  
**To:** [Sarah Heard](#)  
**Subject:** Comp plans  
**Date:** Thursday, September 19, 2024 9:10:32 AM

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The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) controlled growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,  
Karen Danchenko

4505/05/01  
611-49 through 1-49

**From:** Jan DeMiranda | Realtor  
**To:** Comish; Sarah Heard; Harold Jenkins; Doug Smith; Edward Ciampi; Stacey Hetherington  
**Subject:** Comp Plan Workshop  
**Date:** Thursday, September 19, 2024 9:09:08 AM

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The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,  
Jan DeMiranda  
Hobe Sound Resident

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**From:** [stacey\\_hetherington](mailto:stacey_hetherington)  
**To:** [Patricia Higginbotham](mailto:Patricia.Higginbotham)  
**Cc:** [Stacey Hetherington](mailto:Stacey.Hetherington)  
**Subject:** Fwd: Sept. 24 Public Hearings  
**Date:** Thursday, September 19, 2024 5:37:23 AM

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Regards,  
Stacey Hetherington

Begin forwarded message:

**From:** "Donna S. Melzer" <[donnasmelzer@gmail.com](mailto:donnasmelzer@gmail.com)>  
**Date:** September 19, 2024 at 3:13:06 AM EDT  
**To:** stacey hetherington <[hetheringtonstacey@gmail.com](mailto:hetheringtonstacey@gmail.com)>, [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us)  
**Subject:** **Sept. 24 Public Hearings**

To Commissioner Hetherington,

Please continue the PUBLIC HEARINGS on Comp Plan Amendments, Zoning, and Variances.

Sincerely,  
Donna Melzer  
[DonnaSMelzer@gmail.com](mailto:DonnaSMelzer@gmail.com)

**From:** [dm5855@icloud.com](mailto:dm5855@icloud.com)  
**To:** Sarah Heard  
**Subject:** Public hearings 9/24/2024 & 10/22/2024  
**Date:** Thursday, September 19, 2024 12:13:15 PM

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**Dear Martin County Commissioners,**

**The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.**

**In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.**

**Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.**

**Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.**

**Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.**

**Sincerely,**

**Charles Marshall**

**3615 NE Skyline Drive**

**Jensen Beach, FL 34957**

**772-206-1191**

**From:** [Ruth Mead](#)  
**To:** [Commissioners](#)  
**Date:** Thursday, September 19, 2024 8:48:57 AM

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Shame on current County Commisioners who are well aware of recent voters overwhelming wishes to keep Comp.Plan and slow growth actions. Rushing through Rural Land agreements,etc. before newly elected commissioners can put in place what voters want !!Next Tuesday's agenda is too packed for County action to be well done. Act like responsible citizens !!!! Ruth Mead



**From:** [Candy Hile](#)  
**To:** [Sarah Heard](#)  
**Subject:** Growth in Stuart  
**Date:** Thursday, September 19, 2024 10:59:33 PM

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Ms. Heard,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

**From:** Donna S. Melzer  
**To:** [Commish@martin.fl.us](mailto:Commish@martin.fl.us); [Sarah Heard](mailto:Sarah.Heard); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [Doug Smith](mailto:Doug.Smith); [Harold Jenkins](mailto:Harold.Jenkins); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [Sarah Woods](mailto:Sarah.Woods); [Don Donaldson](mailto:Don.Donaldson); [Kimberlee Levee](mailto:Kimberlee.Levee); [Clyde Dulin](mailto:Clyde.Dulin); [Paul Schilling](mailto:Paul.Schilling); [Samantha Lovelady](mailto:Samantha.Lovelady)  
**Subject:** Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance  
**Date:** Thursday, September 19, 2024 4:58:39 AM

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To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith  
From: Donna Melzer, Martin County Resident  
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that

takes time. Sept. 24 and Oct. 22 scheduled public hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

**From:** [Deana Peterson](#)  
**To:** [Comish](#)  
**Subject:** Stop changes to comprehensive plan  
**Date:** Thursday, September 19, 2024 1:34:10 PM

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This Email Sent From External Sender

Hello commissioners,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Deana Peterson

Deana Peterson  
RE/MAX of Stuart  
(772) 631-0643

**From:** [Sabrina Roemisch](#)  
**To:** [Commish@martin.fl.us](#); [Sarah Heard](#); [eciampi@martin.fl.us](#); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](#); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)  
**Subject:** Hearings for comprehensive plan amendments  
**Date:** Thursday, September 19, 2024 3:06:28 PM

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This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover  
Martin County Resident

Sent from my iPhone

**From:** [sarah heard](#)  
**To:** [Sarah Heard](#)  
**Subject:** Fwd: If you thought the Martin BOCC couldn't get any worse . . .  
**Date:** Sunday, September 22, 2024 8:37:55 AM

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----- Forwarded message -----

**From:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**Date:** Sat, Sep 21, 2024 at 5:30 PM  
**Subject:** If you thought the Martin BOCC couldn't get any worse . . .  
**To:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**CC:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

If you thought the Martin County Board of County Commissioners couldn't get any worse when it comes to lack of transparency and acting in the best interests of developers rather than citizens, think again.

Tuesday's agenda is actually worse than the last meeting agenda, cramming into a single meeting 10 Comprehensive Plan amendments, an ordinance eliminating development standards for Category C zoning, three development proposals for projects in Stuart and Palm City, and the final public hearing on the County budget for the fiscal year that begins October 1.

All of the items on the jam-packed agenda will be voted on without the participation of two new commissioners who will be seated in mid-November to replace retiring Commission Chair Harold Jenkins and defeated incumbent Doug Smith.

Staff has requested continuance of one of seven proposed Evaluation and Appraisal Report amendments to the Comp Plan, which will be presented with still more EAR amendments at the October 22 meeting. But six EAR amendments will be presented on Tuesday.

The amendments make changes to the Comp Plan which bear no relationship to the statutory requirement for periodic updates of local plans to comply with newly enacted state laws. And none of the amendments address issues identified as most important in workshops

and a survey which citizens were told would guide the EAR process.

The EAR process usually produces minor changes to two or three chapters of the Comp Plan every seven years to ensure compliance with newly adopted state laws. This year, however, staff – working with the Treasure Coast Regional Planning Council as a paid consultant – is proposing changes to nearly every chapter of the Plan.

On Tuesday, Commissioners will be asked to continue the hearing on a proposed amendment to the Overall Goals and Definitions set out in Chapter 2 of the Comp Plan (Agenda Item PH-1) to October 22.

But staff will move forward Tuesday with requests to approve amendments that include revisions on virtually every page of Chapter 8, the 34-page Coastal Management Element (Agenda Item PH-2) and revisions to Chapter 9, the Conservation and Open Space Element (Agenda Item PH-3) that change “native habitat” references to the ambiguous term “special habitat” and which delete specific types of habit which must be preserved and protected from development.

Changes to Chapter 10, the Sanitary Sewer Services Element (Agenda Item PH-4), Chapter 11, the Potable Water Services Element (Item PH-5) and Chapter 12, the Solid and Hazardous Waste Element (Item PH-6) are mostly minor revisions that do not appear to be required by any newly adopted laws. Agenda Item PH-7 makes changes on nearly every page of Chapter 10, the 26-page Drainage and Natural Groundwater Aquifer Recharge Element, without explanation or justification provided by staff.

Virtually none of the proposed changes are mandated by the EAR review process.

EAR amendments should be limited to revisions which are necessary to ensure that our Comp Plan is in compliance with new state laws.

Amendments which amount to nothing more than tinkering with the Comp Plan or meeting the demands of developers should not be rammed through under the pretext of the EAR process, especially when voters have selected

new commissioners with clear direction to protect and preserve our environment, our Comp Plan and our quality of life.

The new commissioners can and should be given the opportunity to vote on proposed changes like most of those put forward by staff and the Treasure Coast Regional Planning Council. Action on the proposed amendments should be delayed until commissioners who were overwhelmingly chosen by voters can consider them.

As if dealing with the so-called EAR amendments were not challenging enough, staff will present three additional Comp Plan Amendments at Tuesday's meeting which are contrary to the message sent by voters at the ballot box.

Agenda Item PH-8 is a site-specific text amendment that gives special favor to the 167-acre Martin Commerce Park project (formerly called Martingale Estates) off SW Martin Highway near the Stuart West and Cobblestone neighborhoods by authorizing a new free-standing Urban Services District to provide utilities to the development which is outside the urban boundary.

NOTE: Since the highly unpopular Rural Lifestyle land use designation is permitted on property more than a mile from an Urban Services District boundary, approval of the Martin Commerce Park amendment will open up still more property for Rural Lifestyle development by creating a new USD boundary.

Agenda Item PH-9 is a Future Land Use Map Amendment to change the Martin Commerce Park property land use designation from Agricultural and Agricultural Ranchette to Industrial.

Another Comp Plan amendment that is being rushed through approval before less developer-friendly commissioners take office is Item PH-10, which will increase the number of bedrooms allowed in "golf cottages" authorized in Rural Lifestyle projects. The agenda item calls the Amendment the Three Lakes Golf Club amendment; but it does not apply



solely to Three Lakes Golf Club. It is a text amendment which applies to all Rural Lifestyle projects, allowing mini-hotels to be included in new developments by increasing the number of bedrooms from six to 12 allowed in each “golf cottage” constructed in a Rural Lifestyle community.

In Agenda Item PH-11, staff is proposing elimination of development standards for Category C zoning districts. The proposed amendments to Article 3, Zoning Districts, of the County’s Zoning Code will require re-zoning to a Category A District for any development that requires site plan approval on property currently zoned as a Category C District. The proposed ordinance is not carefully drafted, however, and may produce unintended (or perhaps intended) consequences. For instance, some definitions are changed and others (such as “guest house”) are eliminated. The definition of “owner” includes not only the actual owner of property but the legal holder of a lease when property is subject to a lease. Since out-of-state property owners frequently hire agents to manage properties under leases which identify the leasing agent as the landlord, by defining a lease holder as an “owner” of leased property, the proposed new ordinance may make a leasing agent the “owner” of the property. Staff does not explain why this is a necessary or even appropriate change to the Zoning Code.

A proposed right-of-way width variance proposed for NE Mango Terrace in Jensen Beach (Agenda Item PH-12) is an application that was submitted earlier this year but was withdrawn after several Skyline Drive property owners objected. Factual errors in the proposed resolution remain uncorrected in the item submitted for a vote on Tuesday.

The Resolution presented for BOCC approval is entitled: “A RESOLUTION . . . APPROVING A RIGHT-OF-WAY VARIANCE FROM THE MINIMUM RIGHT-OF-WAY WIDTH FOR NE MANGO TERRACE IN THE AMENDED PLAT OF MANGO LANE INTO THE COUNTY ROAD INVENTORY.”

In addition to the fact that the title makes no sense, the resolution states that “a request was made to the Board of County Commissioners to accept into the Martin County Road Inventory 570 linear feet of NE Mango

Terrace” and “after considering the request on April 09, 2024, the Board of County Commissioners determined that the conditions required by Division 19, Land Development Regulations, Martin County Code, have been met.”

The request before the BOCC is to approve a variance in the required 50-foot roadway width to allow a portion of NE Mango Terrace to be constructed at a 30-foot width. The BOCC is not being asked to accept the roadway into the County’s road inventory, which requires a separate application and approval by the County Engineer. The BOCC did not consider the request on April 9, 2024 (the request first appeared on the April 30, 2024, agenda but was withdrawn at the applicant's request), and the BOCC made no determination that the requirements of Division 19 (Roadway Design) of the LDRs were met.

These defects were communicated to staff prior to the April 30, 2024, BOCC meeting. The materials submitted for approval on Tuesday have not been corrected. This is sloppy, inaccurate, unacceptable work by staff members who are paid by taxpayers to professionally and properly evaluate development requests before making a recommendation for Commission approval.

NOTE: The property owners say they will be unable to develop the four lots they purchased absent approval of the variance and acceptance of the road into the County’s inventory (which requires all County taxpayers to pay for maintenance). But when they purchased the property, the owners knew or should have known that development options were limited by the County Code, which was in effect at the time the property was purchased. The BOCC is not obligated to change or grant a variance from the County Code to benefit a property owner who purchases property with a plan to profit which can be accomplished only if the rules are changed at their request, regardless of the negative impact to existing property owners.

Three other development proposals are on Tuesday’s agenda:

- Item DPQJ-1 is a request for approval of an amendment to the 112-unit

Preserve at Park Trace residential PUD on SE Cove Road near SE Willoughby Boulevard to remove a portion of wetlands and wetland buffer areas from the previously approved preserve area management plan;

– Item DPQJ-2 seeks approval of an amendment to the Cove Royale PUD agreement, which also removes a portion of wetlands and wetland buffer areas for a 117-unit development on 87 acres adjacent to the Preserve at Park Trace; and

– Item DPQJ-3 is a request to approve a plat for Loggerhead Estates, a 23-lot single family residential development and church on SW 34th Street near SW Mapp Road in Palm City.

To the extent that Commissioners and the public are still awake after far-too-many hearings and presentations on Tuesday's agenda, the final hearing will be conducted to discuss the County's 2024/2025 Fiscal Year budget.

In other items on Tuesday's agenda:

– Among the 19 items on the Consent Agenda to be approved in a single vote at the beginning of the meeting, Commissioners will approve the Clerk's warrant reflecting expenditures of \$12,045,259.12 in tax dollars between August 26 and September 8, 2024, without disclosing the payees or the purpose of the payments (Agenda Item CNST-2);

– Commissioners will approve a \$500,000.00 contract for purchase, maintenance, repair and installation of commercial refrigeration and cooling systems in County facilities (five-year continuing services contract to be issued to A/C Doctors, Inc.) (Item CNST-1); and

– Consent Agenda Items CNST-10 and CNST-11 will authorize the County to accept \$8,573.00 to cancel \$89,050.00 in code enforcement liens for violations of the County Code by property owners in Jensen Beach and Golden Gate.

The meeting begins at 9:00 a.m. Tuesday in Commission Chambers at the Martin County Administration Center. Attend in person, watch on MCTV or livestream the meeting from the County website at [http://martin.granicus.com/ViewPublisher.php?view\\_id=24](http://martin.granicus.com/ViewPublisher.php?view_id=24).

Agenda items may be viewed and downloaded at <https://martin.legistar.com/DepartmentDetail.aspx?ID=35023&GUID=98D7CC54-EF7D-4C4C-8084-1AF34C623D6E>

E-mail commissioners about matters that interest you at [sheard@martin.fl.us](mailto:sheard@martin.fl.us), [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us), [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us), [hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us), [shetherington@martin.fl.us](mailto:shetherington@martin.fl.us) with copies to the County Administrator and County Attorney at [ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us) and [swoods@martin.fl.us](mailto:swoods@martin.fl.us).

Ginny Sherlock  
LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

Phone: (772) 287-0200

Fax: (772) 872-5152

[www.LSHLaw.net](http://www.LSHLaw.net)

**From:** SHARON  
**To:** [Sarah Heard](#); [Doug Smith](#); [Stacey Hetherington](#); [Edward Ciampi](#)  
**Subject:** Re: 25-104 CAPITAL IMPROVEMENTS ELEMENT, A TEXT AMENDMENT  
**Date:** Monday, October 14, 2024 4:02:40 PM

---



Why does MC expect residents to accept the level of service from Fire and rescue to increase from **6 to 8** minutes in our urban area and from **15 to 20** minutes in rural areas? MC needs to plan to maintain, if not improve, response time. If this change is the result of added housing units without a growth in fire/ rescue infrastructure, then proposed development plans need to address the need for more fire/rescue before approval.

(7) Fire/r-Rescue response for Life Support and Fire Suppression: (a) 1) ~~Advanced Life Support~~ 8 minutes 90% of the time in Urban areas (b) 2) ~~Advanced Life Support~~ 20 minutes 90% of the time in Rural areas (8) 3) ~~Basic Life Support~~ 6 minutes 90% of the time in Urban areas 4) ~~Basic Life Support~~ 15 minutes 90% of the time in Rural areas 5) ~~Fire Response~~ 6 minutes 90% of the time in Urban areas 6) ~~Fire Response~~ 15 minutes 90% of the time in Rural areas

**From:** L Meadows  
**To:** Harold Jenkins  
**Subject:** Asap your help  
**Date:** Monday, September 23, 2024 10:13:06 AM

---



The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated. In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections. Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,  
Lise' Meadows  
Martin county resident- lost lake  
8272 Se Paurotis lane  
Hobe sound, FL 33455

**From:** [Lydia Ross](#)  
**To:** [Harold Jenkins](#)  
**Subject:** No to Martin County Comp Plan Changes  
**Date:** Tuesday, September 24, 2024 9:29:11 AM

---

This Email Sent From External Sender

Please do not allow changes to our Comp Plan. EAR amendments not presented for transmittal until new commission is seated and makes decisions

Thank you for your service

Lydia Ross  
Hobe Sound

**From:** [Sandra Allen](#)  
**To:** [Comish](#)  
**Subject:** Changes to comprehensive plan.  
**Date:** Tuesday, October 1, 2024 2:45:08 PM

---



Changes to the comprehensive plan should not be approved by the sitting lame duck commissioners. To do so would be a slap in the face to the voters who ousted them.



**From:** [carol.fitzpatrick](#)  
**To:** [Comish](#)  
**Subject:** Commission vote on Comp Plan Amendments on Sept. 24, 2024 --  
**Date:** Monday, October 7, 2024 2:31:03 PM

---



ON EAR Comp Plan Amendments: **All EAR Public Hearings were continued to October 22, 2024** Martin County Commission Meeting. [EAR = Evaluation and Appraisal Report with changes to every critical chapter of the Comprehensive Plan, our local constitution.] **Residents spoke up and BCC heard. But we must stay involved to ensure new Commission has final say and has facts about the impacts of changes.**

-----

ON COMPREHENSIVE PLAN AMENDMENTS - **CPAs 23-09 and 23-10, MARTIN COMMERCE PARK, LLC**, Martin Commerce Park, LLC (formerly known as Martingale Estates) proposal to change 167 acres from ag to Industrial. (located at northmost Martin County I-95 exit):  
**ACTION TAKEN: By a 4-1 vote, the Board (Commissioner Heard voted No) approved transmittal of CPAs 23-09 and 23-10; residents' concerns were ignored.**

**The approval to Transmit means these two(2) CPAs now go** to the State Land Planning Agency and other state and regional reviewing agencies to review regarding state issues. The Three Lakes CPA (below) is being fast-tracked to get Old Commission Approval in October. **Are these two CPAs also being accelerated and final Approval Vote to be made before the new Commission is sworn in on Nov. 19 but the notice hasn't yet been posted?**

**- Was there a vote or directive by the BCC for the fast track? The letter on Three Lakes is clearly telling the agency reviewers that they are in a rush since the normal is 10 days to transmit and 30 days to answer? County transmitted CPA 24-23 Sept. 27, 3 days after Sept. 24 vote, stating the Adoption VOTE is planned in October; the scheduled October meetings are Oct. 8, 16, and 22 -- all are less than 30 days from Sept. 27.**

**Resident comments will be needed to educate the agencies.**

.ON CPA 24-23 THREE LAKES GOLF CLUB, A TEXT AMENDMENT increasing permitted building on Rural Lifestyle up number of bedrooms permitted in a golf cottage. **The Board approved 4-1. The process is the same as above except the online email copies show that this packet has already being forwarded to the agencies with a letter dated Sept. 27, 2024 stating:**

**"Martin County plans to hold an adoption hearing on the amendment in October 2024." - Was there a vote I didn't find directing staff to rush this?**

Resident comments will be needed to educate the agencies.

-----

The critical **Zoning Rewrite and the Mango Terrace Variance were pulled** from the Agenda. Residents emailed and spoke -- lots of strong concerns were voiced.

PH-13 TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 21, ARTICLE 8,  
SWIMMING POOLS, SPAS AND HOT TUBS - SAFETY was adopted.

Sent from Outlook

---

**From:** [Elizabeth Rosenberg](#)  
**To:** [Comish](#)  
**Subject:** No changes to Comp Plan please  
**Date:** Thursday, October 3, 2024 12:15:39 PM

---

This Email Sent From External Sender

Hello all - My husband and I are city of Stuart and Martin County residents and voters. My husband and I have been here since 2000.

I'm writing to ask that you hold off on changes to the MC Comp Plan.

Martin County is a wonderful place to live.

Thank you for your consideration.

Beth and Mike Rosenberg

527 SW Ocean Blvd.

Stuart, FL

**From:** SHARON  
**To:** Sarah Heard; Doug Smith; Stacey Hetherington; Edward Ciampi  
**Subject:** Re: 25-104 CAPITAL IMPROVEMENTS ELEMENT, A TEXT AMENDMENT  
**Date:** Monday, October 14, 2024 4:02:41 PM

---



Why does MC expect residents to accept the level of service from Fire and rescue to increase from 6 to 8 minutes in our urban area and from 15 to 20 minutes in rural areas? MC needs to plan to maintain, if not improve, response time. If this change is the result of added housing units without a growth in fire/ rescue infrastructure, then proposed development plans need to address the need for more fire/rescue before approval.

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**From:** [Randy Garcia](#)  
**To:** [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Cc:** [Morris Crady](#); ["Josh Long"](#); [Sarah Woods](#); [Don Donaldson](#); ["pschilling@martin.fl.us"](#); [Clyde Dulin](#); [Jake Cremer](#); [Kenneth Metcalf](#); [Tammy Simmons](#)  
**Subject:** Martin County Proposed Evaluation-Based Comprehensive Plan Amendments  
**Date:** Tuesday, October 15, 2024 5:14:02 PM  
**Attachments:** [Martin County EAR CPA Comments 101524.pdf](#)

---



Good Afternoon Commissioners,

Please find the attached correspondence from Attorney Jacob Cremer and Ken Metcalf regarding Martin County Proposed Evaluation-Based Comprehensive Plan Amendments.

Thank you,

Randy

Randy Garcia, Legal Assistant to  
Jacob T. Cremer, Jessica M. Icerman,  
and Nicole A. Neugebauer  
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100 | Tampa, FL 33602  
Direct: 813-222-5046

**STEARNS WEAVER MILLER**

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**From:** [Randy Garcia](#)  
**To:** [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)  
**Cc:** [Morris Crady](#); ["Josh Long"](#); [Sarah Woods](#); [Don Donaldson](#); ["pschilling@martin.fl.us"](#); [Clyde Dulin](#); [Jake Cremer](#); [Kenneth Metcalf](#); [Tammy Simmons](#)  
**Subject:** Martin County Proposed Evaluation-Based Comprehensive Plan Amendments  
**Date:** Tuesday, October 15, 2024 5:14:42 PM  
**Attachments:** [Martin County EAR CPA Comments 101524.pdf](#)

---



Good Afternoon Commissioners,

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Thank you,

Randy

Randy Garcia, Legal Assistant to  
Jacob T. Cremer, Jessica M. Icerman,  
and Nicole A. Neugebauer  
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100 | Tampa, FL 33602  
Direct: 813-222-5046

**STEARNS WEAVER MILLER**

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**From:** [carol.fitzpatrick](#)  
**To:** [Comish](#)  
**Subject:** Commission vote on Comp Plan Amendments on Sept. 24, 2024 --  
**Date:** Monday, October 7, 2024 2:31:03 PM

---



ON EAR Comp Plan Amendments: **All EAR Public Hearings were continued to October 22, 2024** Martin County Commission Meeting. [EAR = Evaluation and Appraisal Report with changes to every critical chapter of the Comprehensive Plan, our local constitution.] **Residents spoke up and BCC heard. But we must stay involved to ensure new Commission has final say and has facts about the impacts of changes.**

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**"Martin County plans to hold an adoption hearing on the amendment in October 2024." - Was there a vote I didn't find directing staff to rush this?**

Resident comments will be needed to educate the agencies.

-----

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PH-13 TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 21, ARTICLE 8,  
SWIMMING POOLS, SPAS AND HOT TUBS - SAFETY was adopted.

Sent from Outlook

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|



**From:** [Leslie Ertl](#)  
**To:** [Stacey Hetherington](#); [Doug Smith](#); [Harold Jenkins](#); [Edward Ciampi](#)  
**Cc:** [Sarah Heard](#)  
**Subject:** STOP RUINING MARTIN COUNTY WITH YOUR GREED!!!!!!!!!!!!!!  
**Date:** Saturday, October 19, 2024 1:55:14 PM

---



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections. Hopefully, the new commissioners will not be greedy liars who lied to us Heatherington.

You are not doing your jobs, not following your constituents wishes, and ruining our county.

Leslie Ertl

**From:** [Dick Landrum](#)  
**To:** [Commish@martin.fl.us](mailto:Commish@martin.fl.us); [Sarah Heard](#); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)  
**Subject:** Postpone EAR Amendments to Comp Plan  
**Date:** Saturday, October 19, 2024 12:11:15 PM

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The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments. **All EAR Amendment votes should be after November 19.**

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most expressed item on the wish list that staff asked citizens to compile. Please, don't say these are just "housekeeping" changes!

**Citizens said:**

- (1) no changes to the Comp Plan,
- (2) control growth and development,
- (3) protect and preserve wildlife, waterways, native vegetation, and agricultural lands,
- (4) reduce traffic congestion, and
- (5) maintain the Martin County difference.

Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead, some proposals encourage costly urban sprawl, harm the environment and waterways, and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excessive approvals/overbuilding that have led to irreparable damage in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents'/voters' choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, YOUR VOTE on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Dick Landrum  
Palm City

**From:** Kate  
**To:** [Commish@martin.fl.us](mailto:Commish@martin.fl.us); Sarah Heard; [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); Doug Smith; Harold Jenkins; [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** No EAR amendments until after Nov. 19  
**Date:** Saturday, October 19, 2024 12:19:37 PM

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The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Kate and Bill Miller, 103 River Rd., Hobe Sound, FL 33455

**From:** [Susan Ramsthaler](#)  
**To:** [Commish@martin.fl.us](#); [Sarah Heard](#); [eciampi@martin.fl.us](#); [Doug Smith](#); [Harold Jenkins](#);  
[hetheringtonstacey@martin.fl.us](#); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#);  
[Samantha Lovelady](#)  
**Subject:** Oct. 22 Public Hearings  
**Date:** Saturday, October 19, 2024 11:52:31 AM

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BOCCMC,

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

Susan Miller Ramsthaler

2969 SE Kingsmill place

Stuart

**From:** [M Ryan](#)  
**To:** [Doug Smith](#)  
**Subject:** EAR amendments  
**Date:** Saturday, October 19, 2024 8:44:51 AM

---



The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to your constituents.

Mary Lou Ryan  
Stuart, FL taxpayer

**From:** [John Stasky](#)  
**To:** [Doug Smith](#)  
**Subject:** Voting on our comp plan while you are a lame duck  
**Date:** Saturday, October 19, 2024 11:30:41 AM

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Commissioner Smith,

You have been voted out of office. I'm sure you will run for some other position in the future. If you plan on getting support, do not vote for the changes to the comp plan on October 22. What you are trying to accomplish got you removed. We have a long memory and will react to any future plans you might have.

John & Theresa Stasky

Stuart, FL

**From:** [Peggy Healy Stearns](#)  
**To:** [Commish@martin.fl.us](mailto:Commish@martin.fl.us); [Sarah Heard](#); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)  
**Subject:** Delay Consideration of EAR Amendments  
**Date:** Saturday, October 19, 2024 11:54:45 AM

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To whom it may concern:

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. Residents made it clear that ALL votes on the Comp Plan Amendments All EAR Amendment votes should delayed until after November 19.

To consider these amendments before the new commission is seated constitutes a blatant disregard for the will of your constituents and undermines the democratic process.

Thank you.

Peggy Stearns  
80 N Sewalls Point Road  
Sewalls Point, FL 34996

**From:** [ajudgeo@aol.com](mailto:ajudgeo@aol.com)  
**To:** [Sarah Heard](mailto:Sarah_Heard@eciampi@martin.fl.us); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [Doug Smith](mailto:Doug_Smith@martin.fl.us); [Harold Jenkins](mailto:Harold_Jenkins@martin.fl.us); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [Sarah Woods](mailto:Sarah_Woods@martin.fl.us); [Don Donaldson](mailto:Don_Donaldson@martin.fl.us); [Kimberlee Levee](mailto:Kimberlee_Levee@martin.fl.us); [Clyde Dulin](mailto:Clyde_Dulin@martin.fl.us); [Paul Schilling](mailto:Paul_Schilling@martin.fl.us); [Samantha Lovelady](mailto:Samantha_Lovelady@martin.fl.us)  
**Subject:** No votes until newly elected board members are seated  
**Date:** Monday, October 21, 2024 9:00:56 AM

---



Greetings:

I urge the BOCC not to vote on any bills involving spending taxpayer dollars or to approve any new construction until the newly elected board members are seated in November.

Yours truly,  
Audrey Capozzi  
Hobe Sound



**From:** [Bradford Davey](#)  
**To:** [Commish@martin.fl.us](mailto:Commish@martin.fl.us); [Sarah Heard](#); [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us); [Doug Smith](#); [Harold Jenkins](#); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [Sarah Woods](#); [Don Donaldson](#); [Kimberlee Levee](#); [Clyde Dulin](#); [Paul Schilling](#); [Samantha Lovelady](#)  
**Subject:** EAR comprehensive plan amendments  
**Date:** Monday, October 21, 2024 7:25:23 AM

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Good morning,

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19. Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

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Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections.

Sincerely,

Bradford Davey

164 NE Edgewater Dr. Stuart, FL

Bradford Davey, Ed.D.  
Senior Researcher

Technology for Learning Consortium, Inc.  
bdavey01@gmail.com  
(401) 465-9323

*I arise in the morning torn between a desire to improve the world and a desire to enjoy the world. This makes it hard to plan the day.*  
E.B. White

## Samantha Lovelady

---

**From:** Parkplace <parkplace1999@aol.com>  
**Sent:** Saturday, October 19, 2024 11:01 AM  
**To:** Sarah Heard; Harold Jenkins; Sarah Woods; Don Donaldson; Samantha Lovelady  
**Subject:** DELAY Public Hearings

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

October 19, 2024

To:

[Commish@martin.fl.us](mailto:Commish@martin.fl.us); [sheard@martin.fl.us](mailto:sheard@martin.fl.us); [eciam pi@matin.fl.us](mailto:eciam pi@matin.fl.us); [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us); [hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us); [hetheringtonstacey@martin.fl.us](mailto:hetheringtonstacey@martin.fl.us); [swoods@martin.fl.us](mailto:swoods@martin.fl.us); [ddonaldson@martin.fl.us](mailto:ddonaldson@martin.fl.us); [klev ee@martin.fl.us](mailto:klev ee@martin.fl.us); [cdulin@martin.fl.us](mailto:cdulin@martin.fl.us); [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us); [slove@martin.fl.us](mailto:slove@martin.fl.us);

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be **after November 19.**

**Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, residents/voters and taxpayers repeatedly stated that they do not want changes to our Comp Plan.**

**This was the most commonly expressed item on the wish list that staff asked citizens to compile.**

*Don't say these are just "housekeeping" changes!*

The residents/voters and taxpayers said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

**The new commissioners have promised to follow the Citizens' Guidelines.**

Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

**Pushing forward now is an improper attempt to stifle the voices of residents/voters and taxpayers choice for stronger, not lesser, Comp Plan protections.**

Your vote on October 22 will not be forgotten.

When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Sincerely,

Michelle Mercier  
Stuart, Florida

## Samantha Lovelady

---

**From:** carol fitzpatrick <carolfitzz@hotmail.com>  
**Sent:** Sunday, October 20, 2024 1:04 PM  
**To:** Comish; Clyde Dulin; Don Donaldson; Paul Schilling; Samantha Lovelady  
**Subject:** Comp plan

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

- Voters spoke in August for a change in direction - don't let that vote be ignored now before the new Commission is sworn in on November 19!

As a resident of Martin County for the past 24 years, I say stop bowing to developers ,who do not pay your salaries. Put Martin County first.

Frustrated for the past 5 years  
Carol Fitzpatrick  
924 SW Balmoral Tr.

Sent from Outlook

Clyde Dulin

---

**From:** Mary Lou Ryan <mryan2007@gmail.com>  
**Sent:** Saturday, October 19, 2024 8:51 AM  
**To:** Clyde Dulin  
**Subject:** Comp plan

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to represent the wishes of martin county residents.

Mary Lou Ryan  
Stuart, FL taxpayer

## Clyde Dulin

---

**From:** Paul Schilling  
**Sent:** Monday, October 21, 2024 7:56 AM  
**To:** Clyde Dulin; Joan Seaman; Maria Harrison  
**Subject:** FW: Comp plan amendments

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

**From:** M Ryan <mryan2007@gmail.com>  
**Sent:** Saturday, October 19, 2024 8:48 AM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Comp plan amendments

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information.**

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated.

ALL votes on the Comp Plan Amendments should be after November 19.

Any maneuvering will be a failure of your duty to represent the wishes of martin county residents.

Mary Lou Ryan  
Stuart, FL taxpayer

## Samantha Lovelady

---

**From:** Bruce Montefusco <brucemon1@comcast.net>  
**Sent:** Monday, October 21, 2024 10:43 AM  
**To:** Commish@martin.fl.us; Sarah Heard; Edward Ciampi; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** October 22, 2024 Public Hearings need to be delayed until the new commission is seated

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

Remember that in the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes!

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said.

The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead, some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

Bruce Montefusco  
Hobe Sound



## Samantha Lovelady

---

**From:** claussen <claussen@colostate.edu>  
**Sent:** Monday, October 21, 2024 1:04 PM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** October 22 Public Hearings for EAR amendments

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Dear Commissioners:

As a resident of Martin County and a member of HIPI, it has been brought to our attention that you want to push through votes in an inappropriate manner. Martin County residents have been very clear on their expectations and who are going against the majority of residents. I am appalled that you are not listening to your constituents. The Oct. 22 Public Hearings for EAR comprehensive plan amendments should be delayed until the new commission is seated. When residents emailed you in September for a delay of vote, that meant delay ALL votes on the Comp Plan Amendments All EAR Amendment votes should be after November 19.

It was clear in the public workshops hosted by the Treasure Coast Regional Planning Council, that citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile. Don't say these are just "housekeeping" changes! Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference. Lots of issues in the EAR Amendments fly in the face of what Citizens said. The new commissioners have promised to follow the Citizens' Guidelines. Those guidelines need to be carefully applied to each of the proposed comp plan amendments. Instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

The EAR Amendments could make it easier to break the urban boundary protections for costly urban sprawl, okay more excess approvals/overbuilding that has led to crashes in the past, and less environmental protection.

Pushing forward now is an improper attempt to stifle the voices of residents/voters choice for stronger, not lesser, Comp Plan protections. Your vote on October 22 will not be forgotten. When the new Commission reviews your EAR Amendments, Your Vote on Oct. 22 may cost voters/taxpayers substantial amounts to correct unwanted, harmful EAR Amendments.

And this is way some of you are no longer in office.

Sincerely,

Brian and Debby Claussen  
1357 NE Ocean Blvd, 107

**Clyde Dulin**

---

**From:** LINDA BOOTHBY <lkb8@aol.com>  
**Sent:** Monday, October 21, 2024 1:14 PM  
**To:** Clyde Dulin  
**Subject:** Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.

Linda Boothby, Hobe Sound

## Samantha Lovelady

---

**From:** LINDA BOOTHBY <lkb8@aol.com>  
**Sent:** Monday, October 21, 2024 1:17 PM  
**To:** Samantha Lovelady  
**Subject:** Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.

Linda Boothby, Hobe Sound

## Clyde Dulin

---

**From:** Paul Schilling  
**Sent:** Monday, October 21, 2024 1:20 PM  
**To:** Clyde Dulin; Joan Seaman; Maria Harrison  
**Subject:** FW: Comp Plan

Paul Schilling  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

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

From: LINDA BOOTHBY <lkb8@aol.com>  
Sent: Monday, October 21, 2024 1:16 PM  
To: Paul Schilling <pschilli@martin.fl.us>  
Subject: Comp Plan

This Email Sent From External Sender

I am one of the many citizens who have urged that the Comp Plan not be changed. We need to control growth and development. We need to protect and preserve wildlife, native vegetation and agricultural lands. We need to limit traffic congestion. In sum, we need to preserve the Martin County difference.  
Linda Boothby, Hobe Sound

## Samantha Lovelady

---

**From:** Leslie Ertl <lesertl@yahoo.com>  
**Sent:** Monday, October 21, 2024 1:20 PM  
**To:** Commish@martin.fl.us; Sarah Heard; eciampi@martin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady  
**Subject:** Development of Martin County

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Commissioners and staff:

Please stop and listen to your constituents. You are not doing what you are paid for and instead, making \$ off of developers. Has there been a tally of who wants this that is reliable? Other than developers? Once you start this over-development, Martin County will be trashed just like Palm Beach, Broward, and Dade counties. Has there been studies regarding increased traffic, water quality and flow issues, increases in school enrollments and where the children would attend. that is, has anything been studied by other than the developers?

You are not following the comp plan and disregarding your responsibilities. The people of Martin County are highly over our commissioners.

Leslie Ertl

## Clyde Dulin

---

**From:** Barbara Schmucker <barbaraschmucker@bellsouth.net>  
**Sent:** Monday, October 21, 2024 3:04 PM  
**To:** Clyde Dulin; Doug Smith; Edward Ciampi; Harold Jenkins; Stacey Hetherington  
**Subject:** October 22, 2024 Comprehensive Growth Plan and (EAR) Evaluation and Appraisal Review

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Commissioners and Staff:

We are very concerned about tomorrow's meeting where 19 Amendments and changes to the Comprehensive Growth Plan will be "Railroaded Through" without public comment.

We are Especially concerned about the "ploy" to implement these changes without the Legally elected 2 new Commissioners being able to vote; whereas we have the 2 recently Unelected Commissioners voting!!!

CPA 23-24 Concerning the # Lakes Golf Courses. Possibly also considered Amendment PH-17 Martin County residents Never had a chance to even learn about this development before approval possibilities. Originally; no residential building; then 6 "golf cottages" and now from 6 bedrooms, request is made for 12. First of all; we should not be building more golf enormous amount of water and fertilizers draining into the native habitat surrounding this rural area.

We also object to changes being considered to:

- Chpt. 2 Goals
- Chpt. 4 Future Land Use including Urban Boundary Land Use and zoning categories
- Chpt. 8 Coastal Management including shorelines
- Chpt. 9 Conservation and Open Space
- Chpt. 10 Sewer Changes
- Chpt. 11 Potable Water
- Chpt. 12 Solid Waste
- Chpt. 13 Drainage
- Chpt., 14 Capital Improvement

In conclusion, all these items Should be decided upon by the New BOCC to take Control on November 15, 2024.

Sincerely,  
Barbara Gingras Schmucker  
John McArdle  
3130 SE Indian Wells Place

## Clyde Dulin

---

**From:** Elysse Elder  
**Sent:** Monday, October 21, 2024 4:04 PM  
**To:** Clyde Dulin; Paul Schilling  
**Subject:** Fw: EAR Amendments



CITY, COUNTY, AND  
LOCAL GOVERNMENT

**Elysse A. Elder, Esq.**  
*Deputy County Attorney*  
Martin County Board of County Commissioners  
2401 SE Monterey Rd., Stuart, FL 34996  
(772) 288-5925 [eelder@martin.fl.us](mailto:eelder@martin.fl.us)

---

**From:** Sarah Woods <[swoods@martin.fl.us](mailto:swoods@martin.fl.us)>  
**Sent:** Monday, October 21, 2024 3:46 PM  
**To:** Elysse Elder <[eelder@martin.fl.us](mailto:eelder@martin.fl.us)>  
**Subject:** FW: EAR Amendments

**Sarah W. Woods**  
County Attorney  
Martin County Attorney's Office  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
[772-288-5446](tel:772-288-5446) (o) [772-288-5439](tel:772-288-5439) (f)

**From:** Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**Sent:** Monday, October 21, 2024 12:35 PM  
**To:** 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)>; Stacey Hetherington <[shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)>; Doug Smith <[dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)>  
**Cc:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Sarah Woods <[swoods@martin.fl.us](mailto:swoods@martin.fl.us)>; Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>  
**Subject:** EAR Amendments

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Commissioners,

Please ask staff to identify each state statute which requires changes to the Comprehensive Plan which are being presented at tomorrow's BOCC meeting as part of the EAR process.

As you know, EAR updates are required to make the Comp Plan consistent with newly adopted state statutes. The EAR process is not supposed to be used to tinker with the language and make changes to the Comp Plan which are not related to the requirements of new state laws.

Please ask staff to identify each state law that is the basis for each of the changes proposed in the 16 EAR amendments you are being asked to transmit.

Thank you.

Ginny Sherlock  
LITTMAN, SHERLOCK & HEIMS, P.A.  
P.O. Box 1197  
Stuart, FL 34995  
Telephone: (772) 287-0200  
Facsimile: (772) 872-5152  
[www.lshlaw.net](http://www.lshlaw.net)





# Grand Canyon

Continued from Page 8A

the intensity of a hike.

Riesenberg is conscious of this reality. Her organization coordinates a group of trained Preventive Search and Rescue volunteers who monitor Grand Canyon's trails. These rangers talk to hikers, ask where they're going, and check if they're wearing the right shoes and have enough water and snacks.

### It gets dangerously hot inside Grand Canyon

Average temperatures on the South Rim range from 81 to 84 degrees from June to August, according to the National Park Service.

But inner Canyon temperatures can range from 101 to 106 degrees. In July 2024, temperatures in the inner Canyon ranged from 106 degrees at Havasupai Gardens to 112 degrees at Phantom Ranch.

The "tremendously hot" weather, as state climatologist Erinanne Saffell phrased it, was part of a pattern of unusually high temperatures throughout the Southwest.

"This has been going on since last year, where we're

looking at these ridges of high pressure, these waves," Saffell told The Republic.

"In June 2023 it was so much colder than normal (in the Grand Canyon), I was concerned that a lot of the monsoon would happen and that was the case. ... We've had above average temperatures reaching the top echelons for most of the year. We got some relief with the winter precipitation, but it's been exceptionally hot."

### How do you stay safe at the Grand Canyon?

Park rangers offer these tips for keeping safe at Grand Canyon:

- Wear sunblock and a hat, drink water and/or electrolyte drinks and take your time and rest often when hiking in summer.
- Check the weather ahead of time and be mindful of excess heat and the potential for rain or lightning. Grand Canyon's website provides updates on the daily heat risk.
- Carry as much water as you'll need for your trek. Potable water may not be available along your route. Bring a water filter or water treatment drops on extended trips. Do not drink untreated water.
- Call 911 in an emergency, but know that your phone may not work everywhere.

# Inspections

Continued from Page 1A

results in extra and unnecessary expenses.

The preventive approach has not been a hit with customers like Denise Lapp, 63, of Deerfield Beach, who recently received word that her Citizens policy was being canceled. Soon after her inspection last month, she said she got a call from her insurance agent informing her that Citizens was canceling her policy coverage because of a trampoline she recently purchased.

"That is the biggest BS story I ever heard," said Lapp, who works as a real estate agent.

### A shifting model of liability

As property insurance companies' profit margins have grown slim to nonexistent in Florida and nationally, Citizens, which is backed by the state, and private insurers say they are acting to seek repairs and mitigation before costs to them are incurred. They say they are trying to prevent losses from happening by inspecting for leaks, hanging tree branches and out-of-date electrical equipment, to name a few.

Adams also told the Citizens committee that more inspections, which create a more complete record of a property's condition, are making it more likely that private insurers will underwrite a policy and take it out

of Citizens, which is also a long-held goal for the company.

Citizens is Florida's insurer of last resort and has sought to reduce the number of policies on its books in order to reduce its own financial exposure.

Because it has the power to impose assessments on all property insurance policyholders if its losses outstrip its means, the nonprofit's proceedings are subject to the state's open government policy.

The Citizens Board of Governors met last week in Lake Mary, in one of the 61 counties covered under an emergency declaration as Helene, a "major hurricane," prepared to hit the upper Gulf Coast.

Citizens' Actuarial and Underwriting Committee, charged with reviewing the company's level of exposure and underwriting policies, on September 24 unanimously agreed to add \$41.5 million to cover inspections through September 2029. The full board approved the expenditure Wednesday.

Citizens' governing committees also heard that the number of policies Citizens is carrying has dropped from last year's high of 1.412 million to about 1.25 million at present. The board heard that, by the end of the year, the number of policyholders is expected to drop to 891,184, a new low not seen since May 2022, before Hurricane Ian devastated the southwest coast.

Lapp said she couldn't believe her trampoline presented too much of a liability for Citizens.

"It has netting all around it" to catch anyone who falls, she said.

# NOTICE OF PUBLIC HEARING

The Martin County Board of County Commissioners will conduct a public hearing on **October 22, 2024** beginning at **9:00 A.M.**, or as soon thereafter as the item may be heard to consider adoption of the following ordinance:

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-23, THREE LAKES GOLF CLUB TEXT, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.**

Three Lakes Golf Club LLC (also known as Apogee) submitted a text amendment, CPA 24-23 Three Lakes Golf Club to amend Policy 4.13A.18 (C)(8) concerning golf cottages.

All interested persons are invited to attend and be heard. The public hearing will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator at (772) 221-2327.

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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Insertion Number: N/A

Section-Page-Zone(s): A-9-All

Size: 2 Col x 8.5 in

Description: Notice of Hearing

Color Type: N/A

October 3, 2024

The Honorable Edward V. Ciampi  
Chairman, Martin County  
Board of County Commissioners  
2401 S.E. Monterey Road  
Stuart, Florida 34996

Dear Chairman Ciampi:

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 24-01ESR) received on September 25, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

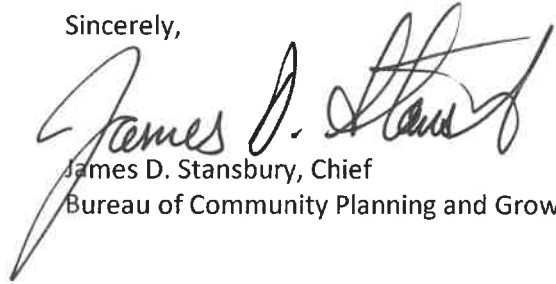
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.



If you have any questions concerning this review, please contact Jana Williams, Regional Planning Administrator, by telephone at (850)-717-8483 or by email at [jana.williams@commerce.fl.gov](mailto:jana.williams@commerce.fl.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/jw

Enclosure(s): Procedures for Adoption

cc: Paul Schilling, Growth Management Department Director, Martin County  
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

## SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

### FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B5

From: Staff

Date: October 11, 2024

Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Martin County Comprehensive Plan  
Amendment No. 24-01ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on September 27, 2024 and contains one text amendment to the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises Policy 4.13A.18(c)(8) of the County's CGMP regarding the number of bedrooms permitted for golf cottages in the Rural Lifestyle (RL) future land use designation and is not specific to any individual project.

The Rural Lifestyle future land use designation is available for communities with a minimum 1,000 acres contiguous to an urban service district or 3,000 acres within 6,000 feet of a Primary or Freestanding urban service district. Like the Agricultural future land use designation, the RL future land use designation permits golf courses and densities of one unit per twenty acres. Unlike the Agricultural future land use designation, RL allows a maximum of 54 golf cottages and six bedrooms per cottage (a maximum of 324 bedrooms) in each minimum 1,000-acre community. Each Rural Lifestyle community must be developed pursuant to a Planned Unit Development agreement approved by the Board of County Commissioners.

The proposed text amendment would allow the design of each cottage to be one or two stories, with 2 to 12 bedrooms. The amendment limits the overall total number of cottages or bedrooms

permitted in a Rural Lifestyle community to 324 bedrooms, but adds flexibility in the number of bedrooms per cottage by amending the existing 6 bedroom maximum, and is not applicable to any other future land use designation. The proposed amendment is shown below in ~~strikeout~~ and underline format:

Policy 1.13A.18(c)(8) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two stories with 2 to 12 bedrooms per golf cottage.

County staff recommends approval of the proposed text amendment because it:

- should have little or no effect on compatibility with surrounding properties;
- does not change the maximum number of cottages or the maximum number of bedrooms and should have no additional impacts on public facilities; and
- reduces the potential height of cottages from four stories to two stories.

#### Regional Impacts

No adverse effects on regional resources or facilities have been identified.

#### Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on September 30, 2024. No extrajurisdictional impacts have been identified.

#### Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

#### Recommendation

Council should approve this report and authorize its transmittal to Martin County and FloridaCommerce.

#### Council Action – October 18, 2024

Councilmember Davis, Gubernatorial Appointee from Palm Beach County, moved approval of the staff report. Vice Mayor Langowski from the City of Westlake seconded the motion, which carried unanimously.

#### Attachments

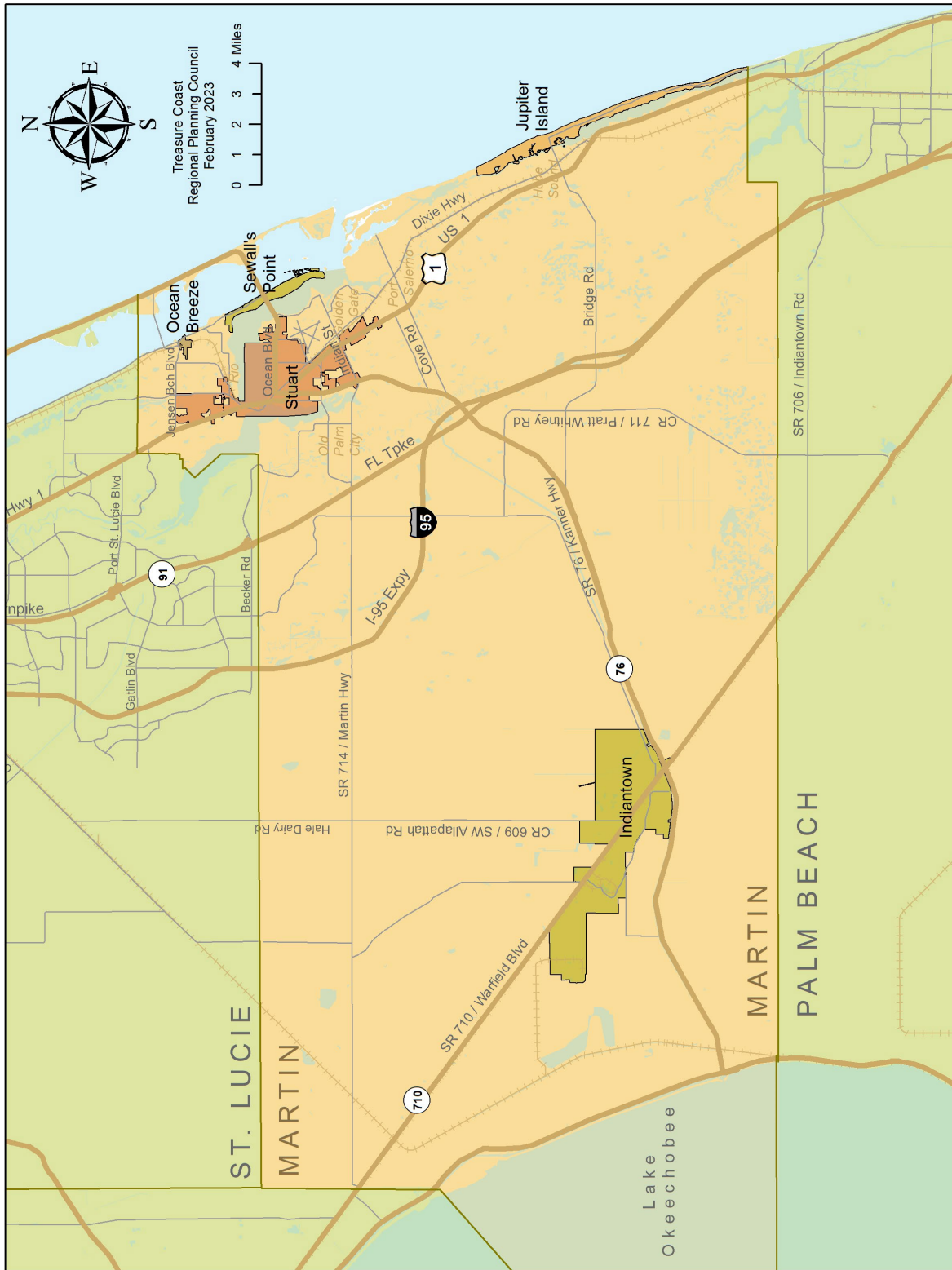


# List of Exhibits

## Exhibit

- 1 General Location Map
- 2 Public Comments

# Exhibit 1 General Location Map



## Exhibit 2

### Public Comments

**Stephanie Heidt**

---

**From:** Angela Rantinella <angrlr@comcast.net>  
**Sent:** Sunday, October 13, 2024 4:21 PM  
**To:** Plan.Review@dep.state.fl.us; d4-planningreviews@dot.state.fl.us; CompPlans@fdacs.gov; ComprehensivePlans@Commerce.fl.gov; CompliancePermits@DOS.MyFlorida.com; FWCConservationPlanningServices@myfwc.com; CompPlans@fldoe.org; Stephanie Heidt  
**Subject:** Why The Rush?  
**Categories:** CPA

To Whom It May Concern:

Please tell me why there is such a push to pass changes to the Comprehensive Plan of Martin County when clearly this should wait until after the election and the new BOCC is in place? The majority of residents in Martin County are against urban sprawl and irresponsible growth and have voted in the primary elections to reflect that. It only seems logical that the newly elected officials should represent the citizens in this and all upcoming matters. Why else wouldn't you? I would really appreciate an explanation and truly hope you postpone these very important decisions.

Thank you for your time and consideration,  
Angela Rantinella`

## Stephanie Heidt

---

**From:** Sam Hay <samhhay@gmail.com>  
**Sent:** Monday, October 14, 2024 8:59 AM  
**To:** Plan.Review@dep.state.fl.us; d4-planningreviews@dot.state.fl.us; CompPlans@fdacs.gov; ComprehensivePlans@commerce.fl.gov; CompliancePermits@dos.myflorida.com; FWConservationPlanningServices@myfwc.com; CompPlans@fldoe.org; Stephanie Heidt  
**Subject:** Please reject overdevelopment proposals for Martin County  
**Categories:** CPA

To state reviewing agencies:

I strongly oppose the inevitable sprawl and degradation of our natural resources which would be the result of inappropriate development proposals being rushed through the Martin County Commission before our new commissioners are seated. Please reject these proposed changes to our Comprehensive Plan.

Thank you,  
Sam Hay, Martin County

## Clyde Dulin

---

**From:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Sent:** Friday, October 18, 2024 3:36 PM  
**To:** Clyde Dulin; Plan\_Review  
**Cc:** Paul Schilling; Samuel Amerson; Elysse Elder; Samantha Lovelady  
**Subject:** RE: Martin County 24-01ESR Proposed

**Caution: This email originated from an external source.  
Be Suspicious of Attachments, Links, and Requests for Login Information**

Thank you, Clyde. We look forward to reviewing the County's upcoming amendment to address s. 163.3177(6)(c)3, F.S. Please see our revised technical assistance letter below:

To: Paul Schilling, Growth Management Department Director

Re: Martin County 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes (F.S.). The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, it appears that Martin County has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. As such, the County has failed to meet the requirements in statute and must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

The Department is providing technical assistance comments consistent with Section 163.3168(3), F.S. The comments will not form the basis of a challenge. Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

**From:** Clyde Dulin <cdulin@martin.fl.us>  
**Sent:** Friday, October 18, 2024 3:27 PM  
**To:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Cc:** Paul Schilling <pschilli@martin.fl.us>; Samuel Amerson <samerson@martin.fl.us>; Elysse Elder <eelder@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>  
**Subject:** RE: Martin County 24-01ESR Proposed

**EXTERNAL MESSAGE**

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Ms. Weaver,  
Thank you for taking my telephone call. As we discussed, the Rural Lifestyle future land use designation (subject of 24-01 ESR) permits the use of water and sewer service. Septic tanks will not be used to serve the golf cottages. Also, as we discussed Martin County is scheduled to hold a transmittal hearing on Chapters 10 and 11, Sanitary Sewer and Potable Water elements, respectively. Attached to this email are excerpts from each of the two Board agenda items. They include changes regarding consistency with s. 163.3177, F.S.

**From:** Paul Schilling <pschilli@martin.fl.us>  
**Sent:** Friday, October 18, 2024 2:31 PM  
**To:** Clyde Dulin <cdulin@martin.fl.us>; Joan Seaman <jseaman@martin.fl.us>; Maria Harrison <mharriso@martin.fl.us>  
**Subject:** FW: Martin County 24-01ESR Proposed

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

**From:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Sent:** Friday, October 18, 2024 2:24 PM  
**To:** Paul Schilling <pschilli@martin.fl.us>; [DCPexter@commerce.fl.gov](mailto:DCPexter@commerce.fl.gov)  
**Cc:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Subject:** Martin County 24-01ESR Proposed



To: Paul Schilling, Growth Management Department Director

Re: Martin County 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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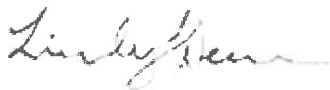
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- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, it appears that Martin County has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. As such, the County has failed to meet the requirements in statute and must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



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**From:** [Paul Schilling](#)  
**To:** [Clyde Dulin](#); [Joan Seaman](#); [Maria Harrison](#)  
**Subject:** FW: FWC's Comments on Martin County 24-01ESR (CPA 24-23, Three Lakes Golf Club)  
**Date:** Friday, October 18, 2024 7:59:49 AM

---

**Paul Schilling**  
Director  
Growth Management Department  
Martin County Board of County Commissioners  
772-288-5473

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**From:** Irving, Robert <Robert.Irving@MyFWC.com>  
**Sent:** Friday, October 18, 2024 4:53 AM  
**To:** Paul Schilling <pschilli@martin.fl.us>  
**Cc:** Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov; Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>  
**Subject:** FWC's Comments on Martin County 24-01ESR (CPA 24-23, Three Lakes Golf Club)



Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to [ConservationPlanningServices@MyFWC.com](mailto:ConservationPlanningServices@MyFWC.com).

Sincerely,

Robert Irving  
Land Use Planning Program Supervisor  
Office of Conservation Planning Services  
Florida Fish and Wildlife Conservation Commission  
Phone: (850) 354-3578

Martin County 24-01ESR\_60100



[County seal]

## BOARD OF COUNTY COMMISSIONERS

### ACTION SUMMARY

OCTOBER 22, 2024 ~ 9:00 AM

### COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

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#### **COUNTY COMMISSIONERS**

*Harold E. Jenkins II, Chairman  
Stacey Hetherington, Vice Chair  
Doug Smith  
Sarah Heard  
Edward V. Ciampi*

*Don G. Donaldson, P.E., County Administrator  
Sarah W. Woods, County Attorney  
Carolyn Timmann, Clerk of the Circuit  
Court and Comptroller*

---

#### **PRESETS**

9:05 AM - Public Comment  
12:00 PM – Private Attorney-Client Session (DEPT-6)  
5:05 PM - Public Comment

#### **CALL TO ORDER AT 9:02 AM**

1. INVOCATION – **Pastor Jim Harp**, Stuart Alliance Church
2. PLEDGE OF ALLEGIANCE - **David M. Yankwitt**, US Army Veteran
3. ADDITIONAL ITEMS – [The Additional Item of DEPT-6 was added to the Agenda.](#)
4. APPROVAL OF AGENDA – [The Agenda was approved.](#)
5. APPROVAL OF CONSENT AGENDA – [The Consent Agenda was approved minus CNST-8.](#)  
Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

#### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

##### **PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present proclamations declaring Paralegal Day, National Disability Employment Awareness Month, and recognizing the 24th Annual Bible Reading Marathon in Martin County, Florida.

Agenda Item: 25-0034

**ACTION TAKEN:** [The proclamations were presented.](#)

**PH-16 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT**

A request to consider transmittal of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan based upon the 2024 EAR.

Agenda Item: 25-0109

ACTION TAKEN: The Board approved transmittal of CPA 24-17, Chapter 17, Public Schools Facilities Element to the State Land Planning Agency and other state and regional reviewing agencies.

**PH-17 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE FOR COMPREHENSIVE PLAN AMENDMENT (CPA) 24-23 THREE LAKES GOLF CLUB, A TEXT AMENDMENT**

This is a request for an amendment to Chapter 4, Future Land Use Element, Comprehensive Growth Management Plan, amending the text of the Rural Lifestyle future land use designation to change the number of bedrooms permitted in a golf cottage.

Agenda Item: 25-0152 **Supplemental Memorandum** **ORDINANCE NO. 1232**

ACTION TAKEN: The Board adopted the Ordinance for CPA 24-23 Three Lakes Golf Club, a Text Amendment.

**DEPARTMENTAL QUASI-JUDICIAL  
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST APPROVAL OF THE FIRST AMENDMENT TO THE THREE LAKES GOLF CLUB PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (B115-008), INCLUDING A REVISED MASTER AND PHASING PLAN AND PHASE 3 FINAL SITE PLAN**

This is an application by Lucido & Associates., on behalf of Three Lakes Golf Club, LLC., for approval of the First Amendment to the Three Lakes Golf Club PUD Zoning Agreement including Revised Master and Phasing Plans and Phase 3 Final Site Plan. The proposed development includes revisions to golf club amenities and infrastructure. The property is located west and east of Kanner Highway approximately 2.4 miles southwest of Interstate 95 at 3100 SW Delivery Street in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0038 **Supplemental Memorandum** **RESOLUTION NO. 24-10.17**

ACTION TAKEN: The Board received and filed the Agenda Item and all attachments; approved the First Amendment to the Three Lakes Golf Club PUD Zoning Agreement including the Revised Master and Phasing Plans; and adopted a Resolution to approve the Phase 3 Final Site Plan for the Three Lakes Golf Club PUD project.

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**ORDINANCE NUMBER 1232**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-23, THREE LAKES GOLF CLUB TEXT, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

**WHEREAS**, on September 12, 2024, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on September 24, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the state land planning agency; and

**WHEREAS**, on October 22, 2024 at a duly advertised public hearing this Board considered and addressed the comments of the State agencies; and

**WHEREAS**, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT  
CPA 24-23, THREE LAKES GOLF CLUB TEXT**

Comprehensive Growth Management Plan Amendment CPA 24-23, Three Lakes Golf Club Text, is hereby adopted as follows: Text amendments to Chapter 4, Future Land Use Element as set forth in Exhibit A, attached and incorporated by reference.

**PART II. CONFLICTING PROVISIONS.**

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

**PART III. SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

**PART IV. APPLICABILITY OF ORDINANCE.**

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

**PART V. FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

**PART VI. CODIFICATION.**

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

**PART VII. EFFECTIVE DATE.**


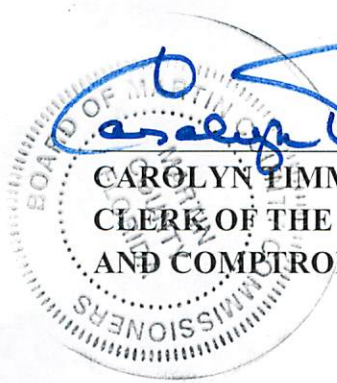
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan

amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**DULY PASSED AND ADOPTED THIS 22<sup>TH</sup> DAY OF OCTOBER, 2024.**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

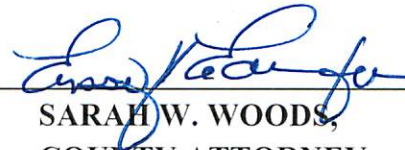
**CAROLYN TIMMANN,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER**

**BY:**

  
**HAROLD E. JENKINS II, CHAIRMAN**  
FD

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**BY:**

  
**SARAH W. WOODS,  
COUNTY ATTORNEY**



# MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN

Text underlined is added; text ~~struck-through~~ is deleted.

## Exhibit “A”

### Chapter 4, FUTURE LAND USE ELEMENT

Policy 4.13A.18. Rural Lifestyle. The Rural Lifestyle future land use designation is intended to guide development of self-supporting, self-contained and rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water.

(A) In order to be eligible for the Rural Lifestyle future land use designation the following size and locational criteria is required:

(1) Be located within unincorporated Martin County and outside the Primary Urban Service District and satisfy one of the following:

(a) be comprised of a minimum of 1,000 contiguous acres and a portion of the 1,000 contiguous acres must be adjacent to the Primary Urban Service District, the Secondary Urban Service District or a Freestanding Urban Service District; or

(b) be comprised of a minimum of 3,000 contiguous acres and, a portion of the 3,000 contiguous acres must be within 6,000 feet of the Primary Urban Service District or a Freestanding Urban Service District.

(2) For purposes of this policy, adjacent property is the same as "abutting" or "adjoining" or "immediately adjacent" property and shall refer to property with a shared property line regardless of easements on the abutting properties. Properties separated by an existing road right-of-way shall be considered adjacent and contiguous.

(3) Properties adjacent to or located within 6,000 feet of the urban service districts within or adjacent to the Village of Indiantown municipal limits are not eligible for the Rural Lifestyle land use designation.

(4) To minimize the potential impact on public facilities and services, no property eligible for the Rural Lifestyle future land use designation may have a density of more than one unit per twenty (20) acres unless the property satisfies the size and locational criteria under Section 1(a) above and satisfies all other standards established herein.

(B) Approval of an amendment to the Future Land Use Map changing the future land use designation on a specific parcel to Rural Lifestyle shall be required.

(C) Development of a specific parcel with the Rural Lifestyle future land use designation shall be implemented through a Planned Unit Development (PUD) zoning agreement and concurrent rezoning approved pursuant to the requirements of the Land Development Regulations and the standards established herein.

(1) Within a specific parcel designated as Rural Lifestyle on the Future Land Use Map, development shall not exceed a maximum building height of four-stories or 40 feet and a

minimum of 70 percent of the gross land area shall be established and maintained as open space. Wetlands, landlocked water bodies, upland habitat and land used for agricultural production may be used in calculating open space.

- (2) Blended densities, as described in Chapter 4, Future Land Use Element, shall be permitted.
- (3) Within the Rural Lifestyle future land use designation, gross residential density, including employee dormitory housing, shall not exceed the maximum density of the PUD.
- (4) Employee dormitory housing shall be allowed, otherwise only detached single-family dwellings are permitted. Duplex dwellings and multi-family dwellings are prohibited.
- (5) Development proposed at a density of one unit per 20 acres or less shall be required to comply with all minimum preserve area, habitat protection and open space requirements in the Comprehensive Plan. Development proposed at a density of more than one unit per 20 acres shall be required to exceed the minimum habitat protection and open space requirements and provide proportionally more of the type of public benefits listed in subsection (16) below.
- (6) Development proposed at a density of more than one unit per 20 acres, but not exceeding the allowed maximum of one unit per five acres, shall provide open space preservation outside of the specific parcel designated as Rural Lifestyle on the Future Land Use Map. A minimum of one acre of open space shall be provided off-site for every two acres assigned the Rural Lifestyle future land use designation. The open space provided off-site shall be located within unincorporated Martin County and maintained in perpetuity. The following forms of open space may be provided off-site:
  - Native upland habitat,
  - Wetland habitat,
  - Lands in agricultural production,
  - Areas of restored habitat,
  - Water farming.
- (7) The off-site open space shall be encumbered by a perpetual conservation or agricultural easement conveyed to at least one governmental organization and a 501 (c)(3) conservation organization, to be specified within the PUD Zoning Agreement. The property shall not be designated as Rural Lifestyle on the Future Land Use Map and shall not be rezoned, but shall be governed by the PUD Zoning Agreement and identified therein by legal description. The perpetual easement shall restrict future use of the property in perpetuity to open space, prohibiting development of the property inconsistent with this policy and the terms and conditions established within the PUD Zoning Agreement.

Amendments to the Future Land Use Map should consider the potential for on-site open space and off-site open space to create contiguous open spaces and corridors with other adjacent open spaces and preserves.



(8) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two stories with 2 to 12 bedrooms per golf cottage.

(9) Dormitories provided for permanent or temporary employee housing shall comply with all requirements of the Florida Building Code. A maximum of 6 employee dormitory beds shall be permitted per 100 acres of a specific parcel with a Rural Lifestyle future land use designation. The maximum number of single-family dwelling units permitted in the Rural Lifestyle future land use shall be reduced by one unit for every six employee dormitory beds.

(10) One accessory dwelling unit shall be allowed on the same lot as a single-family dwelling unit. The accessory dwelling unit shall meet the following requirements:

- An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
- It shall not count as a separate unit for the purpose of density calculations.
- Construction of an accessory unit shall require recordation of a unity of title prohibiting the conveyance of the accessory dwelling unit separate from the primary dwelling unit.

(11) Notwithstanding the prioritization of public services and any prohibition to the extension of services outside the Primary Urban Service District, described in Chapters 4, 10 and 11, the Rural Lifestyle future land use designation may receive potable water and sanitary sewer service through facilities provided by a regional utility.

The extension of utility services from or through the Primary Urban Service District, the Secondary Urban Service District or Freestanding Urban Service District to a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall not serve any other property outside the Rural Lifestyle future land use designation.

All costs associated with the extension, ongoing service and maintenance of utility services serving a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall be paid by the Planned Unit Development. The following additional requirements shall also be applicable:

- (a) A utility plant for a regional sewage system shall not be constructed within the Rural Lifestyle future land use designation.
- (b) Package water and wastewater treatment plants, as defined in Chapter 2, shall not be permitted in the Rural Lifestyle future land use designation.
- (c) Where the extension of wastewater utility service is not cost feasible for the regional utility or the applicant does not choose to connect to sanitary sewer lines, enhanced nutrient-reducing onsite sewage treatment and disposal systems (as defined in Section 373.802 F.S.) may be used.

- (d) A specific Municipal Services Taxing Unit (MSTU) may be established for all costs associated with the extension, ongoing service and maintenance of utility services within each Planned Unit Development within the Rural Lifestyle future land use designation.
- (12) The applicant for a PUD shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.
- (13) An economic analysis prepared by a qualified economic analyst shall evaluate the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.
- (a) Physical improvements made within the PUD shall have a taxable value that far exceeds the value of physical improvements typically found in the Agricultural future land use designation (1 unit per 20 acres). The gross density permitted within the Rural Lifestyle future land use shall not exceed one unit per five acres.
- (14) PUD Zoning Agreement. All development within a specific parcel designated as the Rural Lifestyle on the Future Land Use Map must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement.
- (15) Approval of a PUD agreement and master plan shall occur concurrently with a Future Land Use Map amendment becoming effective. The PUD master plan must include the entire acreage receiving the Rural Lifestyle future land use designation. If approval of a final site plan does not occur within five years, the Board of County Commissioners may initiate an amendment to the Future Land Use Map to cause the property to revert to its prior future land use designation or the most appropriate designation and rezone the property to a consistent zoning district.
- (16) At a minimum, the PUD Zoning Agreement shall require the following public benefits:
- (a) The offset of biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat.
- (b) Enhanced water quality above the minimum requirements established in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge into receiving waters and ultimately discharging into the St. Lucie River, the Loxahatchee River or the Indian River Lagoon.
- (c) Protection and management of natural lands in perpetuity over and above minimum wetland and upland preserve area and open space requirements. The PUD Zoning Agreement shall require the perpetual management and/or maintenance of off-site lands encumbered by an agricultural or conservation easement and establish a funding mechanism for the required management and/or maintenance.
- (d) Compatibility with adjacent agricultural uses and surrounding rural development through site design and location of open space.

- (e) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces.
- (f) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.
- (g) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, residential multi-slip docking facilities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service districts. A community store shall be restricted to utilization by only the residents, guests and employees of the PUD and shall not exceed 6,000 square feet.
- (h) Provide private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities.