



## Agenda Item Summary

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**File ID:** 24-0583

**R&P-1**

**Meeting Date:** 3/5/2024

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**PLACEMENT:** Requests and Presentations

**TITLE:**

**PRESENTATION OF THE DRAFT EVALUATION AND APPRAISAL REPORT ON THE COMPREHENSIVE GROWTH MANAGEMENT PLAN**

**EXECUTIVE SUMMARY:**

At least every seven years, pursuant to Chapter 73C-49, Florida Administrative Code, Martin County must determine whether the Comprehensive Growth Management Plan must be amended for consistency with changes to Florida Statutes. The draft Evaluation and Appraisal Report will be presented for Board review.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Clyde Dulin, AICP  
**Title:** Comprehensive Planning Administrator

**REQUESTED BY:** Paul Schilling, Growth Management Director

**PRESET:** **10:30 AM**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

Due to legislative changes made in 2011, local governments no longer need to submit evaluation and appraisal reports (EAR) to the State Land Planning Agency for sufficiency determination. Instead, local governments must follow these provisions:

- Determine if amendments to the Plan are necessary.
- If necessary, prepare and transmit the proposed amendments to the State Land Planning Agency within one year of such determination.
- EAR based amendments follow the State Coordinated Review Process, Procedures and Timeframes.

A letter dated November 21, 2023 was sent to the Department of Commerce, notifying the State Land Planning Agency that amendments are necessary.

**ISSUES:**

The Treasure Coast Regional Planning Council (TCRPC) was engaged to reach out to the public about the EAR process, discuss changes in state statutes and seek public comment on local issues.

- The TCRPC staff has conducted over 30 stakeholder interviews and an online survey that

generated 644 responses. The online survey was available to the public between September 1, 2023 and December 31, 2023.

- TCRPC staff also hosted two public workshops that were well attended on August 29, 2023 and January 18, 2024. The public workshops were recorded by MCTV and are available on YouTube.
- The attached report generated by TCRPC summarizes public input and was presented to the Local Planning Agency on February 15, 2024.
- Staff seeks additional input from the Board and direction on any changes to the attached report generated by TCRPC.
- The TCRPC report, identifying local issues documents the necessary requirements of Florida Statutes have been met. Chapter 163.3191, Florida Statutes contain the following requirements.

“(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. 163.3184.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.”

Staff seeks Board direction on changes to the attached TCRPC report. Staff has reviewed changes to state statutes to identify text changes to individual chapters necessary to maintain compliance with state statutes. The TCRPC report, identifying local issues, and the matrix, identifying changes to state statutes, represents a draft 2023/2024 EAR for Board review and approval.

Going forward with the amendment process, each chapter of the Plan identified for amendment will be an individual amendment. Each amendment will have a minimum of three Public Hearings conducted by the Local Planning Agency, the Board of County Commissioners (transmittal) and the Board of County Commissioners (adoption).

Staff seeks approval of the attached resolution initiating amendments to all chapters of the Plan as necessary to comply with State Statutes, address local issues and maintain internal consistency of the Plan.

### **LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law.

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

Move that the Board approve the EAR and adopt the Resolution initiating amendments to the Comprehensive Growth Management Plan.

#### **ALTERNATIVE RECOMMENDATIONS**

Direct staff on additional local issues and changes to the EAR. Adopt the attached resolution initiating amendments to the Comprehensive Growth Management Plan.

**FISCAL IMPACT:**

**RECOMMENDATION**

Staff time.

**ALTERNATIVE RECOMMENDATIONS**

Staff time.

**DOCUMENT(S) REQUIRING ACTION:**

- Budget Transfer / Amendment     Chair Letter     Contract / Agreement  
 Grant / Application     Notice     Ordinance     Resolution  
 Other:

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# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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November 21, 2023

Ms. Barbara Powell  
Deputy Bureau Chief  
Bureau of Community Planning, Development Services  
Florida Commerce  
106 East Madison Street, MSC 107  
Tallahassee, FL 32399

Subject: 2023 Martin County Evaluation and Appraisal Notification Letter

Dear Ms. Powell:

In accordance with the Evaluation and Appraisal Notification Schedule 2016-2022 posted on the Department of Commerce website, Martin County hereby provides notice to the State Land Planning Agency that it has reviewed its Comprehensive Growth Management Plan and has determined that amendments are necessary to address changes in state requirements, pursuant to Section 163.3191(1), Florida Statutes. The attached matrix of statutory changes and statutory changes in 2023 have been reviewed to identify that amendments are needed.

Martin County will be amending its Comprehensive Growth Management Plan in 2024 to address the changes in statutory compliance and may consider amendments to address issues of local concern as well as any subsequent changes to Florida Statutes in 2024.

For additional information or clarification regarding this Evaluation and Appraisal Notification letter please contact Paul Schilling Growth Management Director at 772-288-5495 or email at [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)

Sincerely,

Edward V. Ciampi  
Chairman,  
Martin County Board of County Commissioners

EC:PJ:cl

**MARTIN COUNTY**  
**EVALUATION & APPRAISAL REVIEW**  
**PUBLIC INPUT SUMMARY**



**DRAFT JANUARY 2024**

**PREPARED BY**

**TREASURE COAST REGIONAL PLANNING COUNCIL**

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Appendix A: Survey Data

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### COUNTY COMMISSION

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### COUNTY STAFF

DON DONALDSON, COUNTY ADMINISTRATOR  
PAUL SCHILLING, GROWTH MANAGEMENT DIRECTOR  
PETER WALDEN, DEPUTY GROWTH MANAGEMENT DIRECTOR  
CLYDE DULIN, COMPREHENSIVE PLANNING ADMINISTRATOR  
ELIZABETH NAGAL, DEVELOPMENT REVIEW ADMINISTRATOR

### PREPARED BY



421 SW CAMDEN AVENUE  
STUART, FLORIDA 34994  
TCRPC.ORG

**PREPARED FOR**



**ABBREVIATIONS & TERMS COMMONLY USED IN THIS REPORT:**

- BOCC..... Board of County Commissioners
- EAR ..... Evaluation and Appraisal Review
- GMD ..... Growth Management Department
- LDR ..... Land Development Regulations
- LPA..... Local Planning Agency
- LRTP.....Long-Range Transportation Plan
- TCRPC ..... Treasure Coast Regional Planning Council
- USB..... Urban Service Boundary

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# I. BACKGROUND AND INTRODUCTION

## EVALUATION AND APPRAISAL REVIEW

Martin County, Florida is currently undergoing the Evaluation and Appraisal Review (EAR) for the County's Comprehensive Growth Management Plan. The EAR process is a state mandated, local comprehensive plan review process that occurs at least once every seven years. Through this review process each local government is to evaluate their comprehensive plan to determine if plan amendments are necessary to reflect any applicable legislative changes since the last plan update as well as ensure a minimum planning period of 10 years. In addition, each local government is to provide public outreach and input opportunities during the EAR process to determine if any new local issues need to be addressed.

In May 2023, Martin County (County) requested the assistance of the Treasure Coast Regional Planning Council (TCRPC) to conduct public outreach and input sessions to solicit feedback on proposed changes to the Comprehensive Plan as well as ideas for new revisions to the plan. Initial topics for discussion and consideration with the community included:

- Elements of climate and economic resiliency
- Protection and preservation of existing urbanized (seawall) and natural shorelines throughout the County – consider amending shoreline protection zones
- Shared infrastructure by different future land use designations
- Reconsider density transition provisions for infill development
- Assess issues of economic development and housing affordability
- Methodology for calculating population and future development capacity; obtain best available data for land use allocations

The EAR public outreach and input efforts were purposefully varied in their approach and duration. The efforts included one-on-one stakeholder interviews; two public input workshops; and an online community input survey that was launched on September 1, 2023 and was live until December 31, 2023.



**Figure 1.** The images above were taken at the first of two public information and input sessions hosted at the Blake Library.



## II. SUMMARY OF STAKEHOLDER INTERVIEWS

An important component of the Martin County Evaluation and Appraisal Review public outreach process was one-on-one interviews with elected officials, staff, residents, and business owners. The interviews were conducted virtually and in person between July 2023 and September 2023. These one-hour conversations were an opportunity to solicit input, concerns, and priorities of those interviewed as well as provide background and context to the purpose and objective of the review. Below is a list of those interviewed and a broad summary of participant input.

### INTERVIEWEES

Below is a list of the 30 individuals interviewed for the Martin County EAR public outreach effort.

1. Martin County District 3 Commissioner Harold Jenkins
2. Martin County District 4 Commissioner Sarah Heard
3. Martin County District 1 Commissioner Doug Smith
4. Martin County District 2 Commissioner Stacey Hetherington
5. Martin County District 5 Commissioner Edward Ciampi
6. Ron Rose, Director, Jensen Beach Chamber of Commerce
7. Jon Pasqualone, Executive Director, Florida Fire Marshals and Inspectors Association
8. Rosie Shepard, Martin County Real Estate Agent
9. Jill Marasa, Director of Development, Ashley Capital
10. Cindy Hall, Chair, Martin Community Redevelopment Agency Board
11. Julie Preast, Resident/Activist
12. Stacy Ranieri, President and Founder, The Firefly Group
13. Tom Campenni, Publisher, Friends and Neighbors of Martin County, Martin County Local Planning Agency (LPA) Board Member, Former Mayor of Stuart
14. Virginia Sherlock, Environmental Law Attorney, Martin County resident
15. Marcela Camlor-Cutsaimanis, Principal and Owner, Marcela Camblor and Associates
16. Darlene Vanriper, Executive Director, Martin County Taxpayers Association
17. MaryLynn Magar, State Board of Education member, former State Representative
18. Diane Bates, Resident
19. Joan Goodrich, Executive Director, Martin County Business Development Board
20. Josh Long, Vice President of Planning, The Kolter Group
21. Rick Mancil, Owner Mancil's Site Work and Mancil's Ranch
22. Mike Dooley, Real Estate Agent, Hobe Sound
23. Sally Swartz, Columnist, former member of the Palm Beach Post Editorial Board
24. Greg Braun, Executive Director, Guardians of Martin County
25. Jim Moir, Executive Director, Marine Resources Council, Board Member Martin Local Planning Agency
26. Bert Krebs, Landscape Architect, Hobe Sound
27. Paul Owens and Jane West, 1,000 Friends of Florida
28. Anne Scott, Commissioner, Town of Jupiter Island, former Martin County Commissioner
29. Scott Fay, Owner, Treasure Coast Irrigation
30. John Gonzalez, Realtor, Martin County

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## SUMMARY POINTS OF THE INTERVIEWS

Below is a bulleted list of issues and concerns raised during the interview process. The summary items below are not listed in order of priority or preference. Most of these comments were voiced repeatedly throughout the various discussions. This summary is intended to encompass the wide range of input received.

- There needs to be a comprehensive strategy for the provision of affordable housing (as defined by the County) to incentivize the creation of new units and ensure they are planned and developed in the appropriate places. This is particularly the case as it relates to the “Live Local Act.”
- To the extent possible, try to tailor the provisions of the “Live Local Act” for Martin County.
- There should be a planning analysis of the potential impacts of the “Live Local Act” in Martin County (i.e. quantify the potential locations and quantities that are potentially developable per those provisions).
- Locations for future growth in Martin County should be identified and prioritized.
- Water quality and treatment remains a serious issue in Martin County and must continue to be at the height of priority.
- The shoreline protection provisions that currently exist within the Comprehensive Growth Management Plan should be discussed and revisited – not to weaken the regulations but to modernize them, strengthen them, and make them apply more consistently throughout the County.
- There needs to be an ongoing discussion with the community to forge intermediate and long-term strategies to protect the rural and agricultural character of the western lands in Martin County. A “best practices” analysis should be conducted that reviews similar conditions and successful approaches used in other places in Florida and around the country.
- There is great support for the Newfield project and it is a very exciting time to be in Martin County.
- There needs to be more public dialogue regarding SB 102 “Live Local Act” and HB 1379 related to waste water master planning, provision of sanitary sewer and heightened requirements for on-site wastewater treatment. An inventory of those properties impacted by this legislation should be conducted and mapped.
- Transportation and mobility considerations are going to be key to the future of, and maintaining the quality of life within, Martin County.
- There should be incentives for the provision of Accessory Dwelling Units (ADUs) throughout Martin County. These units could provide some relief to the affordability crisis if homeowners could afford to build them.
- There are concerns about the “leapfrogging” potential of “Live Local” developments on the County. Each new project might expand the areas of influence.
- Resiliency, in terms of climate change, sea-level rise, inland flooding and inundation, and all other challenges that jeopardize the sustainability of Martin County must be addressed. Sea-level rise is a huge issue. There must be a robust and meaningful public discussion related to the resiliency of the County.
- There should be better architectural standards in Martin County, especially along the commercial corridors.
- There needs to be an industrial lands inventory to assess whether there is enough capacity to grow industry. How much industrial land do we have and how much of it is viable for development?

- The EAR process should be an opportunity to “tee-up” public discussions about many critical issues – not to necessarily change the Comprehensive Plan outright.
- There should be no site-specific Comprehensive Plan changes. This is occurring with greater frequency in Martin County.
- The Urban Service Boundaries should not be expanded. Every effort must be made to locate any future growth with those boundaries to halt western expansion.
- Do not increase the height limit of four stories in Martin County.
- There needs to be more education (workshops) with the public to explain existing development rights. Perhaps there should be strategies considered to decrease building heights in certain locations.
- There are concerns about the effectiveness of concurrency standards as they relate to growth, roadways, schools and emergency response. There should be a public discussion explaining how, and if, planning concurrency requirements are applied and being met.
- Non-managed wooded areas are not good eco-systems. They become monocultures and have generated some undesirable conditions.
- Beach renourishment in the County is essential and must be maintained.
- The County’s Residential Capacity Analysis methodology must be reviewed and updated. That review and updates need to be available to the public. Recent review of the capacity analysis should be workshopped with the community.
- Emphasize the Community Redevelopment Areas as the preferred locations for future growth and redevelopment.
- Predictability in future growth and development is essential. There are concerns that the current process appears to be too subjective.
- There should be serious restrictions on the permitting of any new single-family projects that are not already entitled. Multi-family developments are needed to accommodate growth in the appropriate places and relieve pressure from expanding westward.
- There needs to be a ½ penny sales tax to buy environmentally sensitive lands and waterfronts. Pal Mar should be purchased by the County for conservation.
- Encourage Newfield type of development and focus higher densities in the CRAs.
- There are concerns that the EAR process is a method for County staff to change the Comprehensive Plan and blame those changes on state statutes.
- It is essential to maintain and preserve the western lands of Martin County as conservation and agriculture/farming. This must be a priority for the County.
- There are concerns that clustered development and allowing Newfield type development is a gateway to facilitate future sprawl.
- Do not make Comprehensive Plan changes before we are ready.
- Resiliency, heat gain, and sea-level rise are serious issues that need to be addressed.
- There is some support of the “Live Local Act,” an understanding of the state’s intentions.
- While there is support for Martin County purchasing endangered lands for protection, there is some concern about Martin County getting into the land purchasing and operations and maintenance business.

- Having low-density residential development in rural areas presents challenges for provision of infrastructure, social services, and emergency response. There are also congestion and carbon footprint issues.
- Providing more housing in the CRAs is a good thing.
- Affordability of housing, at every age level and economic group is a big problem.
- There is a preponderance of rural land “For Sale” signs in Martin County which should be a warning flag about the future of those lands.
- There are continued concerns regarding water quality and treatment especially how those issues are addressed (or not) through new development.
- Where are “Rural Lifestyle” provisions applicable? It needs to be clear to the public where it does and does not apply.
- “No Growth” is not an option. We certainly do not want to become Miami-Dade or Broward, so we must grow in the smartest way possible.
- The umbrella of resiliency concerns should also include food security. Most families are one medical emergency away from food insecurity.
- While there is support by many of the “Live Local Act,” there are serious concerns over the allowance of residential development in industrial areas.
- There is a fine line between controlling growth and respecting property rights. There needs to be some growth and economic development. Concerned that the “Rural Lifestyle” provisions are not the answer.
- The Comprehensive Plan today is not working – it needs to be reviewed for current conditions.
- There needs to be a wetland mitigation/upland preservation conversation as the current regulations – cannot be a “one size fits all” approach.
- There are concerns over the approval process and degree of transparency related to the “Rural Lifestyle” amendments. There was not enough analysis, no mapping of applicable areas, and no stringent monitoring of the deleterious effects of drainage and run-off into existing, fragile water bodies. State standards for water quality control monitoring are out of date and current best practices should be applied.
- There needs to be a broader discussion on how to make the agricultural and farming industries sustainable.
- There is strong opposition to free-standing urban service districts. A portion of tax revenues from “Rural Lifestyle” developments should be dedicated to the purchasing and conservation of endangered and vacant lands.
- Septic to sewer conversions are important but wastewater treatment facilities and their technologies have not been updated in years. Re-use water from aging treatment plants can actually be more detrimental than septic leaching. There needs to be an overhaul in the approach to treating wastewater.
- The County needs to define bona-fide “agriculture” that excludes uses like sand mining.
- The County should employ development best practices like Low Impact Development recommendations.
- There is some support for “Rural Lifestyle” amendments and projects and the clustering of development to maintain a greater degree of open space.
- The County should require a super-majority vote to change the comprehensive plan.
- There should be Joint Planning Agreements between adjacent local governments to try to ensure compatible growth across jurisdictional lines.

- The County should consider the Model Property Rights Element developed by 1,000 Friends of Florida pursuant to the legislative requirement of that element in the comprehensive plan in 2021.
- Martin County needs to consider growing “up” and not “out”.
- There needs to be on-site provisions for workforce housing with new development.
- The County should explore successful best practices from other places to address all growth and development issues.
- The lack of affordable units in Martin County is creating the proliferation of overcrowding (roommates, etc.) in existing residential units. This has the potential for a number of detrimental impacts. There are places where 1,200 square foot duplex units are renting for nearly \$2,000 per month.
- The Martin County Comprehensive Plan is a great document – but it is a living document and needs to be reviewed and revised to remain relevant to current conditions.
- Transportation and mobility must be a priority, quality of life issue, and stopping growth is not the answer.
- Think about density differently. Allow for more, smaller units within the currently allowed building massing and form; worry less about the density number.
- Water treatment and quality must always be a priority issue.
- The Urban Service Boundary was significantly wounded with the “Rural Lifestyle” amendments. Martin County will grow but it must grow smartly and within its defined appropriate areas.
- Do not move the Urban Service Boundary and focus on developing a vision plan for future growth in the right place within Martin County.
- One of Martin County’s largest exports is its young talent. We must address the conditions that are not allowing our young adults to live and thrive in Martin County.

The nearly 70 bullet points of interview input provided above cover a broad range of topics, most of which are familiar and have been voiced before. It is important to recognize, and embrace, the fact that Martin County is not a monolith and that there are core issues that affect all residents of the County. To successfully address these issues going forward, there needs to be greater community collaboration and cooperation that considers different perspectives and solutions.

### III. PUBLIC INFORMATION WORKSHOP #1

On Tuesday, August 29, 2023, the Treasure Coast Regional Planning Council and Martin County staff hosted the first of two public workshops focusing on the Evaluation and Appraisal Review (EAR) process. The purpose of the workshop was to provide an overview of state requirements pertaining to the EAR, provide a summary of issues identified through the interview process, and solicit input from those participating.

#### ADVERTISING

The workshop was advertised on the front page of the County’s website, in the newspaper, and on various social media outlets. The workshop presentation and discussion were also live streamed so those who were not attending in person could view the workshop online.



**Figure 2.** The image to the left is a snapshot of the workshop flyer posted to social media and to the right is a snapshot of the workshop live-cast on MCTV and posted on YouTube for the community to watch.

#### SUMMARY OF COMMENTS

There were nearly 100 participants from the public in attendance. A summary of the workshop input discussion is provided below.

- Concerns with a concentration of “Section 8” affordable housing and the infrastructure impacts. Also, there needs to be a management program to ensure affordability is implemented.
- Need housing for the elderly in the community as a priority.
- On Bridge Road they are building housing without raising the property. This is a bad idea for flood protection. The conversion of septic systems on Rocky Point needs to be expedited. Building codes for housing must be adhered to, even for affordable housing.
- Senate Bill 102 is not Section 8. Employees in our communities need housing. She had a question about whether SB 102 would allow affordable housing to avoid having to connect to water and sewer. Answered by Thomas J Lanahan, Executive Director TCRPC, that if the code required water and sewer connection then a project would have to connect. SB 102 does not pre-empt that.
- Why permit construction with septic systems only to come back later and connect it to sewer?

- Do not change Agriculture zoned lands to Zero Lot Line housing.
- Urbanization of the County has impacts on water, sewer, air pollution (from traffic). There are traffic impacts and congestion, along with clear cutting of sites for development.
- Use grant money to reduce the cost for septic to sewer conversion. The comprehensive plan does not need changes, it is supposed to be long lasting. Construction needs hurricane worthiness.
- Studies for development projects are not holistic, they don't contemplate other approved developments and don't include coordination between the City and the County. A series of cumulative 10% variances/ deviations add up to real changes over time. Also need to coordinate planning with adjacent counties. There needs to be enforcement of affordability provisions. The resiliency statement in the presentation: wetland preservation is important. There is inadequate monitoring and enforcement, especially in Stuart. Annexation has an impact on wetland preservation because the City allows removal and replacement with baffle boxes instead. It is not equivalent.
- Green infrastructure / low impact development. Stormwater. Sharing between projects. Wildlife corridors and greenways. Pervious walkways. Connectivity to the rest of the region. These are all important issues.
- Moved to Miami in 1967 and lived there for 51 years. Has lived in Martin County for 5 years. Traffic is choking Miami and he sees it coming here. Kendall Drive was built and called the "road to nowhere" and now its all developed. We need to manage our growth.
- With the Marine Industries Association. We're all in this together. We are losing our working waterfront and this is part of what makes us a nice small town.
- The Marine Resources Council has a low impact development conference coming up. We should incentivize low impact development. Also concerned about properties converting from residential to commercial and then using SB 102 to circumvent the density limits. Also need to look at the impact of HB 1379. The County should map the commercial and industrial land so we can see the magnitude of SB 102 potential impact. There needs to be monitoring of the affordability compliance.



**Figure 3.** The images above were taken at the workshop during public comment.

- What are the population projections? Heard that there is an assigned set number of people that the County must accommodate. Clyde Dulin, Comprehensive Planning Administrator, answered that there is no set number but the State does control how population projects are to be done.
- Growth needs to be managed. Lots of stuff developing on Cove Road.
- Concerned about the western lands. The Rural Lifestyle amendment radically changed the comprehensive plan and spread development into a rural area. This is suburbanization and it violated the comprehensive plan. The comprehensive plan doesn't require a lot of changes.
- Height and density are the main concern. Developers play by the rules that we give them. Who you vote for on the County Commission matters.
- Lives in Palm Beach County but wants to get out and come to Martin County. Go south to Palm Beach County and see what 10 years of uncontrolled growth looks like.
- Moved to Hobe Sound in 1975. She came from the north for the same reasons that everyone else came to Martin County and people will continue to come. We need to be smart in how we deal with it. Keep the real Florida. Work together. Don't be nasty. Cannot shut the door to new people.
- We have a good comprehensive plan. The Commissioners alter the plan for every project that comes to them.
- Please explain the concept of freestanding Urban Service Boundary areas. Clyde Dulin answered that they are limited to industrial uses and are intended for job creation.
- We are overgrown now. Who is the affordable housing for? At the rent they are charging it is not for waiters and technicians. Who pays for enforcement of the affordability rules? We need to plan for development in advance (roads and water) before housing is built. Use our Home Rule. Florida has lots of options – live where it suits you rather than move somewhere and change it to suit you. Who you vote for matters – at the County Commission AND the State Legislature.
- What is the percentage of growth? Paul Schilling, Growth Management Director, answered that it has been 1% to 2% population growth per year for MANY years. What is being built now are typically previously approved projects or phases of projects.
- Stuart is growing so fast that they are going to reach their 2035 population projection in only a few years from now.
- The growth is going to make it harder to evacuate before a hurricane and will have to evacuate so early that the track of the storm won't even be known yet.

At Workshop #1 the Community Input Survey was announced. The online public input survey was launched the following day on September 1, 2023. The survey was live for four months until December 31, 2023. The results of the survey can be found in the following chapter and in Appendix A of this report.



# IV. PUBLIC INPUT SURVEY

## COMMUNICATION

On September 1, 2023, the Online Community Survey was launched to the public and remained open until December 31, 2023. In addition to announcing the Survey at the Public Information Workshop, the County linked to the Survey on the front page of the County website under “in the spotlight”, the Growth Management Department Page, and the Comprehensive Planning Page. It was announced on County Connection e-newsletter, Facebook, Twitter, and Instagram. A few organizations and neighborhood homeowner’s associations picked it up and spread it as well including 1000 Friends of Florida and One Martin.

## RESPONSE

The survey received 644 unique responses which are summarized in the following pages. For a full review of the Survey including the open ended responses please see Appendix A.

To digest the numerous open ended responses Word Clouds were used. In each Word Cloud the size of the word corresponds with how frequently it was used. Common words such as articles and conjunctions were removed, as well as words that were used less than 10 times and words Martin and County. Although it does not directly answer the question, the word cloud provides a sense of the subject and tone of many of the comments.

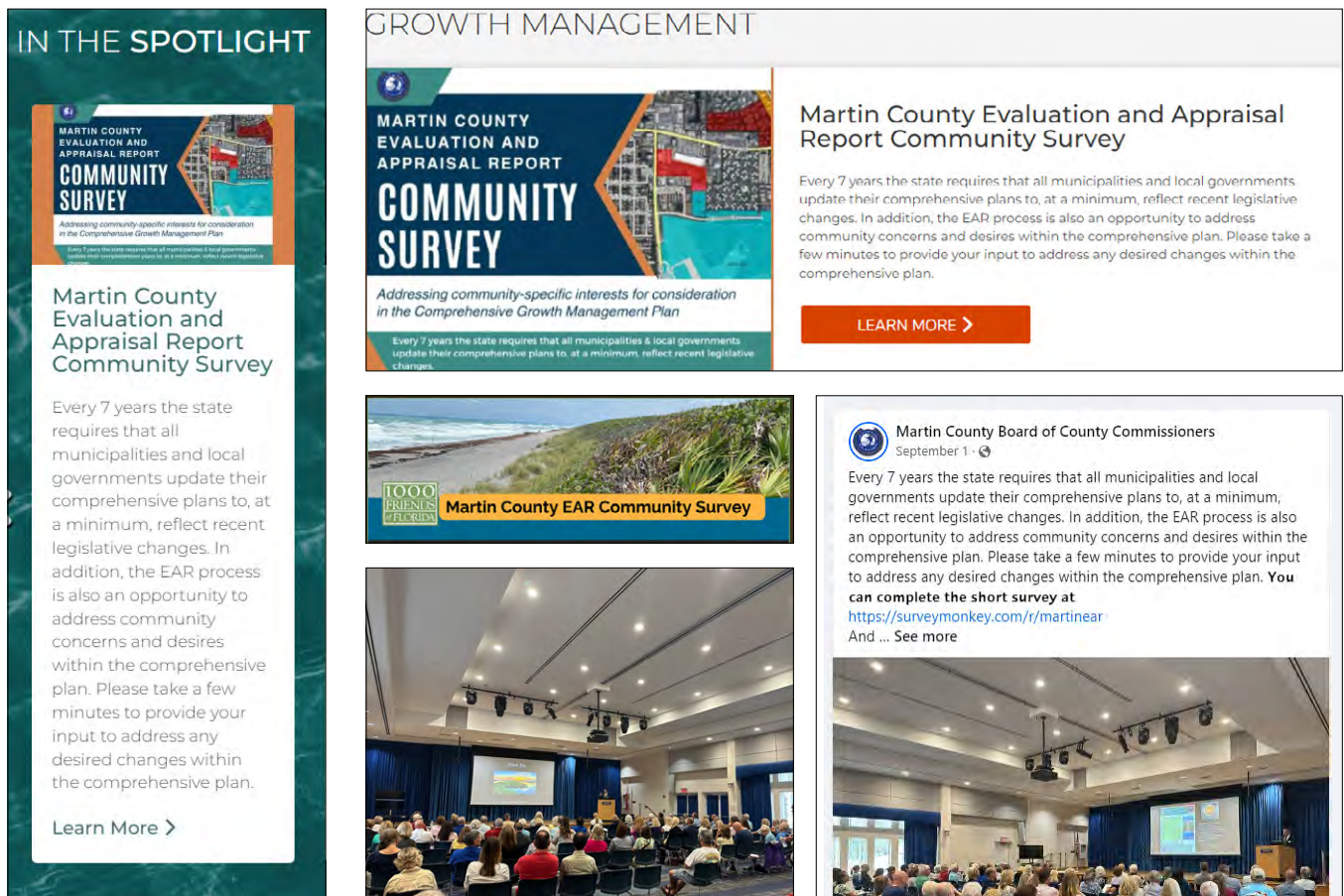
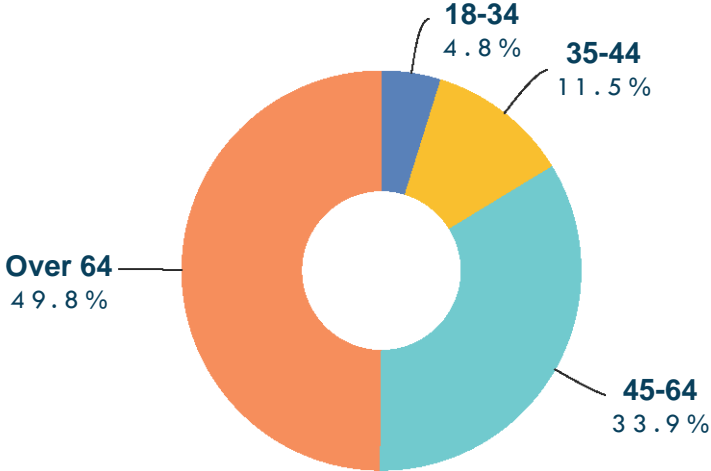


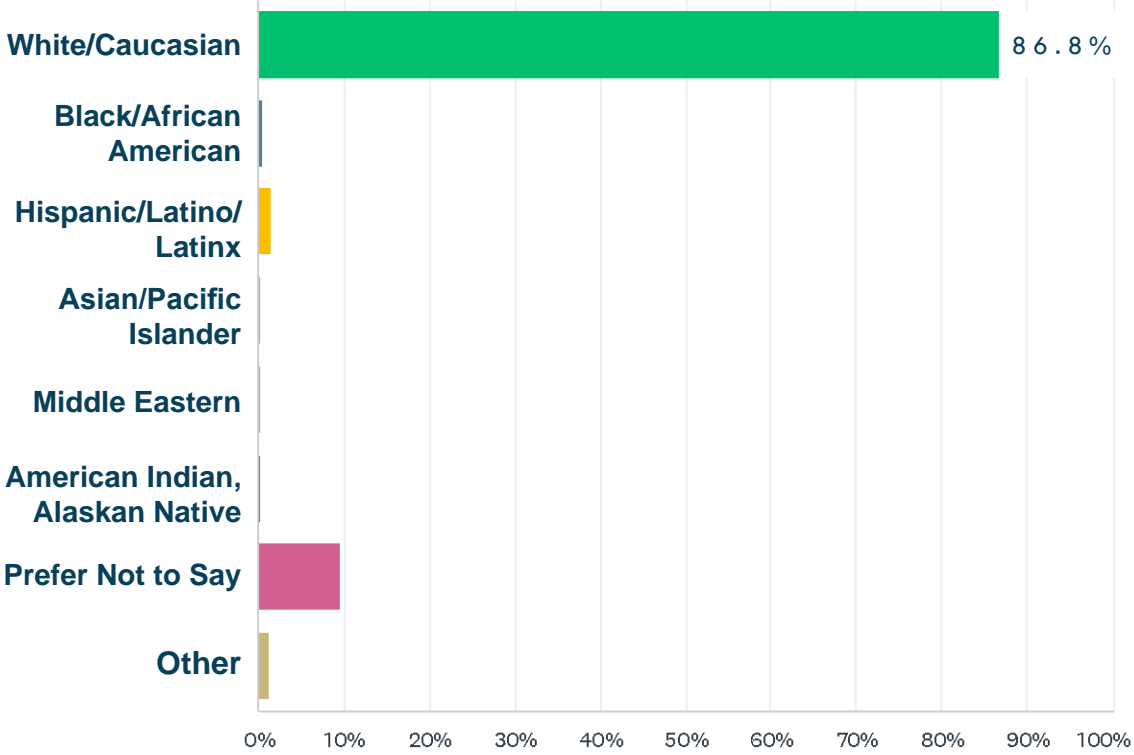
Figure 4. Collage above summarizes the public communication effort to inform residents about the community survey including County website, Facebook, and Instagram.

1. What is your age?

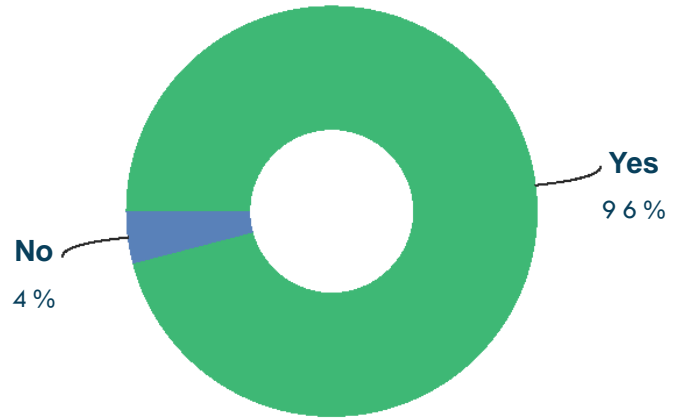


0% UNDER 18 PARTICIPATED

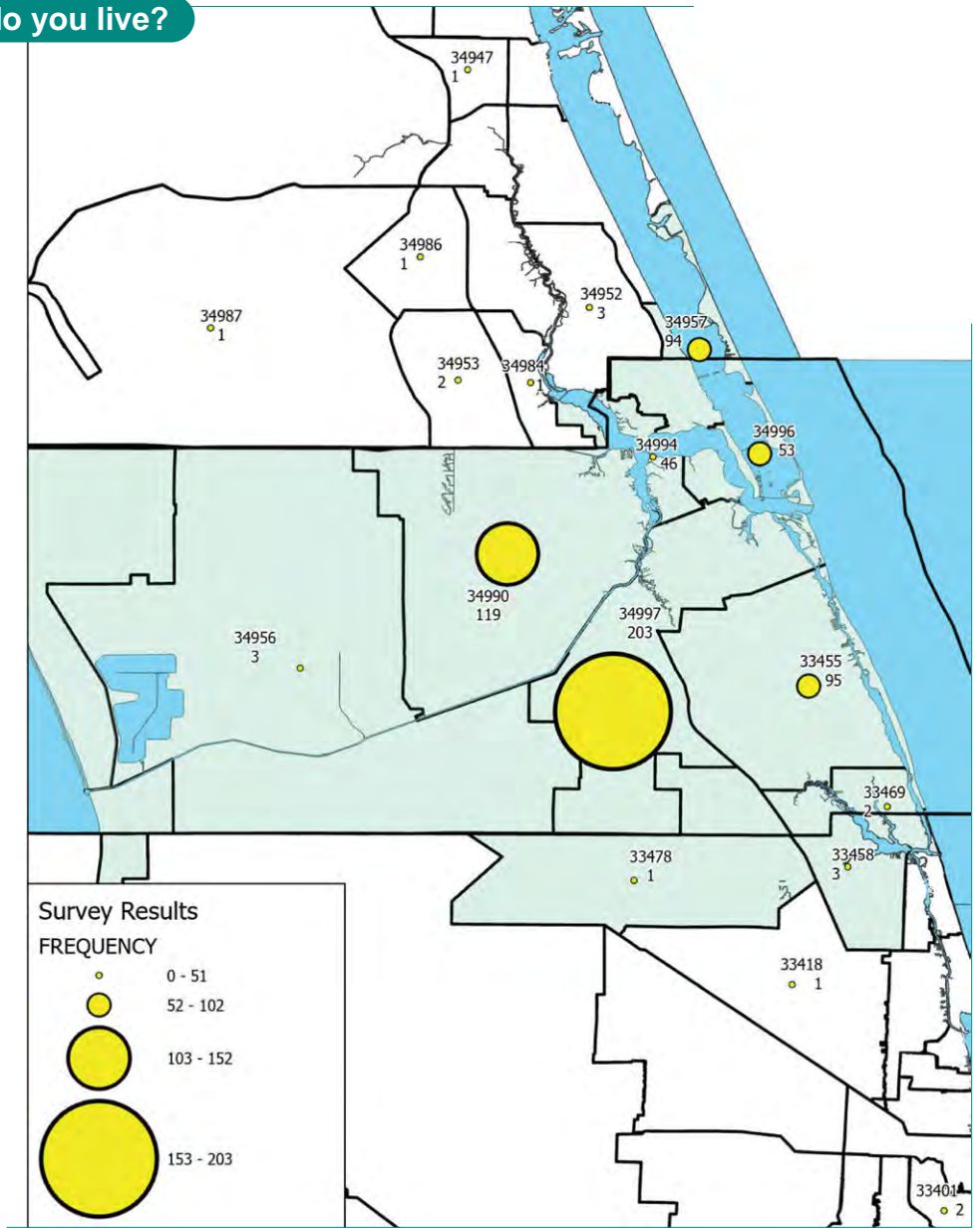
2. Which of the following best describes your cultural affiliation or ethnicity?



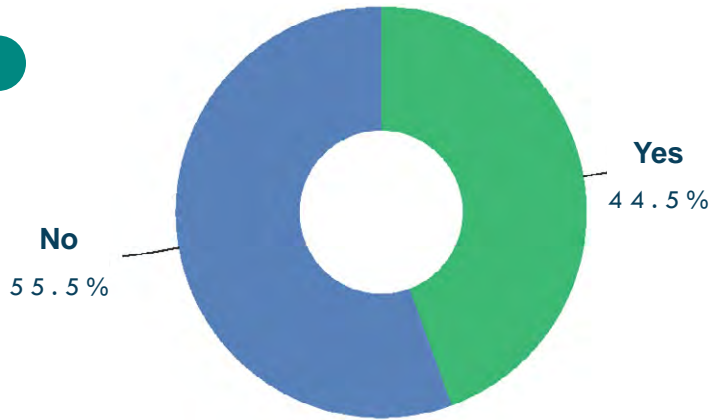
3. Do you live in Martin County?



4. In what zip code do you live?



5. Do you work in Martin County?



6. What are the things you like the most about Martin County?

The responses to this question were consistent with the public sentiment expressed at many community meetings in Martin County. The small-town feeling, lower densities, access to recreation, wildlife, and open space were frequently mentioned. The excellent schools, beaches, and quaint downtowns were also highlighted. The responses did also include concerns about the potential loss of these qualities.



*"Small town feel, friendly people, less developed"*

*"My neighbors"*

*"It's like looking back in time. I own land there that I want to develop someday"*

*"Not much anymore, over-developed"*

*"It is a very convenient place to live with regards to home to businesses for groceries, etc."*

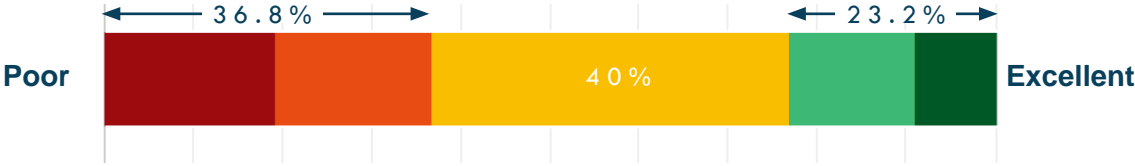
*"Not much anymore, too much growth and increasing taxes are making it undesirable"*

*"Low density, beach access, environmental preservation and government efficiency"*

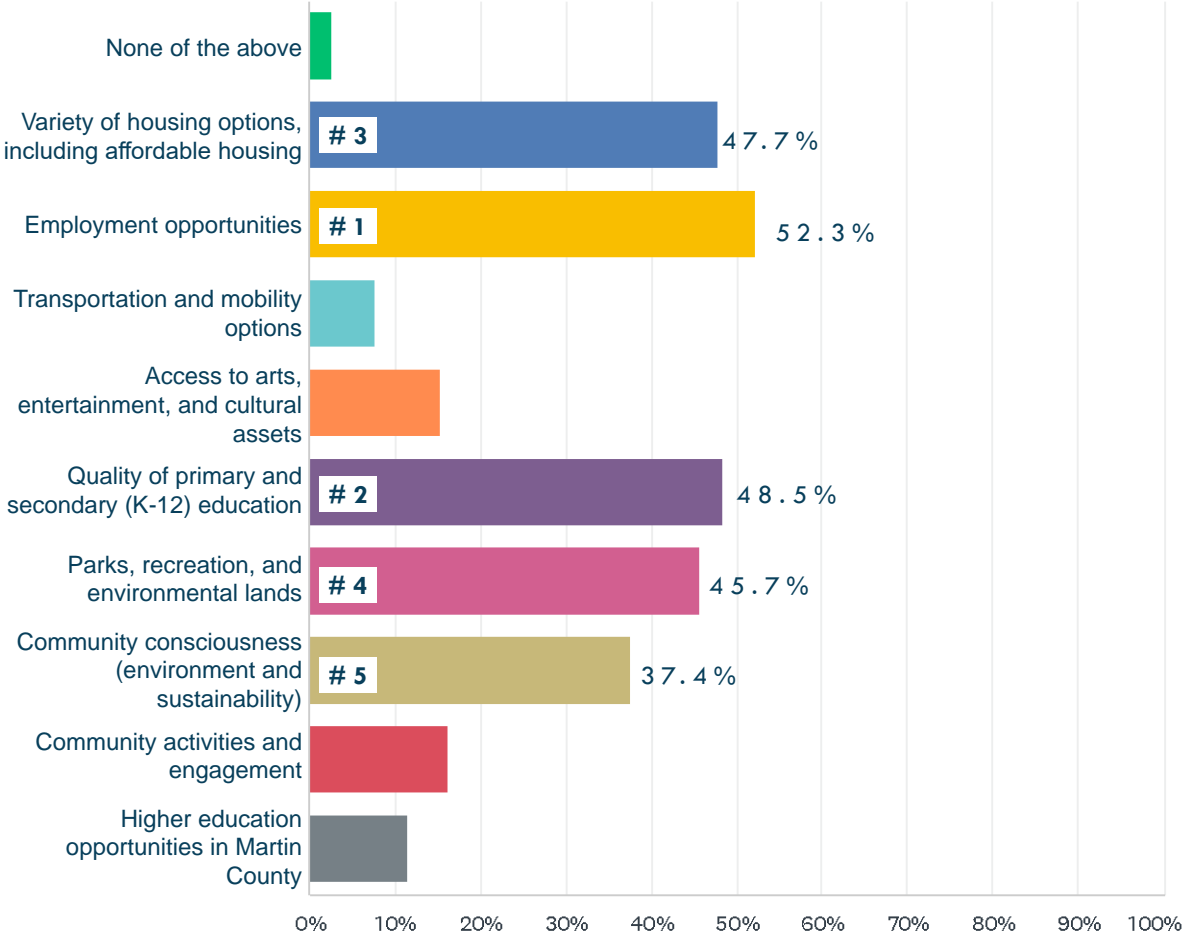
*"Clean and healthy outdoor environments"*

*"Beautiful scenery, quiet neighborhoods, development restrictions"*

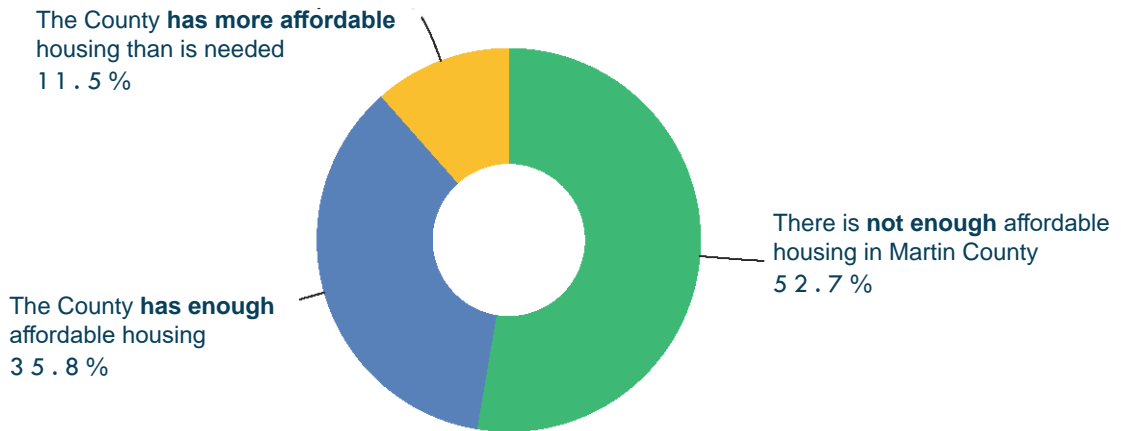
**7. How well does Martin County accommodate those young adults who want to return home to live and work and raise a family?**



**8. What are the three most important areas the County should focus on to accommodate the return of young adults?**



9. What are your thoughts on the availability of affordable housing in Martin County?



10. If you feel there is not enough affordable housing in the County, do you have any thoughts on appropriate solutions?

As indicated in question #9 above, there were nearly as many respondents who opposed more affordable housing in Martin County as there were those who supported strategies to provide more affordable housing. Defining “affordable housing” for Martin County and ensuring that those units were in fact affordable and monitored over time, were consistent comments.

“Increase density inside the Urban Service District”

“There is plenty of affordable housing”

“Stop building”

“A car is a large expense for much of the workforce and having to have multiple cars... puts people in a place where they work to pay for daycare and transportation”

“Raise teacher salaries so that housing becomes more affordable to them”

“Tax and density incentives”

“Don’t build more”

“Build affordable housing instead of building “luxury” units”

“Rehab some existing space. Be creative”

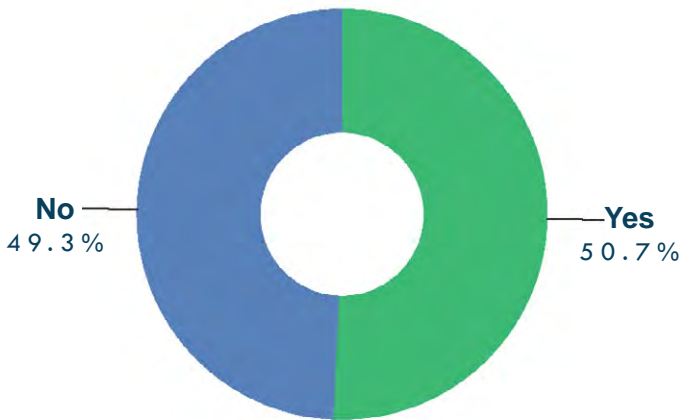
“We should recognize that transportation, infrastructure, job opportunities and affordability are interconnected”

“Convert unused commercial space into housing”

“There is plenty of affordable housing in Martin County, condominiums and trailer parks”

“It has become impossible for young people to purchase a home in Martin County”

11. The 2023 legislative session enacted SB 102 “Live Local Act” which enables the development of affordable housing on commercial and industrial properties provided the new development meets certain affordability standards. Are you familiar with this legislation?



12. If yes, how do you think this new legislation will affect Martin County?

Almost exactly half of those who responded to the survey were not familiar with the recent “Live Local” legislation pertaining to pre-empting local government regulations in favor of providing affordable housing. Those respondents who were familiar with the legislation were mostly concerned about the potential consequences. While some recognized the intent as positive, impacts to growth, congestion, the environment, and home rule governance were widely expressed.

*“...there will be a surge in crime, congestion, and an overall degradation to the luster that attracted the primary residents before implementation”*

*“I think it will utterly destroy Martin County and make our town too congested for the infrastructure that we currently have”*

*“I am hopeful that we will not lose all of our job creation land to housing”*

*“It will keep the younger folks here when they start their families”*

*“Positively, if implemented carefully”*

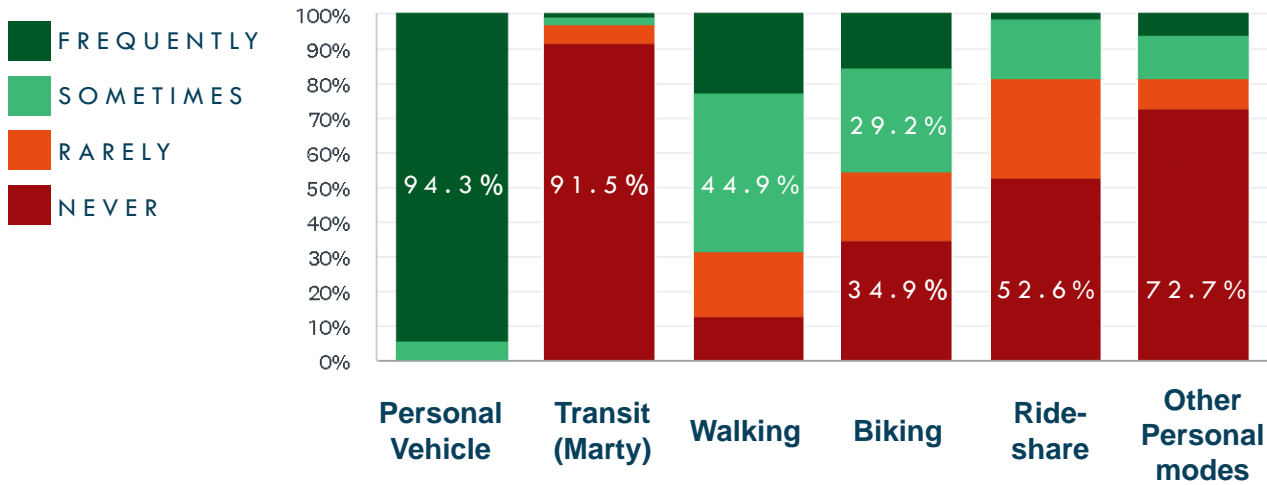
*“...it doesn’t go far enough. Need to address the working poor and not just teachers, etc.”*

*“It is not for the better”*

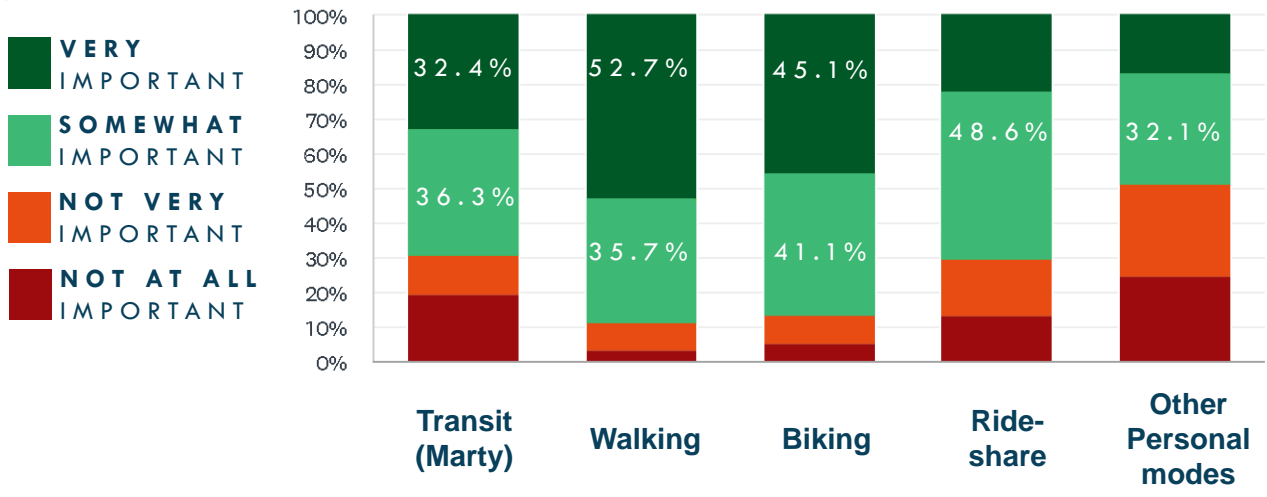
*“There is a lot of potential conversion space on Federal Highway between Indian Street and Cove Road”*

*“Malls are dying. They would be more vibrant with a housing component over the retail”*

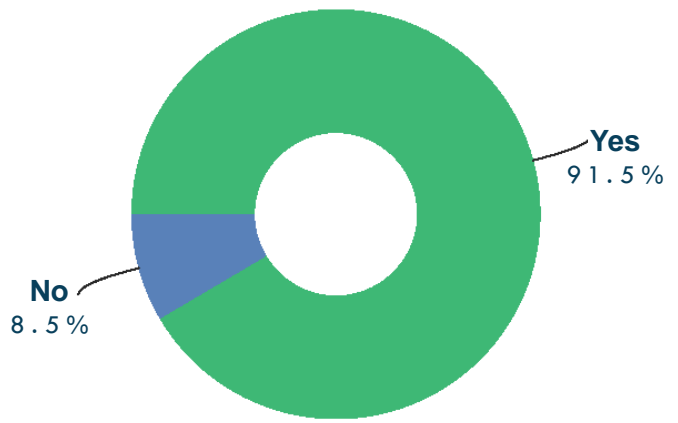
**13. How often do you use the following transportation modes in Martin County?**



**14. Which of the following transportation choices (not including a personal vehicle) are important in your community?**

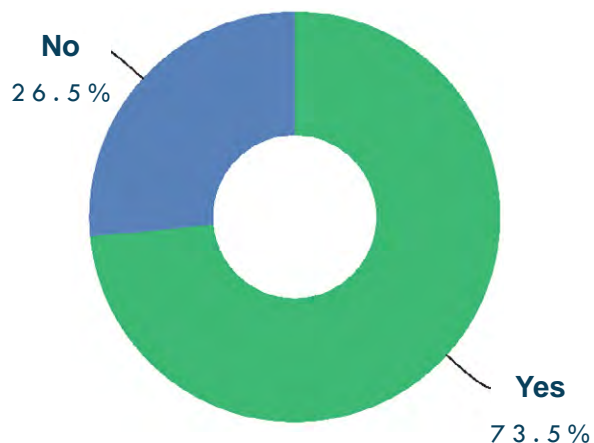


**15. Do you feel Martin County should encourage the redevelopment of existing built sites over the new development of vacant lands?**



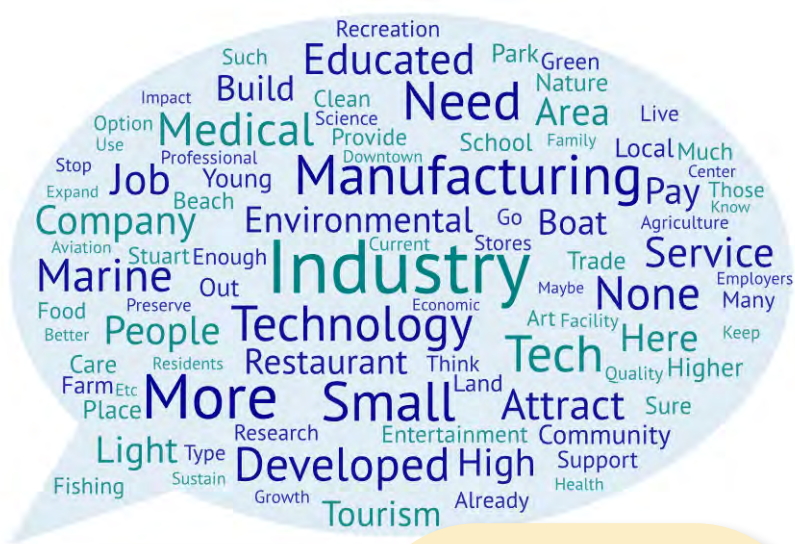


**16. Should Martin County encourage redevelopment in strategic locations along its primary commercial corridors (i.e., US-1, Dixie Highway, Mapp Road)?**



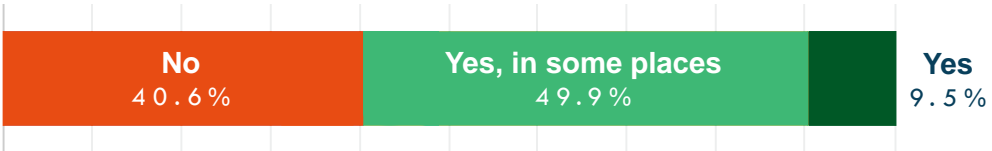
**17. If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.**

As a follow up question to #16 above, where an overwhelming majority supported strategic redevelopment on commercial corridors, survey respondents provided a wide range of thoughts on appropriate redevelopment in Martin County. Many felt that smaller-scale, neighborhood type services were appropriate. Many responses were in favor of redeveloping older commercial properties as mixed-use and destination (restaurant and shops) uses. There were also concerns about any more development.

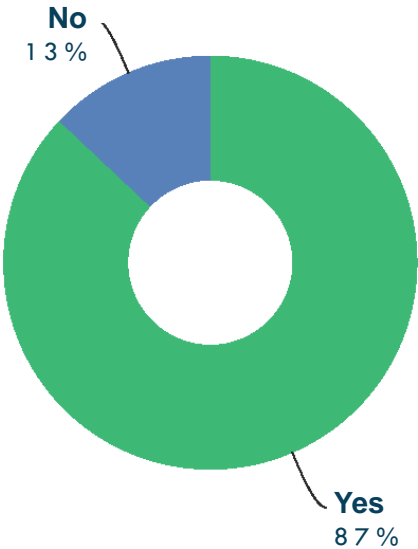


- "Plant trees"*
- "Flex spaces and work/live spaces. It would be wonderful to be able to live and work in the same location/building"*
- "Absolutely no low income housing"*
- "Small businesses to give a neighborhood feel"*
- "Just because we can build to four stories doesn't mean we have to"*
- "Malls seem to be a perfect spot for commercial/housing"*
- "Affordable housing/apartments"*
- "Redevelopment along commercial corridors should not be a county government issue"*
- "Stop building on commercial corridors. Traffic is absurd as it is"*
- "Mixed-use properties with truly walkable sidewalks would be lovely, if built on properties that are already disturbed"*
- "No more storage or car washes"*

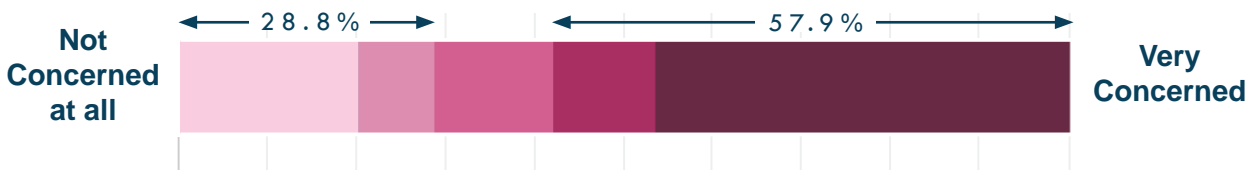
18. Would you support locating small limited commercial uses in proximity to residential uses to minimize and/or shorten travel distances?



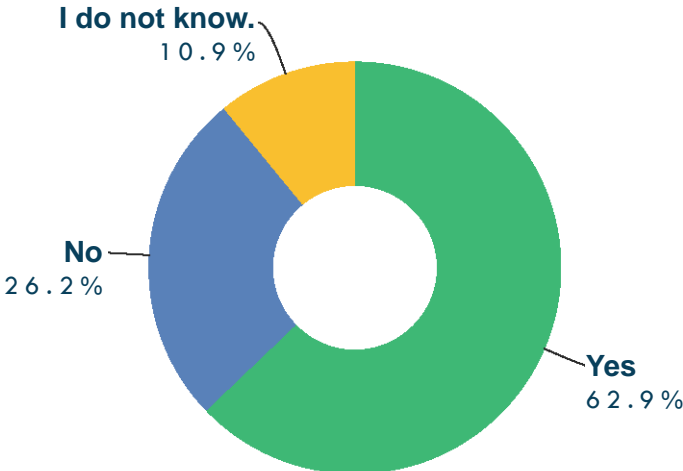
19. As a coastal community within a coastal state, should Martin County revisit the issues of shoreline treatment and protection within the Comprehensive Plan (i.e., living shorelines, consistency in regulations, seawall heights, and locations)?



20. How concerned are you about the impacts of climate change in Martin County?



21. Do you feel that issues of resiliency and climate change should be further discussed within Martin County?



**22. What industries/businesses do you feel the County should expand or attract to enhance economic development?**

In addition to many responses that encouraged no change and no growth, there were a number of responses that called out specific, desirable uses and industries that should be encouraged in Martin County. Not surprisingly, many of those desired new businesses suggested support the lifestyle attributes of Martin County. Marine uses and industry, eco-centric businesses and tourism, high-tech and clean industries were highlighted. A desire for smaller, local industries and businesses were considered more desirable than National big-box type retailers.

*"None"*

*"More small businesses, marine, organics, less slip & fall lawyers"*

*"Agriculture, tourism to locally unique historic and natural areas"*

*"... anything that would pay enough to keep young people in the county"*

*"High value, low impact, intellectually based businesses go where there is a pool of highly educated workers. Quality schools are also critical"*

*"More white collar/professional services"*

*"Boating, marinas, ocean science, marine conservation"*

*"Financial, legal, healthcare"*

*"Agritourism. We are losing the beauty of Martin County"*

*"Boating and technology and most importantly agriculture"*

*"Higher wage occupations. Higher education"*

*"Clean industries"*



## V. PUBLIC INFORMATION WORKSHOP #2

### ADVERTISING OF THE WORKSHOP

On Thursday, January 18, 2024, the Treasure Coast Regional Planning Council and Martin County staff hosted the second public workshop on the Evaluation and Appraisal Review process. The workshop presentation provided an overview of input received during Workshop #1, a summary of responses to the public information survey that was open until December 31, 2023, and an opportunity to continue the discussion on issues the community feels need to be addressed in Martin County. The workshop was advertised on the front page of the County’s website under the “In The Spotlight” banner, in the newspaper, and covered in TCPalm, and on various social media outlets. The workshop presentation and discussion were also live streamed so those who were not attending in person could view the workshop online.

**TCPalm.**

**MARTIN COUNTY**

### Will changes to Martin County Comprehensive Plan hurt, rather than maintain, quality of life?

**Keith Burbank**  
Treasure Coast Newspapers

Published 5:23 a.m. ET Jan. 17, 2024 | Updated 5:23 a.m. ET Jan. 17, 2024

MARTIN COUNTY — The county Comprehensive Plan is on the table, with potential changes coming later this year, but some groups and individual residents are worried changes may weaken the plan and diminish the quality of life here.

The county is to hold the second of two community-input meetings on comp-plan changes at 6 p.m. Thursday at the Blake Library in Stuart. By law, the plan must be evaluated every seven years to ensure it reflects, at a minimum, recent changes in state law.

Martin County Board of County Commissioners  
January 17 at 11:57 AM · 🌐

Join us for a public workshop on January 18, at 6 p.m. at the Blake Library and share comments on local community-specific interests within the comprehensive plans.

The Treasure Coast Regional Planning Council will host this workshop as part of a state requirement that all municipalities and local governments update their comprehensive plans every 7 years to, at a minimum, reflect recent legislative changes. In addition, we're providing residents an opportunity to weigh-in on items of specific interest to Martin County.

#martincountyflorida #yourcountyyourcommunity #growthmanagement #publicworkshop

**MARTIN COUNTY PUBLIC WORKSHOP**  
Addressing community-specific interests for consideration in the Comprehensive Growth Management Plan

**JANUARY 18 6:00 PM** **THE BLAKE LIBRARY**

**MARTIN COUNTY PUBLIC WORKSHOP**  
Addressing community-specific interests for consideration in the Comprehensive Growth Management Plan

**JANUARY 18 6:00 PM** **THE BLAKE LIBRARY**

### EAR Public Workshop

A public workshop will be held on January 18 at 6 p.m. at the Blake Library in Stuart, to address community-specific interests for consideration in the Comprehensive Growth Management Plan.

**LEARN MORE >**

**Figure 5.** The image to the top left is a snapshot of the news article in TCPalm communicating the workshop to the community. The workshop was also posted on social media by the County and the landing page for the effort is hosted on the Comprehensive Growth Management Plan webpage with updated information.

## SUMMARY OF COMMENTS

There were over 40 participants from the public in attendance. A summary of the workshop input discussion is provided below.

- Concerns about growing traffic congestion and continued growth. People move to Martin County and Stuart because it is a desirable place to be, and many then commute to Palm Beach and St. Lucie Counties. You cannot stop growth, but you can decelerate it. There are concerns that the County Commission sometimes accelerates growth rather than decelerates growth.
- Discussion regarding stormwater runoff and flood insurance rates. Consider FEMA community rating system as related to flood insurance.
- Concerns were raised by multiple participants regarding the process, adoption, and future implications of the “Rural Lifestyle” comprehensive plan amendments and subsequent amendments to the “Rural Lifestyle” land use.
- What is affordable housing in Martin County? How is it defined here versus other areas? Who defines affordable housing? Some cities build affordable housing for key employees – perhaps for first responders, etc.
- “The Martin County Difference” comes from the comprehensive plan. The County, in its comprehensive plan, regulations, and public policy should first “do no harm.”
- The EAR process and potential amendments provide both risk and opportunities. There are opportunities to improve elements of the comprehensive plan particularly as it relates to climate change.
- The County should review the *1,000 Friends of Florida* Model Property Rights Element especially as it relates to public notification and transparency and the requirement of a super-majority vote to amend the comprehensive plan.
- Concerns that the County roadway network is over capacity with more cars and trips than the system can handle.
- The USB was sacred and is now being eroded. Newfield should have never happened.
- Do not need affordable housing – need more home ownership. Need to stop building these rental



**Figure 6.** The image above was taken at the workshop presentation and question and answer session. The screenshot to the right was taken from Facebook linking to the live stream of the workshop online.

tenement houses.

- TCRPC and Martin County did a terrible job of outreach for this workshop. Was not notified of the meeting. Survey responses are too limited and appear suspect.
- The “Rural Lifestyle” amendments are terrible. Martin County is not protecting anything.
- No more approvals for projects with septic systems.
- What is affordable housing in Martin County as compared to other counties? Need to consider incentives for Martin County jobs and employment base which could help to change commuting trends. Create incentives for transit. TCRPC and County staff are doing a great job with this effort, but communication is key. Need to ensure we are communicating with the public.
- Public participation is hard to accomplish but we need to do better. Florida’s Sadowski Housing Trust Fund has been swept repeatedly and funds diverted away from affordable housing. Concerns about growth impacts on the transportation network.
- Is the County requiring traffic studies for projects? The concern is projects are being approved without an understanding of their impacts.
- Save Martin Scenic Highways. Strengthen protections for scenic corridors.
- We are losing Martin County. The survey is not reliable. Concerned about “infill” development taking away our green spaces that is hurting the County.
- Concerns about affordable housing has been around since the 1980’s. Regulations do not fix the problem. Need more home ownership. Renters and owners are different people.
- There are 1,400 people on an affordable housing waiting list in the City of Stuart. No one is monitoring affordable units over time. Approvals of housing lacked claw back provisions to require affordable units. Regulations need more specificity to produce greater consistency. Emphasize need for holistic reviews of projects (e.g., schools, roads). Concerns re: annexations into Stuart, western lands, additional home rule pre-emptions, need for increased objectivity in project review/presentations.
- Look at Babcock Ranch on the west coast as a case study for wholistic planning.
- Concerned about developer representatives/consultants having a vested interest in producing specific data and conclusions.
- The secondary USB makes no sense – draw the line at the primary USB and do not permit growth beyond. The secondary USB opens the door for sprawl.
- Concerns about growth – residents are consistently upset about the pro-growth direction in Martin County.
- Concerns about secondary USB and growth trends, traffic impacts, land use changes.
- The Commission has approved too many housing units and projects.
- The County needs to review its Residential Capacity Analysis. There need to be updated maps. The development community is using the perception that the County is under capacity for units thereby justifying more.

- People did not know about this workshop. TCRPC should have done a better job with outreach for the meeting.
- Against free-standing USB. Would like to see them removed and/or limited.
- Water quality is of critical concern. The County has the responsibility and authority to require developers to monitor water quality related to their projects. This system must be fixed.
- County should consider *1,000 Friends of Florida* super-majority vote for comprehensive plan amendments and for changes to Urban Service Boundaries.
- Concerned about the wording of some of the survey questions, in particular the shoreline protection question. Expressed support for a living shoreline preference and strengthening the policies for living shoreline implementation.
- Do not like the payment in lieu of provisions for upland preservation in the CRAs. This could set a precedent for areas outside of the CRA.
- Concerned about lack of advertising for the workshop. Suggests survey include whether respondent is County employee. Questions as to consideration of traffic in development reviews & requirement of BOCC to consider public input derived through EAR process.

The workshop participants were informed of the next steps for the EAR Public Outreach effort which include incorporating comments from workshop into the report (above), submitting the draft report to the County during the week of January 22, 2024, and the tentative scheduling of a presentation of outreach findings to the Local Planning Agency on Thursday, February 15, 2024 and the Board of County Commissioners on Tuesday, February 20, 2024.



**Figure 7.** The images above were taken during the workshop presentation and public input session.



## **VI. BOARD COMMENTS (LPA AND BOCC)**

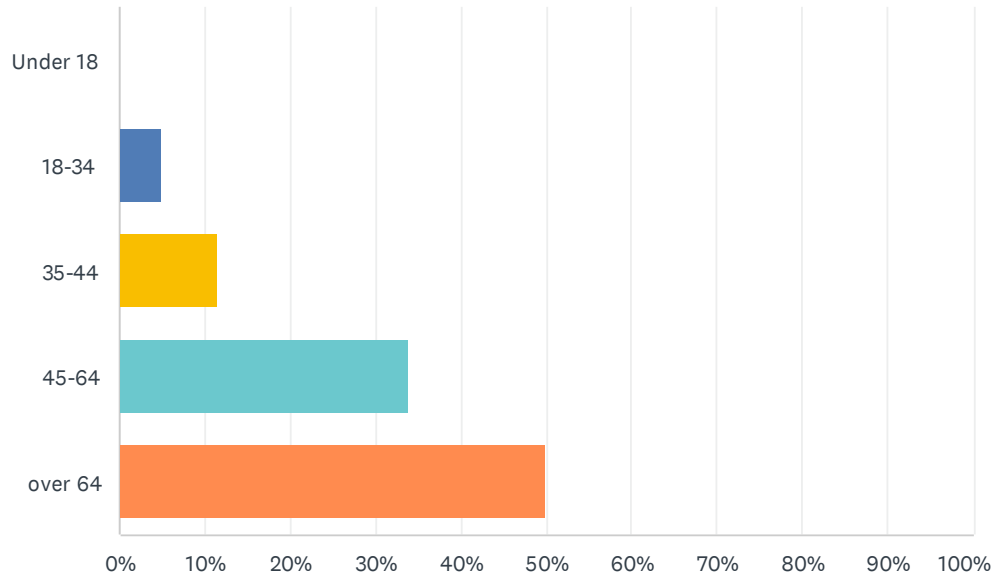
## VII. KEY LOCAL ISSUES

## APPENDIX A

### SURVEY DATA

## Q1 What is your age?

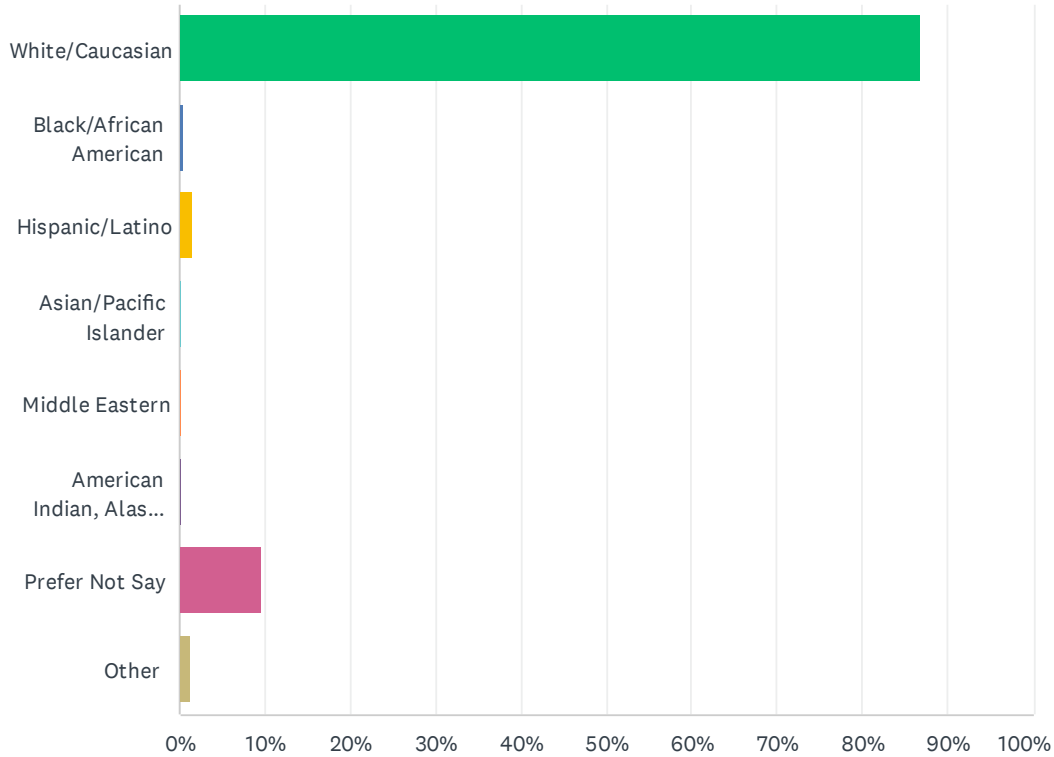
Answered: 644 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-34	4.81%	31
35-44	11.49%	74
45-64	33.85%	218
over 64	49.84%	321
<b>TOTAL</b>		<b>644</b>

## Q2 Which of the following best describes your cultural affiliation or ethnicity?

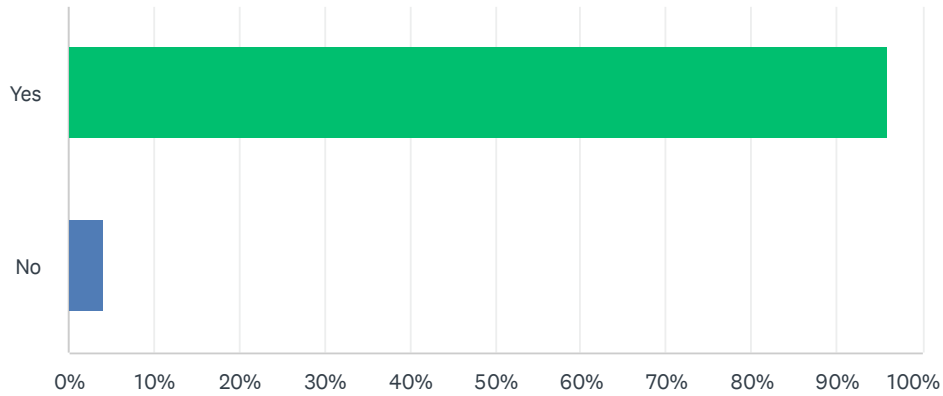
Answered: 642 Skipped: 2



ANSWER CHOICES	RESPONSES	
White/Caucasian	86.76%	557
Black/African American	0.47%	3
Hispanic/Latino	1.40%	9
Asian/Pacific Islander	0.16%	1
Middle Eastern	0.16%	1
American Indian, Alaskan Native	0.31%	2
Prefer Not Say	9.50%	61
Other	1.25%	8
<b>TOTAL</b>		<b>642</b>

### Q3 Do you live in Martin County?

Answered: 643 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	95.96%	617
No	4.04%	26
TOTAL		643

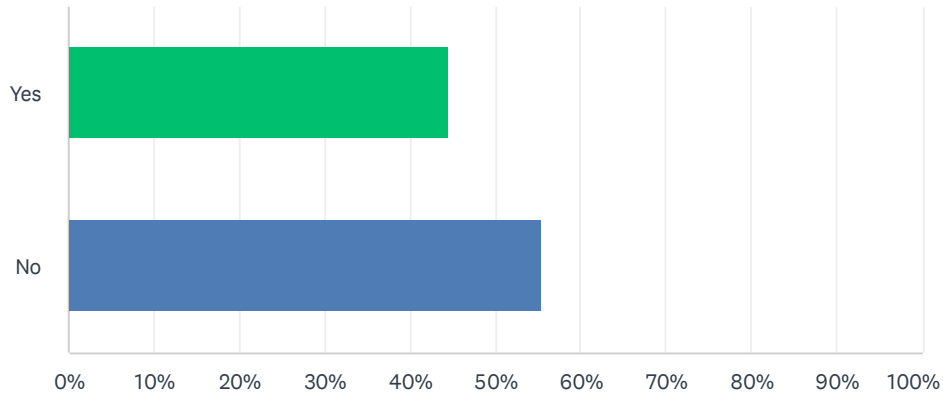
## Q4 In what zip code do you live?

Answered: 642 Skipped: 2

See data table.

### Q5 Do you work in Martin County?

Answered: 641 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	44.46%	285
No	55.54%	356
TOTAL		641



## Q6 What are the things you like the most about Martin County?

Answered: 635 Skipped: 9

See data table.

Draft 01-30-2024

# Q7 How well does Martin County accommodate those young adults who want to return home to live and work and raise a family?

Answered: 627 Skipped: 17

# 2.8★

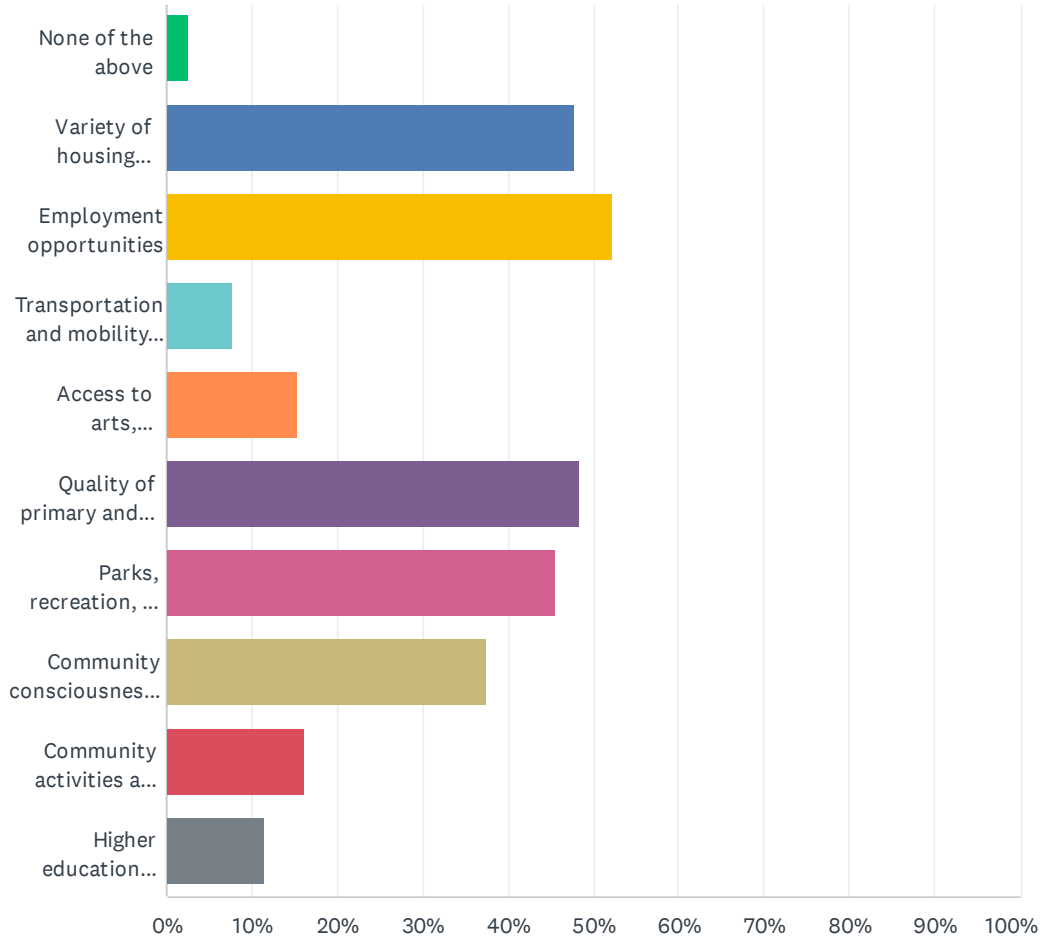
average rating



	POOR	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	19.14% 120	17.70% 111	40.03% 251	14.19% 89	8.93% 56	627	2.76

### Q8 What are the three most important areas the county should focus on to accommodate the return of young adults?

Answered: 644 Skipped: 0



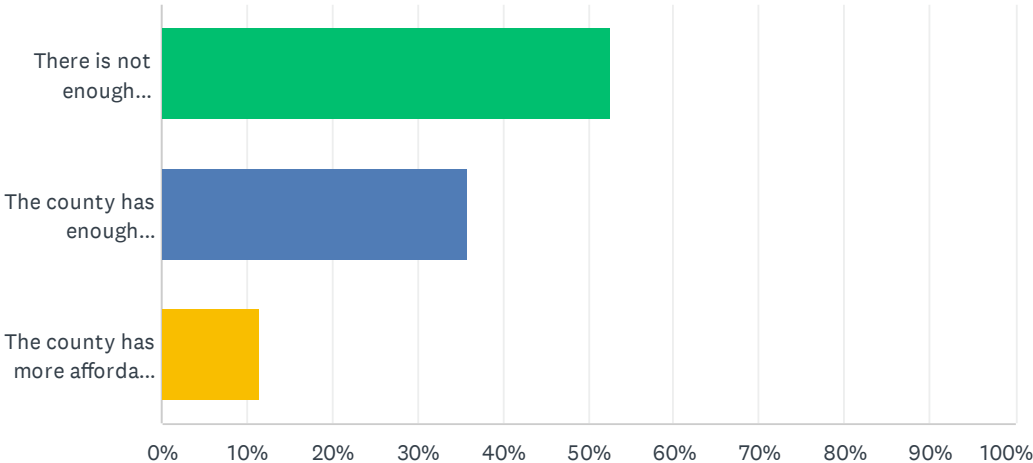
Draft 01-30-2024

ANSWER CHOICES	RESPONSES	
None of the above	2.48%	16
Variety of housing options, including affordable housing	47.67%	307
Employment opportunities	52.33%	337
Transportation and mobility options	7.61%	49
Access to arts, entertainment, and cultural assets	15.37%	99
Quality of primary and secondary (K-12) education	48.45%	312
Parks, recreation, and environmental lands	45.65%	294
Community consciousness (environment and sustainability)	37.42%	241
Community activities and engagement	16.15%	104
Higher education opportunities in Martin County	11.49%	74
Total Respondents: 644		

Draft 01-30-2024

### Q9 What are your thoughts on the availability of affordable housing in Martin County?

Answered: 634 Skipped: 10



ANSWER CHOICES	RESPONSES	
There is not enough affordable housing in Martin County	52.68%	334
The county has enough affordable housing	35.80%	227
The county has more affordable housing than is needed	11.51%	73
TOTAL		634

Draft 01-30-2024

**Q10 If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?**

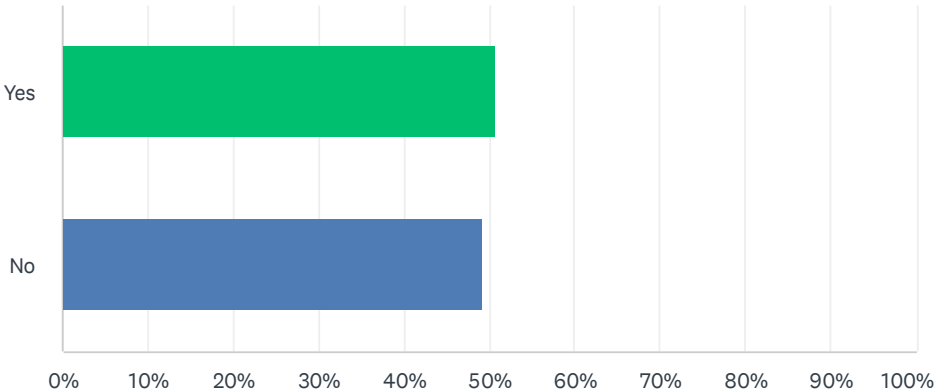
Answered: 474 Skipped: 170

See data table.

Draft 01-30-2024

**Q11 The 2023 legislative session enacted SB 102 “Live Local Act” which enables the development of affordable housing on commercial and industrial properties provided the new development meets certain affordability standards. Are you familiar with this legislation?**

Answered: 643 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	50.70%	326
No	49.30%	317
TOTAL		643

Draft 01-30-2024

Q12 If yes, how do you think this new legislation will affect Martin County?

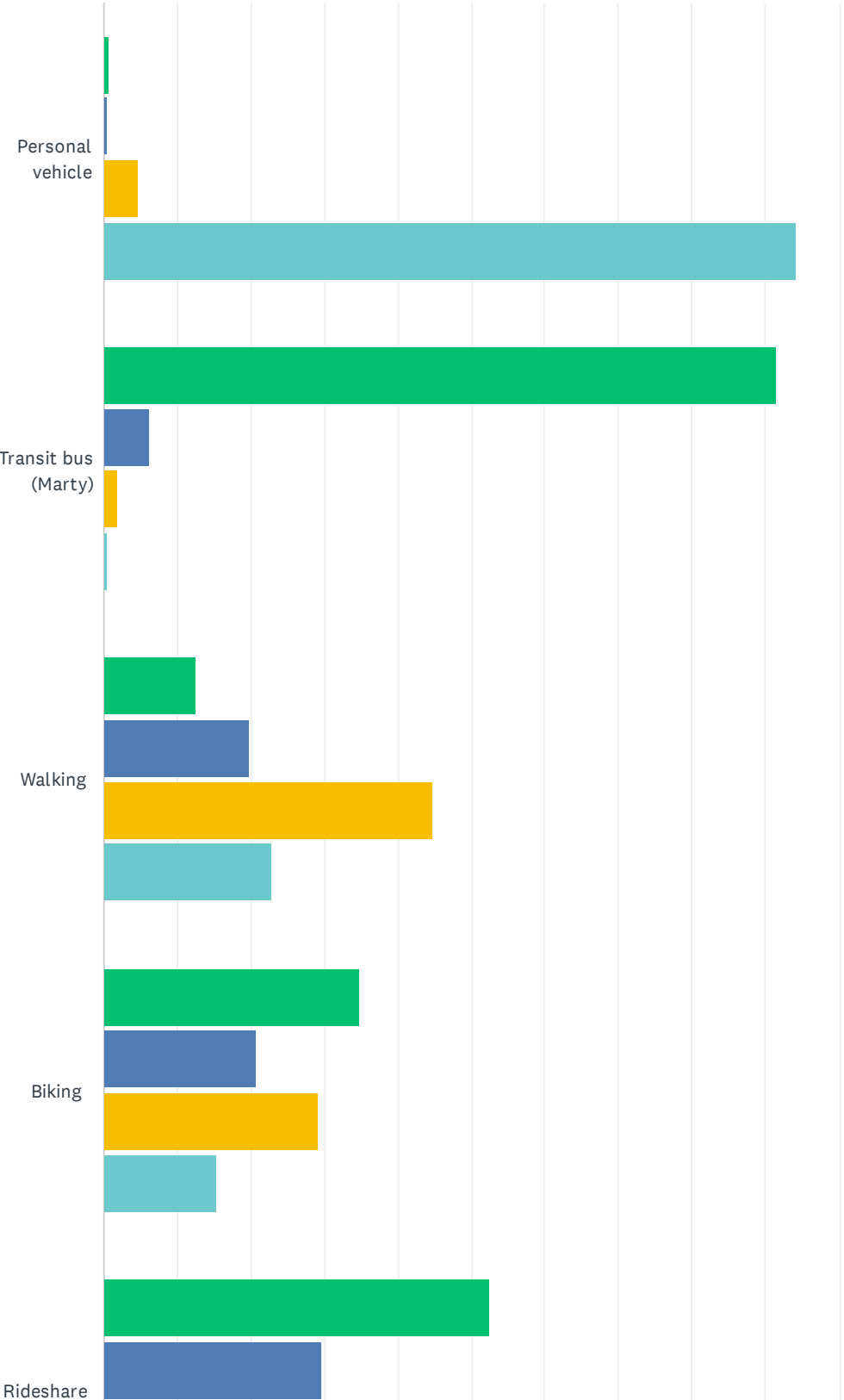
Answered: 453 Skipped: 191

See data table.

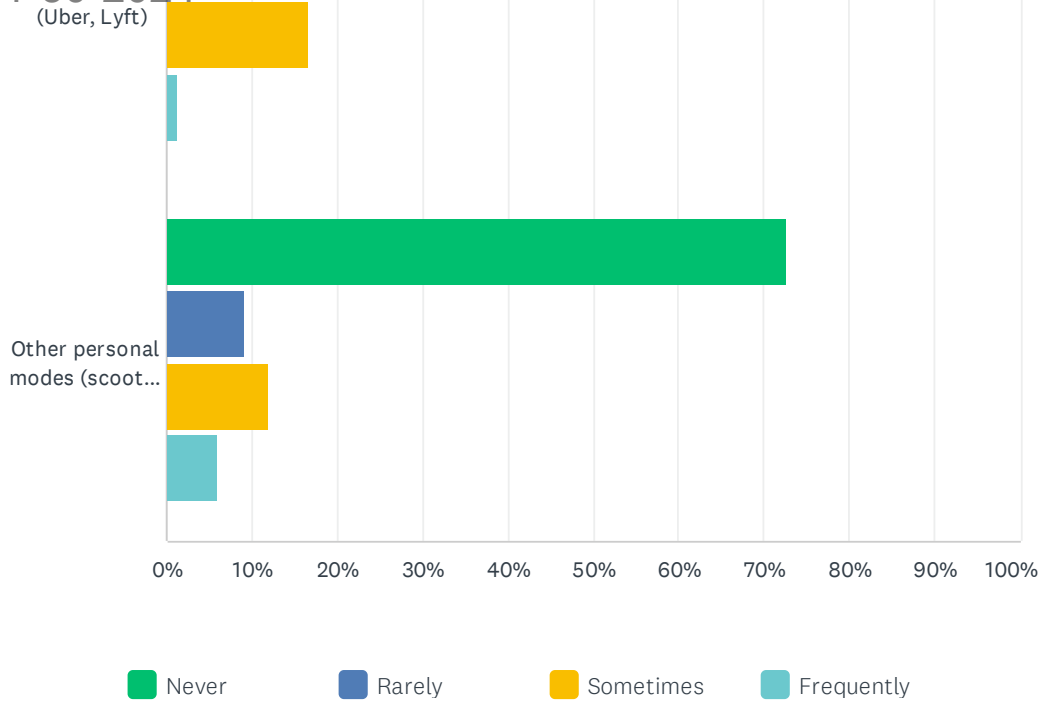


### Q13 How often do you use the following transportation modes in Martin County? Please rank each option.

Answered: 644 Skipped: 0



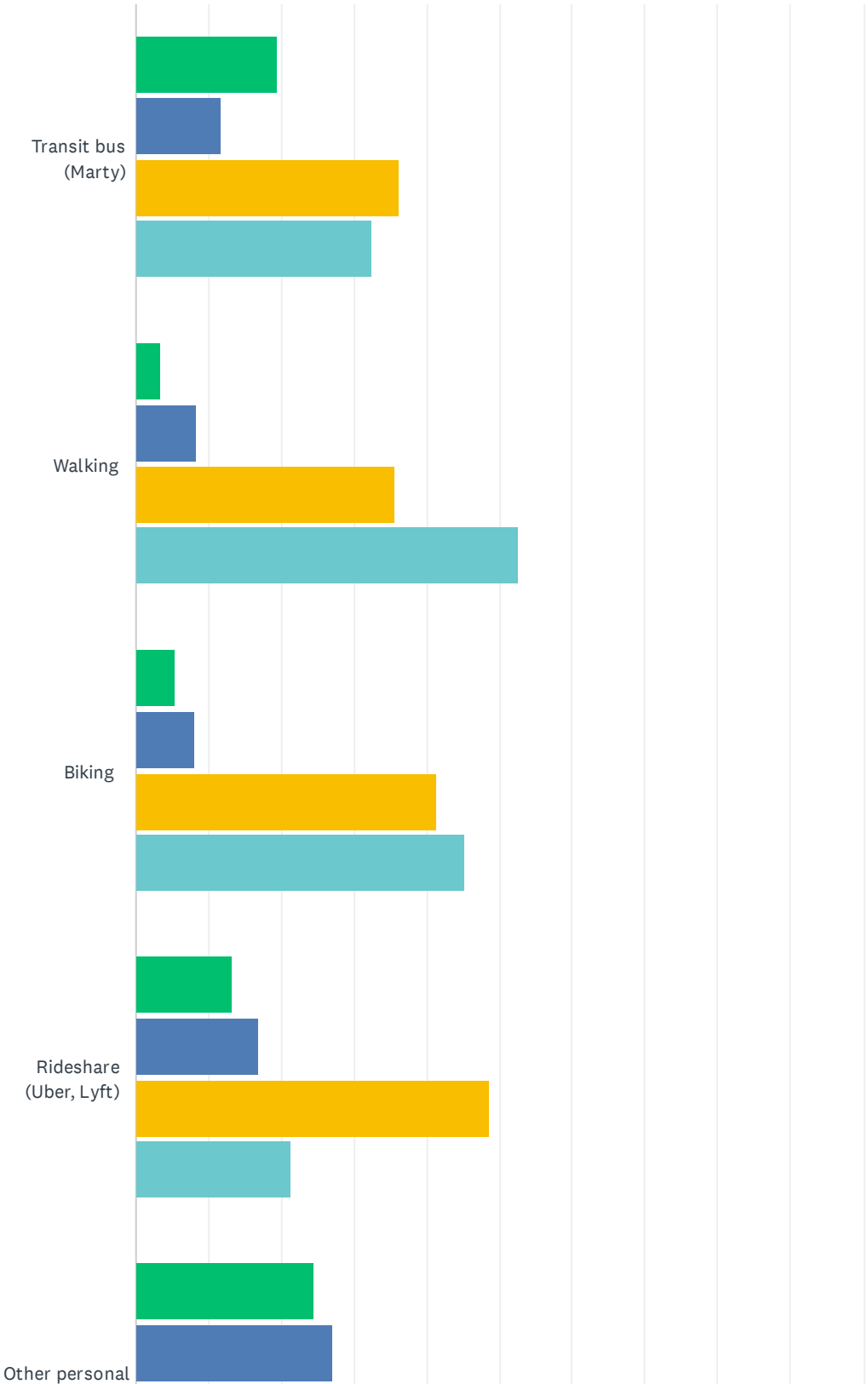
Draft 01-30-2024



	NEVER	RARELY	SOMETIMES	FREQUENTLY	TOTAL	WEIGHTED AVERAGE
Personal vehicle	0.62% 4	0.47% 3	4.66% 30	94.25% 607	644	3.93
Transit bus (Marty)	91.45% 556	6.09% 37	1.97% 12	0.49% 3	608	1.12
Walking	12.52% 79	19.81% 125	44.85% 283	22.82% 144	631	2.78
Biking	34.85% 215	20.58% 127	29.17% 180	15.40% 95	617	2.25
Rideshare (Uber, Lyft)	52.55% 320	29.56% 180	16.58% 101	1.31% 8	609	1.67
Other personal modes (scooter, golf cart, etc.)	72.74% 435	9.20% 55	12.04% 72	6.02% 36	598	1.51

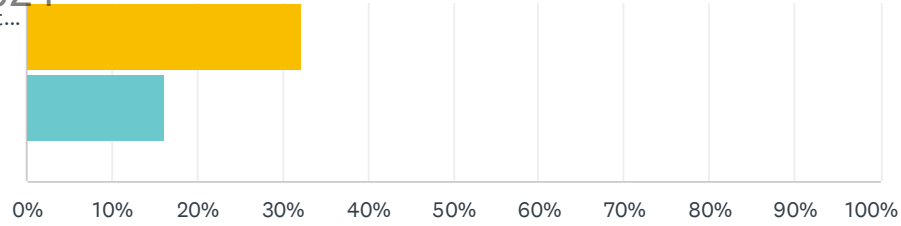
Q14 Which of the following transportation choices (not including a personal vehicle) are important in your community? Please rank each option.

Answered: 641 Skipped: 3



Draft 01-30-2024

modes (scoot...



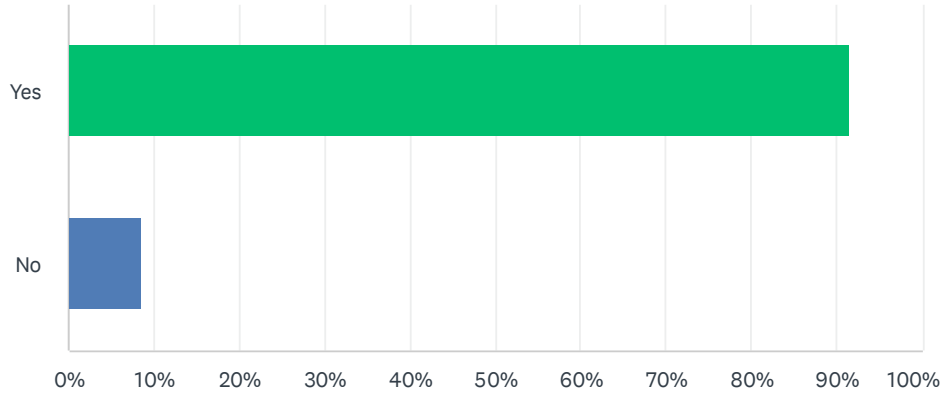
■ Not at all i... 
 ■ Not very im... 
 ■ Somewhat i... 
 ■ Very Import...

	NOT AT ALL IMPORTANT	NOT VERY IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Transit bus (Marty)	19.45% 120	11.83% 73	36.30% 224	32.41% 200	617	2.82
Walking	3.33% 21	8.25% 52	35.71% 225	52.70% 332	630	3.38
Biking	5.28% 33	8.16% 51	41.44% 259	45.12% 282	625	3.26
Rideshare (Uber, Lyft)	13.22% 80	16.86% 102	48.60% 294	21.32% 129	605	2.78
Other personal modes (scooter, golf cart, etc.)	24.58% 147	27.09% 162	32.11% 192	16.22% 97	598	2.40

Draft 01-30-2024

### Q15 Do you feel Martin County should encourage the redevelopment of existing built sites over new development of vacant lands?

Answered: 638 Skipped: 6

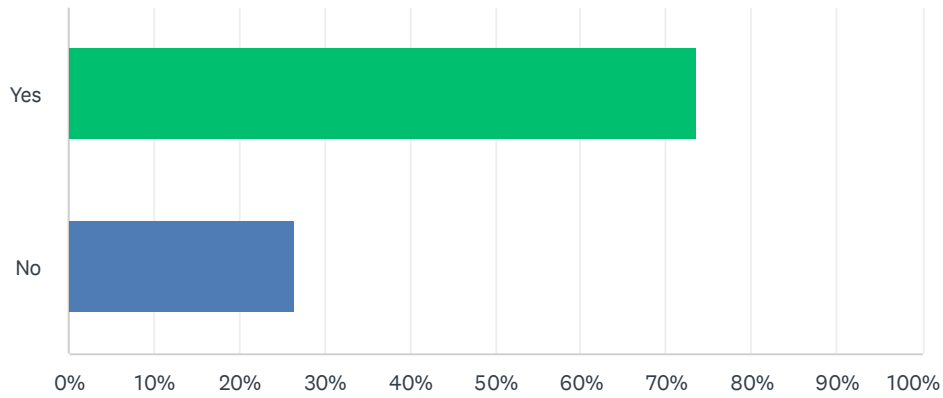


ANSWER CHOICES	RESPONSES	
Yes	91.54%	584
No	8.46%	54
TOTAL		638

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### Q16 Should Martin County encourage redevelopment in strategic locations along its primary commercial corridors (i.e., US-1, Dixie Highway, Mapp Road)?

Answered: 638 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	73.51%	469
No	26.49%	169
<b>TOTAL</b>		<b>638</b>

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### Q17 Would you support locating small limited commercial uses in proximity to residential uses to minimize and/or shorten travel distances?

Answered: 641 Skipped: 3

1.7★  
average rating



	NO	YES, IN SOME PLACES	YES	TOTAL	WEIGHTED AVERAGE
☆	40.56% 260	49.92% 320	9.52% 61	641	1.69

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**Q18 If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.**

Answered: 399 Skipped: 245

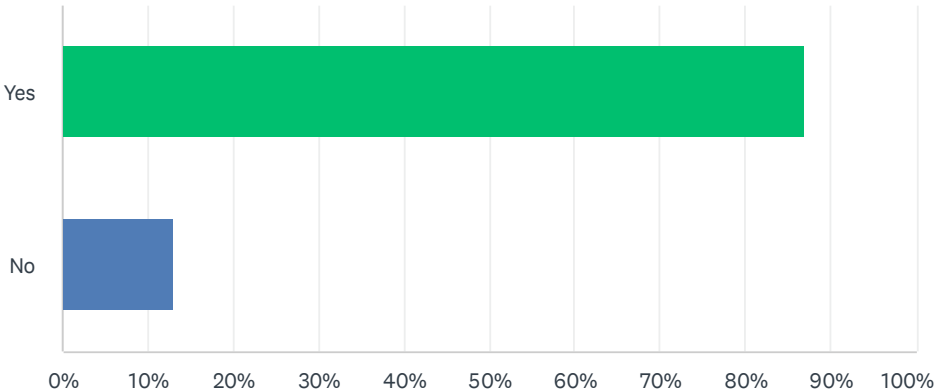
See data table.



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Q19 As a coastal community within a coastal state, should Martin County revisit the issues of shoreline treatment and protection within the Comprehensive Plan (i.e., living shorelines, consistency in regulations, seawall heights and locations)?


Answered: 633 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	87.05%	551
No	12.95%	82
TOTAL		633

## Q20 How concerned are you about the impacts of climate change in Martin County?

Answered: 639 Skipped: 5

**3.6**   
 average rating

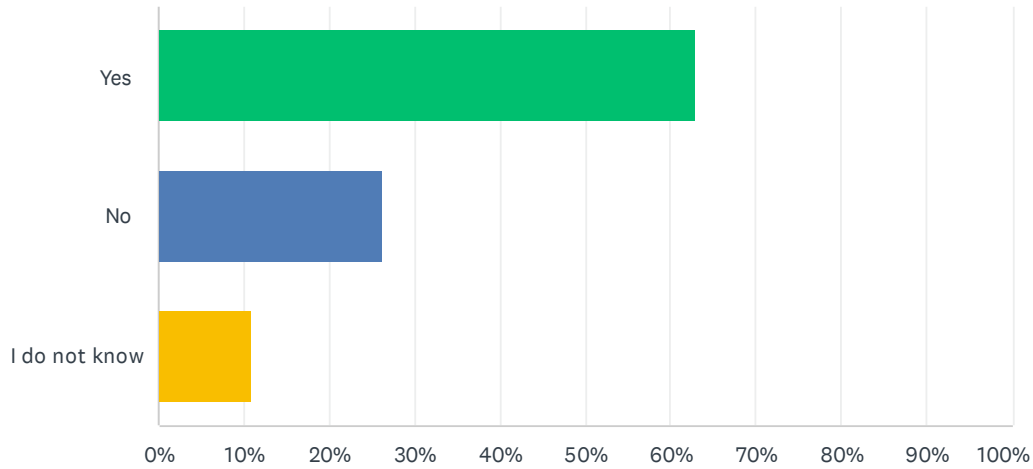


	NOT CONCERNED AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY CONCERNED	TOTAL	WEIGHTED AVERAGE
☆	20.19% 129	8.61% 55	13.30% 85	11.58% 74	46.32% 296	639	3.55

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### Q21 Do you feel that issues of resiliency and climate change should be discussed within further Martin County?

Answered: 641 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	62.87%	403
No	26.21%	168
I do not know	10.92%	70
<b>TOTAL</b>		<b>641</b>

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## Q22 What industries/businesses do you feel the County should expand or attract to enhance economic development?

Answered: 531 Skipped: 113

See data table.

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**Q23 Are there other issues you feel should be discussed during the EAR process? Please elaborate.**

Answered: 456 Skipped: 188

See data table.

***In what zip code do you live?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
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118501210022	Dec 26 2023 12:58 PM	34990
118499488283	Dec 21 2023 04:44 PM	34990
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118408278452	Sep 01 2023 11:56 AM	34996

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118501721790	Dec 27 2023 02:39 PM	Having grown up here, I appreciate the small town feel and the lack of congestion and traffic compared to our neighbors to the north and south. The beautiful waterways and beaches and open spaces we have are the best.
118501210022	Dec 26 2023 12:58 PM	Familiarity, diverse environments (i.e., ocean, rural, city), diverse social and recreational activities, strong cultural community.
118499429493	Dec 21 2023 02:54 PM	Small town low rise and low density good schools and churches clean beaches free parking and Brightline
118499254582	Dec 21 2023 10:19 AM	Parks, beaches, open undeveloped SPACE, nature preserves, plantings all around, county cares for roads & public use areas properly.
118499191555	Dec 21 2023 08:44 AM	The quaintness and small town feel
118499187866	Dec 21 2023 08:41 AM	Small town feel, emphasis on preserving the natural environment,
118496806078	Dec 18 2023 09:24 AM	Small town feel and beautiful waterways.
118496322682	Dec 17 2023 05:48 PM	I USED to like the slower growth, height limit on the beach, etc. I'm honestly not happy with Martin County right now, and would relocate if I could.
118495577688	Dec 16 2023 09:30 AM	Small town
118495581239	Dec 16 2023 09:30 AM	OVER BUILDING, CROWDED ROADS AND POOR MANAGEMENT!!!
118495341249	Dec 15 2023 08:09 PM	Green space, outdoor lifestyle, unique small-town communities
118495027889	Dec 15 2023 02:37 PM	small downtown, Independent local business ownership, gives a uniqueness to our downtown. Not overloaded with Resturants. Proximity to the beaches,
118495065437	Dec 15 2023 01:50 PM	It has a friendly small town atmosphere. The beaches are great. There are many activities, great resturants and excellent weather.
118495072938	Dec 15 2023 01:41 PM	Buildings: no more than 4 stories  space in a small city
118495036392	Dec 15 2023 01:07 PM	Quality of life, nature
118495033831	Dec 15 2023 12:57 PM	Natural areas. Low density, low population, parks and rec activities
118495012521	Dec 15 2023 12:38 PM	Great quality of life for myself and my wife, both 80+, especially Sailfish Sands GC. Great restaurants, Blake Lib'y, well managed County!
118494977932	Dec 15 2023 12:06 PM	Less traffic, cleaner beaches
118494953780	Dec 15 2023 11:43 AM	Feeling fairly safe.
118494960367	Dec 15 2023 11:36 AM	Small town feel, friendly people, less developed
118494954867	Dec 15 2023 11:31 AM	Small town vibe
118494926177	Dec 15 2023 11:04 AM	Low density, beach access, environmental preservation and government efficiency
118492454298	Dec 12 2023 07:37 PM	Natural Spaces: Ocean, lakes, forests
118490122402	Dec 09 2023 07:53 PM	It's a very convenient place to live in regards to home to businesses for groceries, etc

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118490015464	Dec 09 2023 01:50 PM	Abundance of parks and preserves, access to rivers, low-growth philosophy
118486268784	Dec 05 2023 02:18 PM	Beaches
118484276815	Dec 03 2023 10:51 AM	Open spaces, little traffic, fewer houses and more green space, low population density, efforts to conserve wetlands and open space
118484210301	Dec 03 2023 07:00 AM	My neighbors.
118484016398	Dec 02 2023 05:32 PM	I moved here for the small town feel. It is now feeling like a tree killing county. If you are going to add homes, stores etc are you going to build new schools? Affordable housing? Create spaces for kids and teens?
118483059347	Dec 01 2023 10:01 AM	The various downtown areas Older neighborhoods with old florida charm
118482881190	Dec 01 2023 05:34 AM	The location, beaches, and downtown areas.
118482701612	Nov 30 2023 11:01 PM	Small town atmosphere
118482641073	Nov 30 2023 08:54 PM	Water frontage, beaches, weather, education, churches, safe law enforcement, small-town atmosphere
118482619962	Nov 30 2023 08:13 PM	Green space that is undeveloped
118479517052	Nov 27 2023 04:04 PM	Environmentally aware public, beautiful waterways, great schools, great library system.
118479301380	Nov 27 2023 11:57 AM	The outdoors and environment. Still rural
118478764668	Nov 26 2023 04:52 PM	controlled growth
118478657373	Nov 26 2023 10:50 AM	It is like looking back in time. I own land there that I want to develop someday
118476020423	Nov 21 2023 10:38 PM	1. The lower cost of living 2. The friendliness of the residents 3. The moderate climate 4. The attempts to save parts of the natural habitats from development
118475606306	Nov 21 2023 12:29 PM	Community focused, clean, safety, better schools compared within Florida, but could be much better when compared to other states.
118475109670	Nov 20 2023 10:24 PM	The QUIET!
118473943215	Nov 19 2023 12:59 PM	Low crime, good schools and not many people and very limited apartment buildings
118473841588	Nov 19 2023 08:59 AM	Entertainment - music/dining; Environment- coastal and land/water resources with animal habitat; Recreation: parks and rec/pickleball, boating (small and larger), biking, beaches, hiking; Community comraderie
118473738975	Nov 19 2023 02:09 AM	The A rated schools, no growth, mostly residential single family Homes, small Town feel, SAFE ...for now

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118473489486	Nov 18 2023 11:43 AM	The lack of development- well what used to be the lack of development. Small town vibe.
118472906940	Nov 17 2023 01:38 PM	Used to be all the trees and wild space. But you cut them all down and paved them over
118472832785	Nov 17 2023 12:40 PM	I used to like all the natural habitat, but there isn't much left.
118472779001	Nov 17 2023 11:33 AM	Small town feel, great restaurants, kids walking and riding bicycles to school in morning, small class size in schools,(20 or less students), great friendly neighbors
118472729900	Nov 17 2023 10:41 AM	More options on apartments to live in.
118472642515	Nov 17 2023 09:08 AM	Open space
118472252403	Nov 16 2023 08:47 PM	It's my home. And used to have a great quality of life
118472244582	Nov 16 2023 08:30 PM	Size. Clean healthy environment outdoor activities
118472232355	Nov 16 2023 08:08 PM	Used to be I liked the green spaces that are now being taken over by neighborhoods.
118472218191	Nov 16 2023 07:53 PM	Access to river/ocean, great neighbors, no high-rises, Stuart downtown restaurants and more good restaurants opening in Palm City. Palm City Farms rural lifestyle. Less congestion than surrounding counties.
118472127619	Nov 16 2023 07:02 PM	Water, small town
118472065812	Nov 16 2023 05:11 PM	Not much anymore..too much growth and increasing taxes are making it undesirable
118472048797	Nov 16 2023 04:06 PM	1)Lower taxes than other S.Florida Counties. I'm very disappointed in the mil rate increase on top of valuation increases this year. 2)Safety is very good esp with Martin county sheriff, however I believe there are too many other "agencies" overlapping that are not needed. One trip down the intracoastal and you will see county, town, and island police plus FWC, border patrol, Dea.. there seems to be no reasonable limit. 3) Reasonable management of the population growth and the related housing. 4) parks and recreation Bottom line is that historically Martin county has kept a good balance between needed services and taxation. That's what ai like most about Martin county. Recently it seems the county is all about tax and spend despite republican leadership.
118472033346	Nov 16 2023 03:37 PM	No high-rise, protection of the lagoon, no development of mass housing communities, schools.
118471947396	Nov 16 2023 02:13 PM	Not too overcrowded, yet. I love that it is a quaint waterfront community with a rich history.
118471920248	Nov 16 2023 01:48 PM	parks/wildlife/small town feel/ great govt centers very sufficient/ county project gets done quick/ clean/ friendly people of all races/ historic buildings

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118471874612	Nov 16 2023 01:15 PM	Parks, beaches, historic preservation, schools
118471844084	Nov 16 2023 12:25 PM	Small, quiet, safe, slower than surrounding Counties
118471825526	Nov 16 2023 12:21 PM	The inclusiveness and small town feel, some more affordable family owned restaurants would be nice too
118471793539	Nov 16 2023 11:45 AM	Proximity to larger cities like west palm beach while still enjoying living near the beaches
118471790792	Nov 16 2023 11:39 AM	Slower pace. More independent businesses vs all corporate chains
118471787429	Nov 16 2023 11:36 AM	I used to like that it was slow growth, but that is no longer a thing. I do like the climate.
118471779157	Nov 16 2023 11:31 AM	The community's opposition to irresponsible growth and development. The commission should support this.
118470997806	Nov 15 2023 04:23 PM	All the water and bridges
118470865766	Nov 15 2023 02:05 PM	Beautiful sunshine, beaches, bridges and parks.
118468589011	Nov 13 2023 12:05 PM	Proximity to beaches, downtown area,
118468454511	Nov 13 2023 10:23 AM	Trees, water ways, nature trails.
118468424393	Nov 13 2023 10:06 AM	Native environment
118468307898	Nov 13 2023 07:51 AM	nothing anymore. it's getting to be just like PBC which is why we moved from Jupiter to Stuart. to much traffic and very aggressive drivers now that more people are moving here.
118468103857	Nov 12 2023 11:43 PM	The "small town" feel and the countryside - reminds me of where I grew up. I like that Martin County is not overbuilt and that farmland and livestock are still visible. I plan to move to Martin County.
118467947073	Nov 12 2023 04:50 PM	It used to be a community sort of county, not any more though, so not so much. Traffic & growth are both out of control, as well as spending, taxes & schools.
118467614740	Nov 11 2023 10:13 PM	The small-town feel, lack of high rise buildings, and lots of natural areas.
118467566232	Nov 11 2023 06:41 PM	not densely developed with lots of protected areas
118467537834	Nov 11 2023 04:54 PM	Small town environment, slow growth, conservation
118467493431	Nov 11 2023 02:23 PM	Small town charm and lots of trees and beautiful landscaping.
118467472770	Nov 11 2023 01:23 PM	Open areas and waterfront. Small town atmosphere.
118467452794	Nov 11 2023 12:24 PM	4 story height limit. Low density. Open beaches. Low taxes.
118467391144	Nov 11 2023 09:56 AM	All the three I liked about Martin County are disappearing with its growth. We do have the best Sheriff's Department.
118467373592	Nov 11 2023 09:09 AM	The beaches
118467359225	Nov 11 2023 08:47 AM	Village atmosphere (we are quickly losing) traffic patterns (which are increasing and according MCSO as are accidents) Small town feeling (also losing of late)
118467329908	Nov 11 2023 06:56 AM	I use to like the SMALL TOWN now the whole county is ruined we are now PalmBeach I have lived here 35 years a disgrace!

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118419872759	Nov 10 2023 07:59 PM	I used to enjoy the small town feel and wildlife. Not so much anymore. It feels like the environment here will suffer, i.e. flooding, stronger storms since eliminating the canopy.
118467035734	Nov 10 2023 04:28 PM	Larger parcels, more green space/undeveloped land. A working class blue/white collar community with a large population of small business owners.
118466931784	Nov 10 2023 02:02 PM	centralized location
118466898794	Nov 10 2023 01:37 PM	I like the diversity in the various communities and its small town charm.
118466795572	Nov 10 2023 11:41 AM	The more rural setting. Clean and safe.
118466763617	Nov 10 2023 10:43 AM	Weather, small town until city commission ruins it.
118466741335	Nov 10 2023 10:33 AM	There are many things. I love being outside to enjoy our natural wonders.
118466735449	Nov 10 2023 10:14 AM	Small town feel with midsize town amenities
118466728318	Nov 10 2023 10:02 AM	I did like that out used to be a small town
118433621527	Nov 10 2023 09:58 AM	Beaches, parks
118466719257	Nov 10 2023 09:57 AM	Close to job I retired from
118466707212	Nov 10 2023 09:45 AM	Mostly like the small town feel, beauty and cleanliness
118466706682	Nov 10 2023 09:37 AM	Laidback, slow growth ( at least used to be)
118466703314	Nov 10 2023 09:34 AM	Everything
118466692964	Nov 10 2023 09:26 AM	Beautiful scenery, quiet neighborhoods, development restrictions
118466685764	Nov 10 2023 09:22 AM	Small town feeling Not over developed
118466683847	Nov 10 2023 09:15 AM	Low density, good health care, close to an International Airport, close to large metropolin areas.
118466654718	Nov 10 2023 08:38 AM	Beaches, waterways, outdoor parks and protected areas
118466643986	Nov 10 2023 08:28 AM	Nature, beach, small town feel
118466617915	Nov 10 2023 07:46 AM	The 4 story height limit and limits on urban sprawl
118466609120	Nov 10 2023 07:29 AM	Beaches. Waterways. Weather. Restaurants.
118466603708	Nov 10 2023 07:26 AM	Smaller community feel, downtown Stuart, minimum building heights, The Pocket (Port Salerno), the Parks, the waterways.
118466583509	Nov 10 2023 06:51 AM	Weather and near the ocean
118466559960	Nov 10 2023 06:18 AM	Beaches, restaurants, and hometown feel.
118466337359	Nov 09 2023 10:03 PM	Laid back additude
118466319773	Nov 09 2023 09:28 PM	It's not overpopulated yet
118466302188	Nov 09 2023 08:58 PM	It used to be a small, quaint County. Not a great deal to like anymore sadly.
118466264048	Nov 09 2023 07:59 PM	Parks, beaches, not the trains,
118466248365	Nov 09 2023 07:29 PM	Hometown feel
118466217321	Nov 09 2023 06:51 PM	I moved here because it was suppose to be slow growth, we do not need all these apartments they are building!
118466211048	Nov 09 2023 06:34 PM	The small town atmosphere, the natural beauty and downtown



**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118466209521	Nov 09 2023 06:34 PM	Less every year.
118466192786	Nov 09 2023 06:27 PM	Quaint, smaller town. Higher socioeconomic status.
118466197270	Nov 09 2023 06:20 PM	Natural beauty, the water, and small town feel
118466183030	Nov 09 2023 06:11 PM	It's quiet
118466163581	Nov 09 2023 05:39 PM	Quite, safe the water and fishing
118459081564	Nov 01 2023 07:16 PM	The abundance of wildlife and plants, the low building heights thar allow a beautiful view of the sky.
118456388552	Oct 30 2023 01:22 PM	Green space / the beaches / rural lifestyle
118455901997	Oct 29 2023 01:11 PM	most highways are far from downtown. good water and nature access
118455015772	Oct 27 2023 04:11 PM	Country feel
118454679897	Oct 27 2023 04:00 PM	I have the rare honor of being born in Martin County, growing up, living, owning a business, and working in Martin County. What I have enjoyed most about Martin County was its sense of community, and sense of what is right. What I have post 2016 missed is that sense of community. Divisiveness throughout COVID and exploding through the MAGA madness has created a hostile environment where neighbors view one another with more skepticism, less how can I help you, and more what can you do for me.  So to answer your question more concisely, what I loved about Martin County was its sense of community.  What I enjoy most about Martin County today is that it's changing, and the optimist in my hopes its for the better.
118454964363	Oct 27 2023 03:24 PM	The natural beauty. The parks and natural areas. That it is less crowed/ fewer people than Palm Beach county.
118454698774	Oct 27 2023 10:45 AM	Quality of life
118454683127	Oct 27 2023 10:31 AM	The slower pace, beauty of natural spaces, and the small town feeling (hopefully we can hold onto it)
118454674550	Oct 27 2023 10:15 AM	Beach, water activity.
118451883829	Oct 24 2023 03:19 PM	Less people, for now.
118447581632	Oct 20 2023 10:05 AM	Small town quaintness! Beaches  I've lived here since 1980 ,seen more growth than I hoped. Growth is inevitable the developers need to work with residents to create balance for all.
118445427774	Oct 17 2023 09:43 AM	Environmental focus including .... 4 story bldg height limit, many public beach accesses, low density requirements i.e. the need for acreage to build west of the turnpike, the many cultural events and small town feel, etc, etc,,,
118444325343	Oct 16 2023 07:32 AM	Comparatively small-town feel, open natural spaces, tolerable level of traffic.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118443960204	Oct 15 2023 05:24 PM	Not overdeveloped yet but headed that way. I like the county but not the city it seems in that they try to preserve green space, keep lots of trees to reduce carbon, protect all wetlands and the environment. Stopped using Glyphosate to treat weeds. Traffic is not as bad as south of here but getting terrible. I like the 4-story building height. No hotels, businesses, condos, etc. allowed on the beaches along Hutchinson Island. Public access to all beaches and NO parking fees.
118443922568	Oct 15 2023 02:38 PM	The water and the land.
118443625559	Oct 14 2023 09:10 PM	Not as congested as neighboring counties
118443592678	Oct 14 2023 06:46 PM	Not over built like Palm Beach County
118443383511	Oct 14 2023 09:50 AM	Open space, parks Comp plan , 4 story limit
118443381959	Oct 14 2023 09:42 AM	Nature
118442049304	Oct 12 2023 04:44 PM	It is not yet over populated..
118441592748	Oct 12 2023 08:55 AM	Downtown area , beaches, parks and slow development, low rise building rules unlike St Lucie and Palm Beach Counties.
118441251567	Oct 11 2023 10:13 PM	The natural areas.
118440951355	Oct 11 2023 02:42 PM	Rockin Riverwalk, beaches, parks
118440902949	Oct 11 2023 01:55 PM	Community/small town feel. Conveniently located with venues North & South.
118440150933	Oct 10 2023 07:04 PM	I like that it has a building height restriction and it is not overcrowded like the southern areas of Florida.
118440120455	Oct 10 2023 06:15 PM	I used to love the small town feel and the low growth, unfortunately that seems to be a thing of the past.
118440106100	Oct 10 2023 05:56 PM	How beautiful and safe it is
118440078312	Oct 10 2023 05:14 PM	The small town feel. The green spaces with lots of nature. I love the lack of tall condo buildings. I love the older architecture and old florida homes
118439810136	Oct 10 2023 12:31 PM	chill
118439631761	Oct 10 2023 10:05 AM	Low taxes and resistance to over growth
118439539667	Oct 10 2023 08:04 AM	Its small town feeling, rivers and ocean, bird population, cultural organizations such as Lyric Theatre, music groups such as Atlantic Classical Orchestra and Treasure Coast Youth Symphony, library system, House of Hope, Florida Oceanographic Society, proximity to stores and services in our Jensen Beach neighborhood, the community's spirit of heart and activism
118439533704	Oct 10 2023 07:47 AM	Small town feel, which is sadly being eroded.
118439481017	Oct 10 2023 06:10 AM	4 story limit, formerly less developed
118439339813	Oct 10 2023 12:47 AM	Under development

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118439301616	Oct 09 2023 11:20 PM	Old Florida feel. Love Stuart. People, beaches, parks, downtown Stuart, Port Salerno, housing no higher than 4 stories, lots of restaurants that are not chains, fishing, arts & entertainment, great place to retire.
118439210707	Oct 09 2023 07:53 PM	Less populated than other southern Florida counties. Natural areas and beaches. Small town feel.
118439198454	Oct 09 2023 07:34 PM	Small town and non crowded feel, lots of green spaces
118439190434	Oct 09 2023 07:11 PM	Conservative, friendly.
118439136145	Oct 09 2023 05:36 PM	open spaces. less development, especially less multi family housing development
118439093248	Oct 09 2023 04:35 PM	Low density
118438985876	Oct 09 2023 02:21 PM	Lower density
118438862125	Oct 09 2023 12:35 PM	When we bought a single family house in Martin County in 2014, we chose the location because we had visited. Martin County in the winter months for years. We loved the quiet and the slow pace compared to Florida south of here. It had a home town feel. The interstates passed by Hobe Sound and Stuart without dumping a lot of traffic. County roads were adequate for the traffic even during "season." Two Wildlife Refuges and two State Parks plus the Atlantic Preserve provide lots of green space. There was a 4-floor limit on new buildings. Plus, we were told that the County Commissioners were solidly slow growth, which meant a lot to us.
118438784416	Oct 09 2023 11:10 AM	The Parks and waterways for outdoor activities including including boating, kayaking, sailing, hiking and biking.
118438726980	Oct 09 2023 09:49 AM	no 12 lane highways from east to west as of yet. slow or no growth mentality that was here for many years.
118438717778	Oct 09 2023 09:34 AM	Use to be a Small town , use to have best water to drink
118438708673	Oct 09 2023 09:25 AM	Parks, beaches, lagoon, wildlife, preserves.
118438701744	Oct 09 2023 09:16 AM	Was a small sleepy County!
118438679668	Oct 09 2023 09:03 AM	Designated parks, preserves and beaches
118438661916	Oct 09 2023 08:31 AM	My family has lived in Martin County since 1973, my husband's family since 1965. I've loved the small-town feel most of my life here. I love having natural areas preserved and safe from over development. I love that we saved so much beach access in the 1970s. I appreciated the many advocates over the years who fought to keep Martin County different than our neighboring counties, including the 4-story height limit and comprehensive plan. I hope it will remain a safe haven for critters and humans alike.
118438624314	Oct 09 2023 07:04 AM	Small town feel, beautiful parks, everything that you need is close

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118438572521	Oct 09 2023 05:15 AM	Building Height/#Stories limitation, suburban feel of the communities vs big city feel, Parks, Riverwalk, Preserves, & Beaches
118438426871	Oct 08 2023 10:55 PM	The green land, such as trees, preserves, as well as the bird life and wildlife, such as bobcats, panthers, coyotes and river otters.
118438372892	Oct 08 2023 08:01 PM	Small town area. Limited height for condos.
118438350264	Oct 08 2023 06:42 PM	Variety of settings—residential neighborhoods, waterfront, walkable downtown in Stuart.
118438303379	Oct 08 2023 04:25 PM	When moved here in early '80's, used to be "small" town, w/lots of water, trees (nature) w/little traffic congestion except in Winter mos. & no high rises.
118438172054	Oct 08 2023 10:38 AM	Quiet peaceful, lots of natural spaces with wildlife habitat, social and recreational opportunities and good bars and restaurants
118438173416	Oct 08 2023 10:25 AM	The low density
118438151357	Oct 08 2023 09:18 AM	Law enforcement to make county safer. Beauty. Plenty of things to do already.
118438131015	Oct 08 2023 08:13 AM	Less population, water access, 4 story limit, smaller town feel, low crime
118438114024	Oct 08 2023 07:12 AM	MCSO
118438054774	Oct 08 2023 03:27 AM	Waterways, small town feel, height restrictions and low density
118437966430	Oct 07 2023 11:08 PM	The beauty of our town
118437938014	Oct 07 2023 09:17 PM	Small town feel. Four story maximum building height, Less crowded than the cities south of Martin County. High quality, readily acceptable health care services.
118437897163	Oct 07 2023 06:09 PM	Smallness, height limits
118437869944	Oct 07 2023 04:30 PM	Closeness of businesses
118437835806	Oct 07 2023 02:46 PM	Low density
118437827090	Oct 07 2023 02:38 PM	Small-town feel, access and proximity to cultural/historical opportunities, good schools, free beaches and parks, people who truly care about their communities.
118437772132	Oct 07 2023 12:15 PM	Being able to see water everywhere The quaintness of downtown stuart and Port salerno
118437694806	Oct 07 2023 08:59 AM	small town feel
118437464885	Oct 06 2023 08:20 PM	Parks, not seeing high-rise buildings, less people and traffic than surrounding counties, small town feel of Port Salerno, Dixie Highway is not developed between Cove Road and Hobe Sound
118437456009	Oct 06 2023 07:53 PM	farmland and open space
118437437137	Oct 06 2023 07:15 PM	Lack of high rises, undeveloped land for wildlife, Halpatioke Park, downtown Stuart

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118437430113	Oct 06 2023 06:55 PM	Rural, parks, beaches
118437414222	Oct 06 2023 06:24 PM	It's old Florida feel
118437384740	Oct 06 2023 06:14 PM	Up till the mass upheaval of retirement homes, condos and bogus \$\$ being wasted on "pro growth" policies took place. MC was easy to navigate, people were relatively polite and you were able to drive 5 miles on any road and it take a few minutes. Now it's and hr travel time proposition
118437400445	Oct 06 2023 06:06 PM	I did like the small town atmosphere. Not any more
118437394801	Oct 06 2023 05:55 PM	The nature, the trees, the peace, the quiet, and the rivers and beaches
118437379575	Oct 06 2023 05:48 PM	Small town friendly beach town. We don't want to re-creat the concrete and crowded messes such as Fort Lauderdale and Miami.
118437380374	Oct 06 2023 05:34 PM	It has been a more laid back community with less meaningless development... BUT... recent actions by our greedy commissioners are challenging the nature of the community!
118437374408	Oct 06 2023 05:22 PM	People, open space, restaurants, beach
118437363245	Oct 06 2023 05:08 PM	Beaches and convenience to shopping, medical facilities, and recreational facilities.
118437347077	Oct 06 2023 04:44 PM	Small town atmosphere, medical facilities and our waterways
118437333795	Oct 06 2023 04:22 PM	Affordable culture events and all the preserved naturelands
118437312421	Oct 06 2023 04:14 PM	Beaches (with free parking), dog friendly places, restaurants, downtown Stuart and Jensen, lots of waterfront and water views, nature, arts festivals, Stuart Airshow.
118437306591	Oct 06 2023 04:01 PM	I did like the quaint town feel with the beach nearby and land with space for animals and nature to view. Now the county is developing land too fast and building 4 story wooden apartments in its place to pack people in just to gain more revenue.
118437305653	Oct 06 2023 03:52 PM	Used to be the small town feeling.
118419844107	Oct 06 2023 03:52 PM	Low growth. Three story height limit. The New Eco-Tourism programs. Parks & Beaches and the park department that takes care of parks & beaches. County sponsored programs for teens and seniors, summer camp. The downtown area with the tram and kiwanis park, riverfront, flagler park.
118437287252	Oct 06 2023 03:37 PM	Small town but being way over devoted. . Keep buildings capped at 4 stories. Need more parks and green spaces.
118437281452	Oct 06 2023 03:22 PM	Small, friendly, uncrowded (for now)
118437236850	Oct 06 2023 03:22 PM	Great beaches (with free parking, don't ever change that!), charming downtown areas, engaging free events, and the library system!
118437258494	Oct 06 2023 03:06 PM	The natural beauty, access to parks and trails.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118437245781	Oct 06 2023 02:43 PM	The charm and size of the county. Has a great sense of community feel.
118437228648	Oct 06 2023 02:37 PM	It was a slow growth county when we bought our home over 20 years ago, which we wanted and appreciated. However. That policy has changed to high growth which is deeply concerning and needs to be curbed.
118437210188	Oct 06 2023 02:13 PM	The Beautiful Beaches Charming Downtowns Residents
118437194184	Oct 06 2023 01:53 PM	Nothing comes to mind
118437186835	Oct 06 2023 01:46 PM	The library system, the beaches
118437153632	Oct 06 2023 01:15 PM	Parks and hiking/biking trails; wildlife; low traffic and congestion that translates to easier shopping. Most people are friendly, kind, and helpful.
118437010844	Oct 06 2023 11:09 AM	The preserves, parks, how it used to be peaceful and quiet. Nice neighborhoods, feels safe.
118436978790	Oct 06 2023 10:32 AM	beautiful sunny weather, great infrastructure, modest population density.
118436907874	Oct 06 2023 09:44 AM	polluted st. lucie river. county commisioners who can't grasp the concept that development RAISES taxes for infrastucture. commisioners who do their best to completely urbanize the county along with all the issues that entails
118436713962	Oct 06 2023 04:07 AM	clean, safe and the growth
118434088980	Oct 03 2023 03:58 PM	First Presbyterian Church of Stuart
118433303715	Oct 02 2023 10:35 PM	natural parks, beaches and limited development
118432614133	Oct 02 2023 09:59 AM	It's not like every county south of here! Slow growth and the 'hometown feel' brings quality of life and pride in where you live.
118432035300	Oct 01 2023 12:50 PM	Lower density than our neighboring areas, natural vegetation, wildlife, good school system, public safety, and sense of community although we are beginning to lose all of these things.
118432001776	Oct 01 2023 11:07 AM	Rural Lifestyle, lack of: urbanization, congestion, high density residential development, mid/high rise development
118431704190	Sep 30 2023 07:39 PM	low density and great quality of life
118431523469	Sep 30 2023 12:35 PM	It's just big enough to have all the stores you need and activities you can do but not too big where it's a big city. For example I know my mechanic by name and I know the people at my local hardware store when I lived in the Ft. Lauderdale area I barely knew my neighbors down here I know most of the people in my neighborhood and this makes it feel small townish although it's a midsized town. What I don't want is for it to become another Miami/Ft. Lauderdale where it's too busy to raise a family.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118431503173	Sep 30 2023 12:01 PM	Relatively uncrowded.
118430687435	Sep 29 2023 01:19 PM	Safe and quiet near the ocean
118427052448	Sep 29 2023 09:23 AM	openess, golf courses
118429707443	Sep 28 2023 11:57 AM	Its rural character and open space. The whole Martin County Difference.
118428575385	Sep 27 2023 08:12 AM	open space, low traffic, small community feeling,
118428084478	Sep 26 2023 04:28 PM	It has slow growth, wide open spaces and low traffic, unlike surrounding communities.
118427690754	Sep 26 2023 09:57 AM	Environmental protection, access to waterways, parks and green space
118427152489	Sep 25 2023 05:00 PM	The Arts, good restaurants, great people
118427087126	Sep 25 2023 04:12 PM	Our Comprehensive Plan that ensures: No reduction in the protection of wetlands No waivers or exceptions to the four-story height limit; Continued vigilance in avoiding expansion of the Urban Services District boundary and several-fold increases in residential densities; No creation of new free-standing Urban Services Districts. More reliance on green infrastructure and low-impact development; Development and implementation of a land conservation strategy that will acquire unprotected ecologically valuable lands and link public lands and preserves through creative greenway corridors; and that A study of lands outside the Urban Services District is necessary to develop strategies to keep non-polluting agriculture as a sustainable component of Martin County’s economy.
118427059486	Sep 25 2023 03:10 PM	Access to both highways. Residential nature of community. Access to water.
118427022981	Sep 25 2023 02:43 PM	Quality of life, sense of community, restaurants, city charm.
118427010222	Sep 25 2023 02:43 PM	Beaches, Indian River, Public Parks, Preserve Areas and Open Space, Low Density, Environmental Protections
118426997642	Sep 25 2023 02:19 PM	cleanliness and conservation areas.
118427007226	Sep 25 2023 02:15 PM	Environment Culture Ease of access
118427007056	Sep 25 2023 02:13 PM	small town feel
118426995581	Sep 25 2023 02:05 PM	Downtown Stuart and opportunity.
118426800785	Sep 25 2023 11:20 AM	Small town charm, nature resources, water
118426761933	Sep 25 2023 10:32 AM	The small town feel of our community.
118426732474	Sep 25 2023 10:13 AM	Very nice people.
118426407509	Sep 24 2023 11:53 PM	Well kept. Small town feel. Lots of greenery and green space

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118426188150	Sep 24 2023 12:01 PM	Events, activities, restaurants and shopping
118426067440	Sep 24 2023 04:18 AM	Nice people
118426032147	Sep 24 2023 01:42 AM	It's beautiful. Low density. 40 ft/4 story building cap. Limited growth and old Florida feel. When you cross the bridges to the island, you can see the ocean because buildings don't obstruct the view. Low crime rate. Friendly, small towns. Good schools. Martin County is unique in comparison to neighboring counties because of the protections of the comp plan.
118425971898	Sep 23 2023 08:22 PM	The small town feel we used to have. The ability to get to the ocean by boat we used to have.
118425953732	Sep 23 2023 07:09 PM	The people, the small-town feel and the pace of life
118425842769	Sep 23 2023 01:32 PM	Before all the building it was a pretty town, had room, good roads and adequate medical and educational space.
118425515318	Sep 22 2023 08:41 PM	Variety of businesses, homes
118425213386	Sep 22 2023 01:25 PM	Green space, nature, land preservation, parks. Small town atmosphere. Less pollution, clean air and water.
118425032260	Sep 22 2023 09:54 AM	Great schools, small towns with access to good local food and shopping
118424912217	Sep 22 2023 07:01 AM	Small town feel, clean water ways, building height restrictions
118424702982	Sep 21 2023 11:16 PM	Not sure
118424675530	Sep 21 2023 10:06 PM	Safety
118424674546	Sep 21 2023 10:04 PM	I use to love it before you approved over building
118424627908	Sep 21 2023 08:41 PM	Beaches, small town, and not crowded.
118423829472	Sep 21 2023 07:53 AM	Safety, weather
118423536391	Sep 20 2023 11:08 PM	Hobe Sound is still a quiet little beach community. It would be horrible to turn it into Jupiter.
118423487196	Sep 20 2023 10:02 PM	Beautiful environment. Small to medium sized community.
118423292495	Sep 20 2023 04:44 PM	I used to love how it wasn't full of sprawl, but this is changing, which is impacting taxes and congestion.
118422934044	Sep 20 2023 11:01 AM	It used to be the more laid back environment, but now it's getting very congested and the infrastructure can't keep up.
118422805103	Sep 20 2023 09:03 AM	All of the undeveloped land outside of the urban services/development boundary.
118422634295	Sep 20 2023 04:34 AM	Less crowded. Conservative Friendly Small town feel
118422285068	Sep 19 2023 05:58 PM	Wetlands protections, four-story height limit, smart growth, strong urban development boundary, historic preservation, public waterfront access, living shorelines, public lands, beautiful parks.
118422178717	Sep 19 2023 03:59 PM	Quality of life, nonprofit opportunities, relaxed population, involved citizens



**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118422074554	Sep 19 2023 01:58 PM	nature, peacefulness, lack of traffic
118422077531	Sep 19 2023 01:58 PM	Small Population, Rural areas, outdoor opportunities
118421794272	Sep 19 2023 09:33 AM	small town feel - nature and ruralness
118421760459	Sep 19 2023 08:55 AM	Peace n serenity. Beautiful landscape amazing beaches Wonderful caring people
118421711402	Sep 19 2023 07:49 AM	Beaches, clean water, not much crime, people who take care of their things. Stormy days. Beautiful sunsets.
118421673274	Sep 19 2023 06:53 AM	less traffic - not overdeveloped - great parks and beaches - access to water - not a lot of crime
118421329918	Sep 18 2023 07:32 PM	quaintness of downtown stuart and port salerno. No high rises and good restaraunts.
118421159888	Sep 18 2023 03:53 PM	The rural atmosphere.
118421050083	Sep 18 2023 01:30 PM	Open space and low growth.
118420927527	Sep 18 2023 11:28 AM	all of the beautiful green space, the agricultural and equestrian communities, our parks, our beaches, the safety in our communities
118420859303	Sep 18 2023 10:19 AM	Beautiful location
118420752414	Sep 18 2023 09:39 AM	County parks and other preserved open spaces, habitats, wildlife buffers. Access to beaches, Indian river lagoon, environmental protections on water quality, mangroves and reefs. Some remaining native habitats, old trees, open undeveloped land. Schools. Caps on development (previous administrations).
118420729922	Sep 18 2023 07:47 AM	Natural Beauty. Tranquility. Community Spirit
118420694374	Sep 18 2023 06:58 AM	The beauty of our coastline and waterways
118420682470	Sep 18 2023 06:22 AM	Small town feel. Community the green space the variety of animals
118420356630	Sep 17 2023 04:20 PM	What I USED to like: its environmental focus, its small towns, its beaches, its ease of getting around.
118420284246	Sep 17 2023 12:35 PM	Beauty and small beach town nothing over 4 stories and the water and wildlife.
118420270710	Sep 17 2023 12:09 PM	Friendly, small town living. Close beaches.
118420222635	Sep 17 2023 09:49 AM	Low density, 4 story max building height, etc basically I like that it is not Ft Lauderdale, Palm beach - even Jupiter !
118420116399	Sep 17 2023 02:54 AM	Restrictions on multi-family residences and on multi-story buildings
118420055048	Sep 16 2023 09:48 PM	Right leaning politics
118420000312	Sep 16 2023 05:57 PM	Lots of things to do in the area for free thanks to parks and rec
118419988129	Sep 16 2023 05:27 PM	The old Florida feeling - low building heights, prominent green vegetation and ecological emphasis in land management decisions .
118419970758	Sep 16 2023 04:18 PM	It was a nice laid back vibe. Too built up now.
118419964465	Sep 16 2023 04:07 PM	Relatively low density development and easy access to shopping

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118419940901	Sep 16 2023 03:13 PM	Small, uncrowded, clean waters, reasonable priced homes
118419944443	Sep 16 2023 03:02 PM	Low population density. Plenty of green space. Easy access to cultural and entertainment venues without having to live in the congestion that we see in Palm Beach County.
118419939499	Sep 16 2023 02:55 PM	Beauty, uniqueness, not overdeveloped and doesn't look like everywhere else ness, USA
118419934886	Sep 16 2023 02:32 PM	Minimalist approach to development and environmental stewardship.
118419932423	Sep 16 2023 02:31 PM	Peace and quiet, small "old Florida" style.
118419930806	Sep 16 2023 02:30 PM	Location , not over development.easy access to beach. Good services. JDPark and all it offers.
118419896288	Sep 16 2023 01:07 PM	Slow growth and land preservation and conservation through strong land use zoning laws and complying with comprehensive growth plan and freezing the urban boundary lines and implement a moratorium on all future building development, and use federal, state, and local tax dollars to purchase all available land in Martin County.
118419834807	Sep 16 2023 11:02 AM	The 4-story building restrictions and our comp plan which should remain unchanged.
118419822204	Sep 16 2023 10:31 AM	Our fishing community, Friendly community living with neighbor helping neighbors
118419813209	Sep 16 2023 10:06 AM	Access to almost everything you need while within a 20 minute drive. While still maintaining a rural atmosphere. However, within the past 2 years the building of homes and apartments have been ridiculous. I feel like it's Ft. Lauderdale
118419802019	Sep 16 2023 09:30 AM	sleepy beach town
118419786529	Sep 16 2023 08:55 AM	Environment, Small town, Nature, Salerno, Building Height Limit
118419759105	Sep 16 2023 07:54 AM	I use to like the quiet nights and weekends to relax with family and friends. Now all I have is family and friends, roads are crowded schools, stores and beaches are overcrowded and our quiet little town is busting at the seams and TAXS and INSURANCE is ridiculous, rising every year. But still better than most other places, I love it here.
118419770004	Sep 16 2023 07:53 AM	I liked the green spaces that we used to have. Love the beaches and the older sections of Jensen and Rio
118419765402	Sep 16 2023 07:45 AM	Open space , adequate amenities
118419734409	Sep 16 2023 05:54 AM	How quaint it is and the old Florida feel to it
118419552567	Sep 15 2023 07:44 PM	Beaches, downtown, sunsets

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118419466973	Sep 15 2023 06:05 PM	We like Martin County's responsible approach to growth and the preservation of our natural environment. We like the business, recreational and cultural opportunities that exist. We like the beauty of its open spaces and the excellent services that it provides. Thank you to all the citizens who have worked to preserve our County.
118419491415	Sep 15 2023 05:56 PM	Four story limit on building, House of Refuge, Elliott Museum, Doug Smith and Harold Jenkins, St Lucie River, Pine School, Sheriff Snyder, Stuart News, Lyric Theatre, A.C.T. Theatre
118419487373	Sep 15 2023 05:29 PM	Public parks and the free concerts on the Stuart Riverfront.
118419453980	Sep 15 2023 05:27 PM	Climate.
118419466789	Sep 15 2023 04:53 PM	Used to be small town
118419457744	Sep 15 2023 04:48 PM	LOW DENSITY, OPEN SPACE, river, parks, small town areas
118419454385	Sep 15 2023 04:37 PM	4 story height limit, small town feeling -- and in the past (not now) Commissioners who believed in the importance of planned, controlled development
118419455478	Sep 15 2023 04:36 PM	not as dense and palm beach, but has everything we need
118419442291	Sep 15 2023 04:30 PM	I like what it used to be. Low density. Buildings at four stories or less. Manageable traffic Good schools without political influence! Honest public workers. Respect of building codes and follow up if they are breached
118419435365	Sep 15 2023 04:17 PM	Just drive in to Martin County from Palm Beach...it seems like a different world
118419429225	Sep 15 2023 04:02 PM	When we moved here over 20 years ago we were struck by how beautiful it is. I would hate for changes to ruin this.
118419418061	Sep 15 2023 03:48 PM	I used to like how quiet it was in comparison to the counties North and South of here. I like that there are green spaces to ride horses, hike, dog walk, kayak, fish, etc. One can opt in to social opportunities in the downtown area or stay rural to the west.
118419414972	Sep 15 2023 03:42 PM	history here
118419413448	Sep 15 2023 03:41 PM	Small town atmosphere
118419368776	Sep 15 2023 02:56 PM	Location, people, population density(lack of), what else what else we like about Marquez availability of restaurants
118419369402	Sep 15 2023 02:44 PM	Beaches, restaurants, downtown, parks
118419366057	Sep 15 2023 02:39 PM	Great community
118419363088	Sep 15 2023 02:34 PM	Environment and small town feel.
118419349095	Sep 15 2023 02:23 PM	Less populated then surrounding counties. Beaches. Palm City being a mostly bedroom community
118419337244	Sep 15 2023 02:08 PM	Safe please to live , no high rise buildings . Good roads

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118419335848	Sep 15 2023 02:04 PM	Amenities- beach, shopping, great health care, nice people, older and younger residents, terrific library, wonderful restaurants
118419318412	Sep 15 2023 02:02 PM	Everything that you need is here from shopping to entertainment to outdoor sports.
118419330921	Sep 15 2023 02:00 PM	Slower pace of life!
118419317377	Sep 15 2023 01:58 PM	Natural beauty, the beaches and parks, relatively uncrowded
118419327352	Sep 15 2023 01:57 PM	Small town size, location, community
118419314301	Sep 15 2023 01:43 PM	Lots of natural land, not over-developed, quiet, family values, lack of "glitz".
118419305181	Sep 15 2023 01:28 PM	No wall of condos on the beach. Cute downtown Stuart. IndianRiverside Park.
118419281398	Sep 15 2023 01:08 PM	The Martin County Difference= responsible growth, greenspace, wildlife corridors, limited urban sprawl, water quality.
118419267217	Sep 15 2023 01:05 PM	No buildings over 3 stories, charming community feel, less traffic than see in South Florida
118419258225	Sep 15 2023 12:38 PM	Used to be the quiet hometown feeling. I love the beaches, parks, rivers and people. We have such a variety of things to do and we are in the perfect location to travel South, North or West for travel. I have lived here for 32 and it has changed a lot. Lately changed way too much.
118419240857	Sep 15 2023 12:32 PM	Jensen beach and port Salerno. My family loves the old Florida vibes and that they're mainly local spots with fewer tourists.
118419213300	Sep 15 2023 11:47 AM	Lifestyle
118419133097	Sep 15 2023 11:01 AM	Outdoor recreation opportunities: boating, swimming, beach, bicycling, fishing, pickleball etc etc
118419089906	Sep 15 2023 09:45 AM	Beautiful coastal town without too much unnecessary growth vs busier communities
118419055056	Sep 15 2023 09:14 AM	Our community engagement and respect. Our waterways. The Martin County difference. #WrongExit
118418731802	Sep 14 2023 11:03 PM	Everything the smallness home town friendly proximity to all beautiful waterways. Wonderful atmosphere on the water with so many nice places
118418707295	Sep 14 2023 10:08 PM	The small town feel, beach town vibe of Jensen Beach. The savannah preserve and wild life.
118418703808	Sep 14 2023 09:55 PM	wetlands protection, many free public beach access points, 4 story building limit, library system
118418682003	Sep 14 2023 09:23 PM	Strong sense of community.
118418637717	Sep 14 2023 07:49 PM	Small town feel. Proximity to waterways
118418623841	Sep 14 2023 07:19 PM	Small Beach Town Feel
118418602596	Sep 14 2023 06:42 PM	No building on 4 stories. Green space. Beaches.
118418587502	Sep 14 2023 06:27 PM	The beach, the locals, Indian Riverside Park

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118418582898	Sep 14 2023 06:11 PM	Great schools, beaches and the community it has and fosters!
118418559816	Sep 14 2023 05:38 PM	Parks, low traffic
118418529781	Sep 14 2023 05:03 PM	Nature
118418512850	Sep 14 2023 04:44 PM	Small town feel
118418498439	Sep 14 2023 04:32 PM	The peacefulness, that was before MC decided to let anyone & everyone destroy the environment by building everywhere possible.
118418453966	Sep 14 2023 03:44 PM	Small town feel/environment, no high rises.
118418448289	Sep 14 2023 03:36 PM	Used to like the les traffic
118418444610	Sep 14 2023 03:29 PM	small town atmosphere, closeness to beaches,
118418440445	Sep 14 2023 03:22 PM	Martin county is a great place to live but the last few years has brought a lot of unwanted development. I also like aggressiveness of the sheriffs office.
118418435379	Sep 14 2023 03:21 PM	The close knit feel of it.
118418434364	Sep 14 2023 03:15 PM	That it is my home. That it was a small town until you guys ruined it.
118418413296	Sep 14 2023 03:02 PM	The nature and beauty
118418276038	Sep 14 2023 12:36 PM	Quiet small town atmosphere
118418232705	Sep 14 2023 12:08 PM	Moved here for low growth, natural beauty, clean ocean waters and good fishing. Enjoyed the quaint and historic atmosphere of both downtown Stuart and Port Salerno. Was happy and satisfied that the area was considered (at least by myself and peers) a retirement community.
118417937108	Sep 14 2023 06:09 AM	It's quiet, close to the water.
118417750258	Sep 14 2023 12:08 AM	I use to like the small town feel but that is quickly going away
118417706454	Sep 13 2023 10:44 PM	Slow growth Clean waterways MCSO & MCFD Small town feel Good schools
118417700267	Sep 13 2023 10:25 PM	Quiet and beginning of trend with new restaurants
118417669006	Sep 13 2023 09:33 PM	Conservative politics
118417582907	Sep 13 2023 07:07 PM	Low impact housing/business
118417559293	Sep 13 2023 06:33 PM	Not yet overcrowded.
118417420157	Sep 13 2023 03:48 PM	Controlling Development and open spaces
118417348988	Sep 13 2023 02:33 PM	Limited development, reasonable traffic, good shopping, reasonable prices (compared to Palm Beach county)
118417287674	Sep 13 2023 01:43 PM	The environment, protecting the environment. Neighborhoods with schools and parks. The current Comp Plan.
118417196901	Sep 13 2023 12:05 PM	Winter weather
118417170691	Sep 13 2023 11:44 AM	The community, beautiful scenery, and accessibility to so many venues/resources.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118417086585	Sep 13 2023 10:41 AM	Small town atmosphere, friendly people, great restaurants, lots of preserves and open space, mom and pop stores
118416924586	Sep 13 2023 07:14 AM	Natural areas, parks, beaches.
118416632732	Sep 12 2023 09:32 PM	Its slow-growth philosophy
118416587430	Sep 12 2023 08:11 PM	Parks and leisure facilities
118416553313	Sep 12 2023 07:05 PM	Beaches -small town feel - environment
118416510735	Sep 12 2023 05:56 PM	Location, property tax cost, public school
118416493641	Sep 12 2023 05:42 PM	Lack of density..Building height restriction, Healthcare system, beaches, proximity to shopping, real estate and sales taxes, emergency service availability, weather(8 months of the year)
118416489829	Sep 12 2023 05:24 PM	Lifestyle
118415961698	Sep 12 2023 03:59 PM	Martin County is a gem in my opinion. We're blessed with a beautiful naturalistic setting, free from traffic jams and overcrowding (though that seems to be at risk of changing) while still being close to other parts of Florida that have more urban experiences and international airports
118416361304	Sep 12 2023 02:58 PM	Low crime and well kept
118416321576	Sep 12 2023 02:19 PM	The parks and commitment to land preservation
118416324386	Sep 12 2023 02:19 PM	Safety
118416310113	Sep 12 2023 02:06 PM	Density
118408440816	Sep 12 2023 01:53 PM	Small town feel in areas like Hobe Sound, Port Salerno, city of Stuart. Coastal environment, history.
118416254939	Sep 12 2023 01:19 PM	What I used to love was the environment. Now it has been destroyed by too much development in the past 3 years
118416216798	Sep 12 2023 12:38 PM	Beaches, libraries, small town feel
118416214584	Sep 12 2023 12:36 PM	Scenic, great schools
118416204566	Sep 12 2023 12:34 PM	I like the county's natural beauty and its commitment to managing growth on its own terms, not those dictated to it by outside interests.
118416207468	Sep 12 2023 12:29 PM	rural, less developed feel
118416188330	Sep 12 2023 12:28 PM	The things we used to like about Martin County, such as slow growth with environmental and mass development restrictions have almost disappeared.
118416191689	Sep 12 2023 12:21 PM	Space. Countryside
118416180201	Sep 12 2023 12:18 PM	Recreational activities (hiking, fishing, biking, natural habitats), sense of small community.
118416029913	Sep 12 2023 09:52 AM	The low density, the height restrictions, the lovely downtown Stuart, the good choices of dining,shopping, medical, easy access to parks and beaches. The small town feeling.
118415955149	Sep 12 2023 08:21 AM	Area attractions. Laid-back lifestyle. Less crowded than WPB or FTL. Proximity to Atlantic and waterways. Beauty of the bridges over the rivers. Quaint downtown.
118415785153	Sep 12 2023 02:23 AM	Beaches

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118415668723	Sep 11 2023 09:51 PM	I moved to Martin County because it had a lower population density and a greater amount of natural preserves than other counties. Unfortunately, I see that changing rapidly.
118415668459	Sep 11 2023 09:43 PM	Small town atmosphere, climate, beauty, convenient access to stores, hospital, library, etc
118415672584	Sep 11 2023 09:37 PM	Access to beach and the limit of high rise development
118415647678	Sep 11 2023 08:49 PM	It was the slower pace and controlled growth. Sad to see current overbuilding.
118415645950	Sep 11 2023 08:48 PM	The comp plan. Contained growth
118415636843	Sep 11 2023 08:29 PM	Small town atmosphere
118415631170	Sep 11 2023 08:17 PM	Down to earth people and proximity to the beach
118415604408	Sep 11 2023 08:03 PM	The natural beauty and environment..... Although the these are changing and disappearing.
118415605570	Sep 11 2023 07:30 PM	Beaches, parks , less traffic
118415590671	Sep 11 2023 07:11 PM	Environmental quality. Water access. Building height limitations. Health services.
118415564970	Sep 11 2023 06:36 PM	It still has the little town feeling about it, but it appears to be changing with all the building.
118415568089	Sep 11 2023 06:31 PM	No buildings over 4 stories
118415561224	Sep 11 2023 06:24 PM	Small town atmosphere, strong sense of community, busy but not overcrowded.
118415564292	Sep 11 2023 06:23 PM	Small town feel. Lack of congestion and no tall buildings.
118415547727	Sep 11 2023 06:11 PM	The small town feel. Not over populated/crowded. The beaches and recreational lands for hiking, biking, kayaking, etc.
118415547690	Sep 11 2023 05:58 PM	access to beaches, police protection and overall quality of life.
118415514229	Sep 11 2023 05:15 PM	The quiet life and lack of congestion
118415500857	Sep 11 2023 05:05 PM	Restaurants and beaches
118415505925	Sep 11 2023 05:03 PM	All the lands preserved, beach accesses readily available, building code of no more than 4 stories, community feel and involvement.
118415482341	Sep 11 2023 04:31 PM	Peace and quiet
118415474254	Sep 11 2023 04:22 PM	Quiet community. Low growth and density.
118415430859	Sep 11 2023 03:33 PM	The 4 Story Building limit Open spaces for wildlife and the environment. The Undeveloped land. Preservation of Nature and Waterways.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118415362332	Sep 11 2023 02:52 PM	<ol style="list-style-type: none"> <li>1. Small-town feel, although we have passed the level of growth and development that can sustain it</li> <li>2. Surrounded by water, although that too is becoming ruined by lack of environmental protections as well as overpopulation</li> <li>3. Four-story condo limits</li> <li>5. Indian Riverside Park and Riverwalk, although the massive condos that have been allowed to build in downtown Stuart have led to an unpleasant increase in traffic and crowding.</li> <li>6. Downtown Stuart, although see #5 above</li> <li>7. Martin County schools, although the present school board has done little to affect positive change among school staff and personnel.</li> <li>8. Hobe Sound Farmer's Market</li> <li>9. Downtown Jensen, although it has already been negatively affected by overgrowth. The threat of further growth will most likely destroy its charm</li> <li>10. Martin County history, although the current board of commissioners does not seem to care about it.</li> </ol>
118415257900	Sep 11 2023 12:28 PM	The parks, waterways, and lack of tall buildings.
118415180747	Sep 11 2023 11:12 AM	The green spaces. No traffic. The people.
118415126306	Sep 11 2023 10:13 AM	Small towns, no high rise buildings, public and free beaches
118414613679	Sep 10 2023 05:20 PM	Water, birds, low density condos and apartment buildings, marine animals
118414554829	Sep 10 2023 01:59 PM	The size; the small-town feel about downtown; the friendly people; the amount of water surrounding it; the FORMER lack of development and the amount of green spaces we HAD
118414495448	Sep 10 2023 11:18 AM	It use to be a nice quiet small community and now it is becoming like Palm Beach and the traffic is horrible
118414294485	Sep 09 2023 08:46 PM	Absence of urban density.
118414237533	Sep 09 2023 05:33 PM	Smaller, home town feel. Homier than the surrounding communities/counties. Large and small wetland and wildlife environment. Low rise buildings. Services are readily available and appropriate. Generally affordable.
118414239395	Sep 09 2023 05:04 PM	The community, the people, the relaxed feel
118414145185	Sep 09 2023 12:54 PM	Smaller size, green space, controlled growth
118414136332	Sep 09 2023 12:38 PM	The OLD comprehensive plan with building within the urban service boundary. The schools are the reason we moved her 25 years ago.
118414094999	Sep 09 2023 11:15 AM	Years ago I liked the adherence to the Comp Plan but the MCC of late have ignored it. and, there is Brightline and excessive traffic



**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118414086536	Sep 09 2023 10:51 AM	small town feeling, which is slowly disappearing. We still have all the restaurants and shopping centers. We have the beaches.
118414020777	Sep 09 2023 07:34 AM	At one time, the open spaces. Now, just the height limit
118414023259	Sep 09 2023 07:28 AM	pace of life, quality of life, great place to raise family
118413993676	Sep 09 2023 05:44 AM	I loved the small town feel. Hope it doesn't keep growing
118413780329	Sep 08 2023 06:07 PM	Smallness
118413720610	Sep 08 2023 04:28 PM	Small size and location
118413688661	Sep 08 2023 04:04 PM	Open space, trees, not over-developed, and not congested.
118413680550	Sep 08 2023 03:43 PM	Open areas, slower pace, great free beach access, no high rises, less population density with the counties north and south of us, controlled and well planned growth.
118413660040	Sep 08 2023 03:16 PM	The abundance of native landscape and friendly people.
118413102016	Sep 08 2023 02:54 PM	4 story height limit and green space to breathe
118413634458	Sep 08 2023 02:50 PM	It is not a vast tract of developments on end although that is changing. A key factor is the height limit. There are a number of opportunities to volunteer and also natural outdoor activities - beaches, birding etc that are not all manicured planned parks and golf courses.
118413609245	Sep 08 2023 02:16 PM	Quaint small town feel, and outdoor recreation (water sports, fishing, hiking, biking).
118413589966	Sep 08 2023 02:04 PM	Easy access to nature and parks, bike friendly/golf cart friendly town, lots of community events all year long, the beautiful dog friendly beaches.
118413600381	Sep 08 2023 02:01 PM	The ocean and river, the well-kept parks, the 4-story height limit, the downtown.
118413576381	Sep 08 2023 01:23 PM	Maritime locations
118413557519	Sep 08 2023 01:21 PM	The conservation of land and environment compared to other counties. The height limit so there are no high rise buildings. The charm!
118413567175	Sep 08 2023 01:11 PM	Quaint and in crowded, well it used to be.
118413528857	Sep 08 2023 01:10 PM	Growing up here from kindergarten - 12th grade, and now working here, I have always enjoyed the beaches and exploring the natural environment / natural trails. It is really the only activity to do here.
118413525138	Sep 08 2023 12:55 PM	Public accessibility to waterfront rivers and beaches parks, green areas, downtown areas, local small businesses with character. Family oriented events
118413543665	Sep 08 2023 12:47 PM	The peace and quiet.
118413541724	Sep 08 2023 12:39 PM	Environmental protections and low density
118413529219	Sep 08 2023 12:30 PM	Low skyline, nature preserves, beaches and parks.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118413518923	Sep 08 2023 12:27 PM	slow growth, comprehensive plan with height restriction, free access to parks and boating facilities, feeling safe due to the Sherriff's department, conservative values in our schools and or Commission.
118413520300	Sep 08 2023 12:26 PM	The Comprehensive Plan Smaller Population, less traffic, less businesses
118413498252	Sep 08 2023 11:51 AM	Too many to write.
118413487033	Sep 08 2023 11:47 AM	what I like is dying because our County Commissioners constantly alter the Comp Plan to appease the developer.
118413486949	Sep 08 2023 11:37 AM	The natural beauty, the spacious feeling, the low height buildings, good community services.
118413467048	Sep 08 2023 11:19 AM	Small town feel
118413436342	Sep 08 2023 10:45 AM	Not too congested, so far
118413370217	Sep 08 2023 10:33 AM	Casual atmosphere. Feels like home. Protecting green spaces. Beach maintenance and accessibility. Waterways. Attempts to grow smart instead of overgrowing. Waste Management is the best!
118413395050	Sep 08 2023 09:56 AM	small town life
118413378860	Sep 08 2023 09:38 AM	Small businesses, green spaces and parks, beaches
118413377026	Sep 08 2023 09:37 AM	The historically responsible growth position that our County has taken. Studies have proven that counties who practice responsible growth benefit both with regard to their economic environments and quality of life.
118413350499	Sep 08 2023 09:15 AM	peaceful atmosohere
118413335354	Sep 08 2023 08:55 AM	Golf Courses, Waterways, Fishing, Downtown, Restaurants, Friendly Atmosphere and most of the all old time feeling of tree lined areas with untouched land which is all disappearing at an alarming rate.
118413321327	Sep 08 2023 08:27 AM	Environment
118413175862	Sep 08 2023 04:22 AM	Small town, small community fell. Local restaurants, non-chain businesses. Fishing community
118413065615	Sep 07 2023 11:29 PM	We loved that it was a small town, now it's become something like Boca. Except Boca has the roadways to support the traffic and Martin County doesn't!
118413041340	Sep 07 2023 10:40 PM	Lots of businesses, shopping, nice residential areas, good medical providers, not a lot of crime, lots of activities, good libraries, easy to get around -
118413020618	Sep 07 2023 09:49 PM	The natural world....

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118413007982	Sep 07 2023 09:41 PM	I have family living in Martin County. I like the small town feel. I like the schools-grand children. I like the parks for the grand children. Including the beaches, the St Lucie River parks for kayaking, and Sailfish Splash. I like the farms and ranches. There is a good mix if services, restaurants and shops.
118413006094	Sep 07 2023 09:25 PM	The small town feel. Up until recently I loved the open spaces, loved limited building. Now we have a few commissioners who seem to want to destroy everything good about Martin County.
118412995140	Sep 07 2023 09:00 PM	Community feel, 4 story limit, small town feeling, great residents.
118412985521	Sep 07 2023 08:50 PM	Downtown Stuart, beaches
118412969427	Sep 07 2023 08:12 PM	environment- water - nature-
118412955042	Sep 07 2023 07:53 PM	Rural, small community, open space, opposite of Palm Beach County
118412958600	Sep 07 2023 07:51 PM	Quality of life in a small community.
118412931982	Sep 07 2023 07:24 PM	Lower density, height restrictions, forward thinking in regards to the environment.
118412937033	Sep 07 2023 07:16 PM	Beaches, nature trails
118412925077	Sep 07 2023 06:57 PM	Exquisite towns, green space, and ocean/river access and environment
118412908125	Sep 07 2023 06:50 PM	Small town feel. The access to the waterways. Community culture
118412914067	Sep 07 2023 06:46 PM	I moved here for it's unique beauty and small town feel. Sadly out of control growth and accompanying traffic has ruined Martin. No more multi unit housing please. There's no room and insufficient infrastructure.
118412916562	Sep 07 2023 06:44 PM	The amount of natural land that is preserved
118412901849	Sep 07 2023 06:20 PM	Hobe Sound
118412896331	Sep 07 2023 06:13 PM	No high rises, wildlife, small town feel
118412890506	Sep 07 2023 06:04 PM	the space, the feeling of community. no tall buildings. downtown has no big box stores. Stuart and Martin County are unique
118412887918	Sep 07 2023 06:02 PM	Manageable size and 4 story minimum. PLEASE.....no more building!
118412836296	Sep 07 2023 05:09 PM	Low density, low height, concern for the environment, especially water quality.
118412846268	Sep 07 2023 05:06 PM	Not Crowded
118412757994	Sep 07 2023 03:27 PM	No tall buildings. Lots of agricultural land to the west.
118412758667	Sep 07 2023 03:22 PM	Accessibility to services, restaurants, physicians, schools, entertainment, shopping, green outdoor spaces

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118412731773	Sep 07 2023 02:46 PM	The small town feel, and being on the ocean
118412734192	Sep 07 2023 02:46 PM	Not as crowded as PSL or PB counties
118412727587	Sep 07 2023 02:40 PM	Slower quiet lifestyle and hopefully reduced growth
118412614818	Sep 07 2023 02:37 PM	The small town feel but unfortunately it is being ruined by over development!!!
118412692190	Sep 07 2023 01:59 PM	Quiet, quaint friendly community
118412645889	Sep 07 2023 01:24 PM	I have lived in Martin County a total of 17 years. It has changed very much. I'm looking to not live here any longer. It is too crowded. In the past, I liked that it was a small town, old Florida feel. It felt safe. My home has been burglarized recently. The traffic was not bumper to bumper but flowed. No one sped or acted with rage. I remember years ago it was well known that you do not speed in Martin County, or a ticket will follow. People acted with decorum and respect for one another. Now, people disregard the speed limits, blast their car stereos, drive while texting, and scare other drivers with the sound of their "boom" cars. Stuart was not overgrown. Everything I needed for the day-to-day was within a short drive. Now, "my" neighborhood grocery store is overcrowded, does not have enough help, offers rude service, and is going to be more crowded with new development. I used to be able to call up a doctor and get an appointment within a few days. I currently have appointments for doctors that are 3-6 months out. I have a feeling with the new Costco on Kanner that we are going to be looking at much congestion and more and more and more development to follow. There are now homeless people living in neighborhoods as well as on many more street corners. I do not have a child any longer in the schools but I have heard negative things on those lines as well. What was...was.
118412625727	Sep 07 2023 01:07 PM	Fishing & farm community, I love the small town feel. Local Fair, open spaces, love the charm of downtown Stuart.
118412577534	Sep 07 2023 12:25 PM	It's my family home
118412604413	Sep 07 2023 12:21 PM	Small town feel lived here for 35 years
118412584746	Sep 07 2023 12:11 PM	Martin County's limits on high-rise development and protections for its environment and quality of life.
118412582717	Sep 07 2023 12:06 PM	The small town community feel and it's charm.
118412581870	Sep 07 2023 11:56 AM	Small hometown feel
118412570889	Sep 07 2023 11:49 AM	The small town of Port Salerno. And what used to be slow growth.
118412561131	Sep 07 2023 11:40 AM	Small town feel
118412561301	Sep 07 2023 11:37 AM	Use to have Small Town Charm
118412564962	Sep 07 2023 11:37 AM	Small community ,great local shops

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118412471852	Sep 07 2023 10:09 AM	Quaint, relaxed, beautiful county
118412441705	Sep 07 2023 09:59 AM	I used to like it's controled growth and innovative Comprehensive Growth Management Plan and commitment to managed urban development. I still love its natural beauty and geographic location.
118412441759	Sep 07 2023 09:25 AM	Fishing, golf, low density and small population.
118412391097	Sep 07 2023 08:19 AM	Small town feel, lower congestion.
118412394856	Sep 07 2023 08:12 AM	No buildings over 4 stories, quite, easy living
118412355164	Sep 07 2023 07:06 AM	Small town feel The library
118412349924	Sep 07 2023 07:04 AM	Our deeo heritage in the fishing, ranching, and farming industries
118412342198	Sep 07 2023 06:54 AM	Low density, living close to the water, beach access
118412348395	Sep 07 2023 06:51 AM	Open space and proximity to the ocean and open lard and parks
118412316970	Sep 07 2023 06:02 AM	Quiet low crime, manageable traffic
118412314159	Sep 07 2023 05:43 AM	Water, small town(used to be before all the apartments and big new developments) family friends
118412079392	Sep 06 2023 09:20 PM	The beauty, peace, quiet, just the overall loveliness of the area. Laid back, not as busy as Palm Beach County nor PSL.
118412061488	Sep 06 2023 08:58 PM	I have lived in Martin County all my life and I greatly appreciate our current comprehensive plan. This is one of the reasons we enjoy a good quality of life here.
118412040753	Sep 06 2023 07:55 PM	Preservation of green spaces, the nature and the waterways and a very gentle way of life.
118412016562	Sep 06 2023 07:09 PM	Lower cost of living. Less crowded
118411999821	Sep 06 2023 06:48 PM	I used to like how quality of life was put first. And the fical responsibility exercised by the government. It was a responsive government that followed the slow responsible growth charter handed down by the people that electorate.
118411973774	Sep 06 2023 06:24 PM	Its combination of rural and suburban areas, its accessible coastline and beaches, its affordability vs. Palm Beach County, its population density vs. other South Florida counties, its excellent Sheriff's Office and Fire Department, and its excellent County Commissioners.
118411980432	Sep 06 2023 06:22 PM	Low population density. No high rises. Relatively good schools and healthcare and relatively low crime
118411985515	Sep 06 2023 06:21 PM	The multiple waterways, small town atmosphere, honest government & density under 5 floors.
118411989523	Sep 06 2023 06:20 PM	Small town, everyone knows everyone. I am a 4th generation
118411987183	Sep 06 2023 06:17 PM	Beach, height limit, density restrictions, lots of great landscaping everywhere
118411958040	Sep 06 2023 05:39 PM	Slower Lifestyle. Small town feel. Library system. Parks
118411949735	Sep 06 2023 05:25 PM	Parks and beaches. Sense of community.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118411941705	Sep 06 2023 05:06 PM	Community, Stuart, beaches, weather, building height limits, environment
118411934315	Sep 06 2023 05:00 PM	Low density and affordability. The water and nature. Downtown.
118411924343	Sep 06 2023 04:56 PM	Natural areas that are well managed, less dense population, our fishing towns and our charm.
118411921633	Sep 06 2023 04:47 PM	Previous slow growth, building height restrictions, and previous zoning limitations. Slower way of life compared to where we moved from and cordiality of residents.
118411920964	Sep 06 2023 04:39 PM	Open spaces
118411914461	Sep 06 2023 04:34 PM	Not as overcrowded as surrounding areas
118411610300	Sep 06 2023 11:15 AM	Generally clean streets; mostly courteous people
118410990029	Sep 05 2023 05:08 PM	It used to be rural. Not over built or over populated ...yet. But, it is on its way
118410980743	Sep 05 2023 05:05 PM	Stayed for the 4-story height limit, USB with NOT EXCESSIVE density. Although the 4-story height density has been breached, there is EXCESSIVE density increase within the USB. Lots of loss of habitat loss and fragmentation.
118410750617	Sep 05 2023 01:26 PM	Good water access and no freeways plowed though town like most cities
118410692397	Sep 05 2023 11:53 AM	Lower density than surrounding areas, height limit on housing, great beaches, clean water
118410697571	Sep 05 2023 11:47 AM	Location to water and small town feel
118410651605	Sep 05 2023 11:11 AM	small knit community, zoning not allowing tall buildings, the open space which is so rare in southern coastal florida east coast , the nature. Do not want to be another palm beach as far as congestion.
118410650720	Sep 05 2023 11:05 AM	The small town feel of the area
118410514583	Sep 05 2023 09:09 AM	Up until now: green spaces, agricultural land west of I-95, limited growth (urban sprawl), 4 story limit, historic areas, preservation of waterways, less developed beach areas, downtown Stuart.
118410531665	Sep 05 2023 09:02 AM	Small town, small county flavor
118410496062	Sep 05 2023 08:19 AM	natural preserves
118410445463	Sep 05 2023 07:13 AM	In my area, the small hometown feel
118410423911	Sep 05 2023 06:37 AM	The natural areas and parks
118410195335	Sep 04 2023 10:16 PM	Everything people r wonder many beautiful places to go and do things
118410143526	Sep 04 2023 07:59 PM	Safe, clean, nice downtown area,
118410053346	Sep 04 2023 04:08 PM	beach, friendly people
118409955774	Sep 04 2023 12:53 PM	The beaches. Downtown Stuart.

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118409895559	Sep 04 2023 11:22 AM	Moved here because we had heard that there would be a very limited growth/development and wanted to live in a relaxed and laid back community. Minimal traffic. Not as a Palm Beach County.
118409880786	Sep 04 2023 10:54 AM	Parks and beaches, less traffic and quieter neighborhoods than south Florida counties.
118409835533	Sep 04 2023 09:37 AM	The nature and public schools are why we moved to MC 23 years ago. It's difficult to watch the deterioration of both.
118409792373	Sep 04 2023 08:24 AM	The river, the 4 story height max on buildings, open space, low density living.
118409777435	Sep 04 2023 08:15 AM	The land that is under the protection of the county or the United States. Our inland waterways are the best feature of our county. The height restrictions on buildings is essential to reducing congestion in our area and preserving our views.
118409760413	Sep 04 2023 07:30 AM	small community with low crime and good schools
118409476102	Sep 03 2023 08:10 PM	Protection of wetlands in development code, lower density building, walking trails.
118409464343	Sep 03 2023 07:20 PM	Low density, low building height - should be lowered to 2 stories, maintain urban service boundary, when traffic backs up through more than one light change all high density development should not be approved.
118409464943	Sep 03 2023 07:18 PM	Palm City is a safe and vibrant community
118409438579	Sep 03 2023 05:46 PM	Water-beaches-River-parks-wildlife-small neighborhoods-
118409407404	Sep 03 2023 03:53 PM	It has kept the county to a four-story height limit on buildings, protects shorelines & wetlands, and has plenty of water access & open spaces.
118409391835	Sep 03 2023 02:44 PM	The fact that is not densely built up.
118409379151	Sep 03 2023 01:58 PM	Quality Of Life. Non-Broward atmosphere.
118409318277	Sep 03 2023 10:55 AM	Green Space. Commitment to our Environment.
118409301342	Sep 03 2023 10:16 AM	I liked the slow growth plan that use to be in place. I liked Stuart before all the apartments were built. I liked the quiet town before you turned it into a busy city
118409297047	Sep 03 2023 10:02 AM	The open spaces and many preserves and parks; and the COMP plan.
118409277317	Sep 03 2023 09:00 AM	Beach, parks, quiet life style
118409262869	Sep 03 2023 08:19 AM	Low density, greenery, not congested , lack of tall structures.
118409247955	Sep 03 2023 07:33 AM	MCSO
118409145415	Sep 03 2023 12:22 AM	No high rises on the beach. Great sheriff. South Florida lifestyle.
118409112450	Sep 02 2023 09:59 PM	parks
118409092224	Sep 02 2023 09:38 PM	The small town coastal environment with quaint restaurants and shops on the rivers and Atlantic ocean.
118409106520	Sep 02 2023 09:24 PM	Community feeling

**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118409098959	Sep 02 2023 08:51 PM	Small town feel with excellent shops, restaurants and experiences.
118409093156	Sep 02 2023 08:34 PM	I'm 3rd generation this is my home and my roots run deep
118409075677	Sep 02 2023 07:17 PM	Up until recently, I liked that it has a small town flavor. There is too much development going on and the traffic is becoming overwhelming. There is no place for the animals to live and they are starting to come into our community. We need to preserve what we have in Martin County, not develop it!
118409064715	Sep 02 2023 06:42 PM	Used to love the small town feel, now overrun by cars and apartments.
118409009816	Sep 02 2023 03:47 PM	boating, downtown area, small town feel, local residents.
118409007724	Sep 02 2023 03:38 PM	SMALL TOWN FEEL WITH MANY CULTURAL BENEFITS AND WIDE PUBLIC ACCESS TO BEACHES, 4 STORY LIMIT, AND CAREFULLY CONTROLLED GROWTH.
118408858888	Sep 02 2023 03:32 PM	Wildlife
118408994057	Sep 02 2023 02:55 PM	The effort at controlled growth that our comprehensive plan has given us, that has allowed for our incomparable quality of life . Especially important has been the four story limit on buildings and our urban services boundary.
118408990291	Sep 02 2023 02:47 PM	The small town feel, the relatively little crime, its beauty and history, accessibility and availability of resources and entertainment, the limit to height of buildings and preservation of the charm of Stuart.
118408993748	Sep 02 2023 02:46 PM	Accessibility
118408879510	Sep 02 2023 02:25 PM	Wildlife preserves, cow pastures, restaurants.
118408968790	Sep 02 2023 01:38 PM	Not much anymore
118408851169	Sep 02 2023 09:05 AM	Low density, open space
118408821211	Sep 02 2023 07:54 AM	It's home, for now.
118408811670	Sep 02 2023 07:38 AM	<ol style="list-style-type: none"> <li>1. MC is located away from the hustle and bustle of large population areas, but with easy access to them.</li> <li>2. MC bld ht limit</li> <li>3. Existing Comp Plan</li> <li>4. All the waterfront (views, access &amp; water-related activities)</li> <li>5. adequate local cultural and entertainment venues</li> <li>6. good schools, especially the international baccalaureate program</li> </ol>
118408787590	Sep 02 2023 06:08 AM	Open space, parts are not developed.
118408761583	Sep 02 2023 04:43 AM	Beaches/restaurants
118408723253	Sep 02 2023 02:36 AM	Sunshine, relative freedom from rampant overdevelopment
118408642626	Sep 01 2023 09:49 PM	The smaller town feel, the beaches, Downtown Stuart, the parks
118408641700	Sep 01 2023 09:44 PM	4story limit. Clean. Low density zoning. Fair Small town feel Free beach access



**What are the things you like the most about Martin County?**

Respondent ID	Response Date	Responses
118408637008	Sep 01 2023 09:32 PM	Small town, friendly, accessibility to shopping, beaches, dining, not South Florida sprawl. Most importantly, quality of life and RESPECT for the environment and reasonable holds on growth. I grew up here.
118408615749	Sep 01 2023 08:30 PM	Water access, and it USE TO HAVE a small town feel.
118408566692	Sep 01 2023 06:41 PM	Quiet, laid back lifestyle with no overdevelopment. I've seen that change in the 10 years that I've lived here, and I really don't like it one bit. It's the whole reason we chose Martin
118408547423	Sep 01 2023 05:55 PM	Open spaces, height limits on buildings, rural feel
118408537902	Sep 01 2023 05:40 PM	the things I used to like such as open waterways and lack of congestion are going away, taken by Brightline and corrupt land developers and their politician friends
118408520884	Sep 01 2023 05:18 PM	Waterways, quant, slower growth, no tall buildings, cleanliness
118408504068	Sep 01 2023 04:53 PM	Open space and not much traffic
118408478947	Sep 01 2023 04:21 PM	The fact that it isn't overdeveloped (yet) like Dade, Broward, Palm Beach, and St Lucie counties.
118408479392	Sep 01 2023 04:10 PM	What is left of the quaintness and small town feel.
118408471193	Sep 01 2023 04:05 PM	Access to Native Habitat and Wetlands
118408441865	Sep 01 2023 03:31 PM	The suburban neighborhoods have been preserved. The building height restriction. Waterfronts and downtown parks.
118408444904	Sep 01 2023 03:26 PM	It's different here. Best place in the state to live
118408437895	Sep 01 2023 03:11 PM	4 story building height limit. Small town feeling-
118408387571	Sep 01 2023 02:10 PM	Small rural county
118408384633	Sep 01 2023 01:57 PM	In general the people.
118408357915	Sep 01 2023 01:26 PM	Open spaces, good roads
118408349082	Sep 01 2023 01:19 PM	Sleepier than PB county, height restrictions, comp plan zoning
118408336042	Sep 01 2023 01:03 PM	Every thing in the 1982 Comp Plan
118408324480	Sep 01 2023 12:47 PM	Conservation, comp plan, wetlands protections, rural lands with only 1house per 20 acres, our rivers, 4 story height limit, urban service boundaries, tiering requirements, compatibility requirements, shoreline protections,
118408295433	Sep 01 2023 12:39 PM	4-story height limit, wetlands, a growth plan that protects rural lands and protects neighborhoods in developed areas
118408308865	Sep 01 2023 12:28 PM	The environment
118408306404	Sep 01 2023 12:22 PM	Not much anymore, over developed
118408299097	Sep 01 2023 12:14 PM	not crowded like other counties near us
118408278452	Sep 01 2023 11:56 AM	Natural resources, community character

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118501721790	Dec 27 2023 02:39 PM	Provide incentives or allowances for companies looking to build affordable housing. Work with local Habitat for Humanity to help families help themselves to build and help others build affordable houses. Possibly donate land for Habitat homes.
118499488283	Dec 21 2023 04:44 PM	increase the density inside the urban service district , raise the 40 ft height limit and allow mitigation of wetlands
118499429493	Dec 21 2023 02:54 PM	You left out what amount is considered “affordable” - \$2000 for a one bedroom on us1 corridor isn’t affordable. The lack of reliable transportation county-wide is deplorable.  Palm beach martin and st lucie should have a ride program for those that do not drive. Like Pinellas Hillsboro
118499187866	Dec 21 2023 08:41 AM	Covering our Western lands with golf courses is counterproductive. Stand alone single family homes is not an answer. ADUs may encourage seniors to downsize opening up more homes. Malls are a waste of space. Allow residential units to be built over ground floor commercial.
118496322682	Dec 17 2023 05:48 PM	There is currently rampant over-development for communities that offer nothing to the working family. REQUIRE any future developments to build affordable (not what they call affordable, but truly affordable) housing for residents as a percentage of the housing they are proposing for monied individuals. Affordable housing doesn't need golf courses!!!
118495581239	Dec 16 2023 09:30 AM	KEEP TAX BASE LOW FOR PEOPLE HERE NOW . WE CAN'T AFFORD TO SUPPORT AFFORDABLE HOUSING.
118495341249	Dec 15 2023 08:09 PM	Stop building expensive apartment complexes and homes that are so over-priced that no one can afford them. Concentrate on more moderately priced optiond.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118495027889	Dec 15 2023 02:37 PM	County & City Commissioners need to do a better job at researching and finding answers to the issues that face our County. They are way too dependent on their staff. They have a tendency to rubber stamp what the staff puts in front of them. They grant way too many zoning changes. They need to research solutions to affordable housing and stop allowing builders to build with no regard to supplying what really is affordable for many residents. The Commissioners are too focused on dismantling our Comprehensive plan. Changing our comp plan to accomodate the rich and famous, Destroying our urban services boundry by allowing the encroachment of development. These very Commissioners who ran on protecting the comp plan and slowing growth to get elected are only focused on being competitive with Palm Beach & St. Lucie County. As for affordable housing, it isn't going to happen since not one mention of accountability and tracking of the promises of the builders and developers who aren't concerned with keeping Martin County affordable to the average wage earner.
118495065437	Dec 15 2023 01:50 PM	How about zoning laws and a Board of Commissioners that don't give in to hugh housing plans with golf courses and amenities that working people don't want and can't afford.
118495036392	Dec 15 2023 01:07 PM	I am not sure I know the answer but o this question. I see a lot of apartment buildings, but not sure how affordable it is. My son lives in Arlington Virginia and pays \$2000 a month for 1/1 apartment..
118494953780	Dec 15 2023 11:43 AM	I don't know of an answer. If owners can get the high rents they will ask for them and even increase them.
118494960367	Dec 15 2023 11:36 AM	Wider tax base. Taxes are a killer for us empty nesters. I cannot imagine how our kids could afford to live here
118494926177	Dec 15 2023 11:04 AM	Tax and density and incentives
118492454298	Dec 12 2023 07:37 PM	Only allow new developments that can provide quality homes for less than \$200,000 or rent less than \$1,00 per month. All the developmental that is being proposed is not for people who cannot afford it.
118490122402	Dec 09 2023 07:53 PM	A family cannot afford to live in Martin County without two people making a significant income. Rent runs for a three bedroom apartment around \$2500 and up. Prices are too high based on HUDS fair market rent of approximately \$1800 for a three bedroom and that price includes utility allowance.
118490015464	Dec 09 2023 01:50 PM	too difficult to describe succinctly
118484276815	Dec 03 2023 10:51 AM	Keep development inside the urban services boundary. More people never covers the cost of the services that are then required.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118484210301	Dec 03 2023 07:00 AM	I am not well versed is how to create affordable housing.
118484016398	Dec 02 2023 05:32 PM	Yes, allow the MCSD to join in on the insurance plan with county employees to lower the cost of healthcare. We have now brought teachers from other countries because it is so bad in Florida who don't have transportation or affordable housing. Teachers are begging for diapers online while working multiple jobs with a spouse. We moved her for the small town feel and it just feels commercial now. Palm Beach County squared. How many car washes, storage units and unaffordable apartments do we need? I miss seeing trees, nature, and feeling like we lived in the slow lane.
118483059347	Dec 01 2023 10:01 AM	Build affordable house instead of building "luxury" units. Even a young adult making a decent living cannot afford a decent rental, never mind a home. Middle income individuals cannot afford an average apartment. People with homes are renting out rooms in their house for \$1000-1500. Prices have skyrocketed and salaries have remained the same for twenty years.
118482881190	Dec 01 2023 05:34 AM	Stop the "Bait and Switch" with developers proposing affordable housing and then building luxury townhomes in the 400,000 range.
118482701612	Nov 30 2023 11:01 PM	Quit allowing the developers run our county & towns. They only build new things rather than improve on existing structures. Maybe start by giving tax breaks to companies that use existing infrastructure, like empty strip malls, buildings, rather than tearing down our precious natural resources which is what draws people here in the first place!
118482619962	Nov 30 2023 08:13 PM	Converting single home properties to multi-home properties. More development subsidies involving requirements for affordable housing. Micro apartments for single residents.
118479517052	Nov 27 2023 04:04 PM	Raise teacher salaries so that housing becomes more affordable to them. Build more low income housing.
118478764668	Nov 26 2023 04:52 PM	subsidized housing
118478657373	Nov 26 2023 10:50 AM	There is plenty of affordable housing in Martin Co, condominiums and trailer parks
118476020423	Nov 21 2023 10:38 PM	The county should actively recruit medium to large scale businesses to locate here, provide employees with above average wages/salaries, and thereby reduce residents' tax liability as well as public service providers' dependence on real estate tax revenue.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118475606306	Nov 21 2023 12:29 PM	Utilize and create tiny homes, utilize 3d printing with concrete to make them more sustainable and possibly lower cost. Create a seminar or workshop for those homeowners who would like to place tiny homes on their properties, offering easily consumable information for how to go about it. Oftentimes new things are hard to start because people don't know where to start or the language used in our codes is confusing to the average person. Make it all as easy and simple as possible.
118473943215	Nov 19 2023 12:59 PM	There is more than enough affordable housing, no new apartment building should be approved! Only single family residence is acceptable! People come to Martin county to escape the madness of broward and palm beach county. Keep it like a small town
118473841588	Nov 19 2023 08:59 AM	Waive density, height, intensity restrictions in suitable areas however don't segregate workforce housing - keep some other housing integrated.
118473738975	Nov 19 2023 02:09 AM	Send them elsewhere
118472906940	Nov 17 2023 01:38 PM	Stop building apartments that start at unaffordable rent prices.
118472832785	Nov 17 2023 12:40 PM	Stop bringing in the high end developments. The SF homes, townhomes and apartment complexes going up are out of reach for the average person. The average person can't afford a \$300k home or \$2200 a month for rent.
118472729900	Nov 17 2023 10:41 AM	Implementing something similar to the "Homes for Heroes" act. There should be a housing incentive or discount for people who work for the public sector.
118472252403	Nov 16 2023 08:47 PM	Slow down growth. Keep Jensen Jensen. Keep the old quaint areas the same. Don't encourage transition
118472232355	Nov 16 2023 08:08 PM	Stop building and leave our green space alone!
118472127619	Nov 16 2023 07:02 PM	We don't need any more in the county.
118472065812	Nov 16 2023 05:11 PM	It's not a problem. If one can't afford to live here, go somewhere else.
118472048797	Nov 16 2023 04:06 PM	Deregulate, more density, incentives for developers.
118471920248	Nov 16 2023 01:48 PM	people are living in them already. to much concrete = more flooding and less wildlife!
118471874612	Nov 16 2023 01:15 PM	Having more affordable apartments near downtown for easy access to events / opportunity

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118471825526	Nov 16 2023 12:21 PM	All of the current housing options seem to only accommodate the well-off. As a young resident even the apartments being built are unaffordable for any average 25yr old. We need to spend the taxpayers money building actually affordable housing and not just town homes and apartments meant specifically for our uniformed services. There's enough county land to do this if only our BOCC would accurately assess and provide housing.
118471793539	Nov 16 2023 11:45 AM	I think the growth we are currently working on is appropriate and should continue in this county. I think building condos respectfully on non conservation land is the right choice
118471787429	Nov 16 2023 11:36 AM	Increase salaries, put a cap on how much can be charged for rent, put a cap on how much can be charged for homes for sale.
118471779157	Nov 16 2023 11:31 AM	There is enough
118470997806	Nov 15 2023 04:23 PM	Build higher, more density
118470865766	Nov 15 2023 02:05 PM	Workforce housing could be built for young people getting their first jobs.
118468424393	Nov 13 2023 10:06 AM	Continue to build and consider appropriate expansion of the urban service areas
118468103857	Nov 12 2023 11:43 PM	Affordable housing is not the purview of the government.
118467947073	Nov 12 2023 04:50 PM	Nope, it is super expensive right now, but the tons of huge box buildings you have allowed have totally junked up the town, and they are 'not' affordable.
118467614740	Nov 11 2023 10:13 PM	Limit the amount of housing and land that can be bought up by large corporation investors, which will keep driving home prices higher.
118467566232	Nov 11 2023 06:41 PM	I am not sure how to resolve this-most new units are not affordable and "workforce" housing is very limited. wages are also low for many jobs.
118467359225	Nov 11 2023 08:47 AM	If true, use old motels for short term living, attract better paying job opportunities, build expensive developments on acreage which will create jobs and increase taxes and not burden schools, beaches, etc., promote elderly to provide a place to live for services rendered to senior or handicapped. Too many to mention here. Research ways.
118467329908	Nov 11 2023 06:56 AM	This is the developers dream sure go a head the illegals are being put in apartments and I am sure they will live in those.You have created a monster Martin is done.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118419872759	Nov 10 2023 07:59 PM	Rehab some existing space Be creative
118466898794	Nov 10 2023 01:37 PM	Identify the need by average earnings per worker and not median income thresholds to have a true perspective on the demographics to be served. Develop opportunities for public private partnerships best address the affordable housing needs.
118466795572	Nov 10 2023 11:41 AM	<p>Creating laws and ordinances that do not allow REITs, Housing Corporations and individuals or families with more than 3 rental properties to buy properties and put them up for rent. These categories of investors are buying and renting properties and doing so in a way that is driving up costs (and taxes) in an opportunistic way. By way of an example, we observed that during the Covid shutdown, rental prices increased dramatically, even though the traditional drivers of rental increases (increases in taxes, utilities, labor costs etc. ) did not increase at the rate that the rental prices did. This has not only driven higher property values but made existing rentals to become less affordable for those who have the lowest incomes. These same people are the ones that we typically depend on for service industry jobs. By driving people out due to opportunistic greed, then we all suffer when it comes time to find help for service industry jobs. Not only the lowest income but even my children who with two incomes are earning over \$110K per year, have found it hard to find housing that is affordable without becoming a encumbered with crushing mortgage costs. Managing the rental market is critical in this problem. As an investor, I have divested my portfolio of REITs once I started to understand that I was a part of the problem of giving money to REITs, rental ETF and Mutual Funds while seeking attractive returns. These entities can buy properties sight unseen, paying top dollar and while not malicious in intent, crowd out the low and middle income residents. County by county, Florida (and other states) need to address this growing issue. Thank you for taking this into consideration.</p>
118466763617	Nov 10 2023 10:43 AM	Don't build more.
118466741335	Nov 10 2023 10:33 AM	Insurance is through the roof.
118466735449	Nov 10 2023 10:14 AM	Instead of letting storage companies take over so much land, build affordable apartments. Not Section 8 housing but apartments that are middle income affordable.
118466728318	Nov 10 2023 10:02 AM	Don't build high end condos no one can afford

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118466719257	Nov 10 2023 09:57 AM	Slow down development in the over \$500M market
118466707212	Nov 10 2023 09:45 AM	Lower property taxes to make homes affordable versus building apartments
118466692964	Nov 10 2023 09:26 AM	I voted to pass the affordable housing for essential workers. I think this is a good way to offer affordable housing to areas people where there are employment opportunities in the county.
118466683847	Nov 10 2023 09:15 AM	Less "box like" apartment complexes and more single family homes.
118466643986	Nov 10 2023 08:28 AM	Incentive for certain professionals such as healthcare workers and teachers. NOT affordable housing to promote unemployment and living off the system
118466617915	Nov 10 2023 07:46 AM	Outlaw short term rentals except in hotels,motels,and trailer parks. No more Airbnb in residential neighborhoods
118466583509	Nov 10 2023 06:51 AM	I think with the addition of the current construction we are good with housing.
118466559960	Nov 10 2023 06:18 AM	I don't believe the county needs more affordable housing, even though I am blue collar working class. I think the county commissioners need to quit lining their pockets with kick backs from the builders who just keep shoving \$300k+ plus housing developments into every corner of woods they can! Do I think home prices should be affordable, 100%. I believe the county should put more money available into the programs like HomeTown Hero's. Expand on the guilds lines to including blue collar workers/working class. By making those programs be easier to qualify for, making more money available for rewards, it would greatly help working class Americans. We don't fall into the "free money" from the government but sadly fall just outside program guidelines too. That is where money should be spent.
118466337359	Nov 09 2023 10:03 PM	Stop letting people rent their houses out for huge prices
118466319773	Nov 09 2023 09:28 PM	Stop building
118466302188	Nov 09 2023 08:58 PM	Define affordable. I have no trust our Commissioners could even define this - they state that they are working on it but their definition of affordable is laughable.
118466264048	Nov 09 2023 07:59 PM	Maybe if there wasn't so many 55+ places and more affordable apartments for all . Or maybe all apartments should have some units at affordable rates, sliding scales?
118466217321	Nov 09 2023 06:51 PM	The County is starting to over build and ruin the uniqueness of our area!



***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118466211048	Nov 09 2023 06:34 PM	It has become impossible for young people to purchase a home in Martin County
118466192786	Nov 09 2023 06:27 PM	It's a nationwide problem. Do not add section 8 or low income housing to this town. Rather, focus on newer concepts of planned development that offers walking, biking, and use of scooters to entertainment, restaurants and housing. Keeping people in their neighborhoods.
118466197270	Nov 09 2023 06:20 PM	Government sponsored low income housing provides an increase in blight to already blight rich areas. It is not the solution in Martin County.
118466183030	Nov 09 2023 06:11 PM	It's a tough question. Rent prices are unrealistic no matter what right now.
118466163581	Nov 09 2023 05:39 PM	Stop building houses, apartments, townhouses the roads can't handle it. The traffics is horrible and will only get worse!
118459081564	Nov 01 2023 07:16 PM	Stop allowing developers buy up in poor neighborhoods and put in tiny expensive houses.
118456388552	Oct 30 2023 01:22 PM	I'm not an expert in this area.
118455901997	Oct 29 2023 01:11 PM	fund community housing coops. increase density in towns while decreasing parking. stop sprawl
118455015772	Oct 27 2023 04:11 PM	Public subsidies
118454679897	Oct 27 2023 04:00 PM	Appropriate solutions would require changing LDR's specifically as it relates to parking requirements, in areas where it makes sense. Encourage development in areas designated for multi-family to develop those lands to their maximum so that additional areas are not later needed to be designated for multi-family. In the shorter term it would be useful to designate more agricultural lands west as additional infrastructure is introduced to include additional trailer park communities. While these communities are not as glamorous as million dollar mcmansions they serve a vital housing need. This might also be incorporated by including more large-scale industrial projects to include worker housing, including allowing some of that vacant industrial land be dedicated to less complicated housing such as trailers.
118454698774	Oct 27 2023 10:45 AM	need to rewrite CRA language and the AH element of comp plan
118445427774	Oct 17 2023 09:43 AM	none at this time but feel there are most likely examples from others across the country who have come up with successful ways to address this issue. Seems a focus group of both locals and professionals could gather these in order to research and propose options
118444325343	Oct 16 2023 07:32 AM	high-density apts with natural surroundings

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118443960204	Oct 15 2023 05:24 PM	Build small units that people from singles to families, can either rent or own. Ownership often means an owner taking better care of a property. Change unused office and commercial buildings into individual units for residential use. Perhaps do the same in an unused mall or company that went out in a mall, such as Sears in the Treasure Coast Mall. Give tax breaks to developers who develop a portion of housing of their development for lower income people. Have affordable senior housing. Affordable housing for workers who don't have high paying jobs such as nonprofessional workers at assisted living facilities, retail workers, hospitality and restaurant workers, etc. Those who do essential jobs but not ones that require extensive education, training, degrees, etc.
118443922568	Oct 15 2023 02:38 PM	Put a limit on the development of "luxury" apartments and high-end housing developments. No one can afford an \$1800/mo 1-BR apartment or a 3/2 house at \$500-600K+.
118443383511	Oct 14 2023 09:50 AM	Put it in port st. Lucie
118443381959	Oct 14 2023 09:42 AM	Allow unique structures. Work with developers to ensure housing will be affordable, i.e. St. luice county
118442049304	Oct 12 2023 04:44 PM	Affordable housing is not the core issues. Not enough high wage professional careers is the core issues which in turn creates housing affordability issues to locals. There is no high paying industry bringing money into the county.
118441251567	Oct 11 2023 10:13 PM	Stop approving so many large, single family home communities. They are not affordable. Look at adding dorm-style shared apartments, or even tiny houses.
118440951355	Oct 11 2023 02:42 PM	There is plenty of housing, just not affordable!!
118440150933	Oct 10 2023 07:04 PM	I Feel there is enough affordable housing in the county.
118440106100	Oct 10 2023 05:56 PM	Cap the amount people are allowed to charge for rent and change it from affordable housing to attainable housing, because even the affordable housing is cost prohibitive. With how expensive everything is, pay isn't increasing, people are going homeless. The rental amounts need to be adjusted to realistically line up with the cost of living and income, taking the lowest Socio economic demographic and starting from there. Everybody should have an opportunity to rent an apartment. Or create a stipend for subsidized housing that is streamline so people don't have to wait months and end up homeless during that process as well.
118439631761	Oct 10 2023 10:05 AM	Housing needs to be expensive to keep it from becoming like PSL
118439539667	Oct 10 2023 08:04 AM	Hold developers to promises of affordable housing.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118439533704	Oct 10 2023 07:47 AM	Unfortunately it is a result of the market. I would rather see the market correct itself.
118439481017	Oct 10 2023 06:10 AM	more deliberate effort to develop affordable housing - have there be a quota of affordable housing with respect to all new housing
118439190434	Oct 09 2023 07:11 PM	Build out west. To much traffic
118438784416	Oct 09 2023 11:10 AM	Despite the many housing developments underway throughout Martin County there are very few that are priced low enough for first time buyers. Most are priced "starting at 400,000 and up" which are not assessable to first time buyers given the depressed wages in the county and in Florida overall. Additionally rents are very high and there are 3-4 year waiting lists for income based housing.
118438726980	Oct 09 2023 09:49 AM	rent control
118438717778	Oct 09 2023 09:34 AM	Stop building!!!
118438708673	Oct 09 2023 09:25 AM	I think the mixed use proposal for Port Salerno wold be a good example of attractive affordable housing that is also walkable.
118438679668	Oct 09 2023 09:03 AM	Designated rent discount for public service workers at apartments negotiated with developers and property management companies prior to building. Provide grants for various businesses to provide rent breaks to a %of employees. Only build so many new complexes per year, allowing time and budget for police and fire budgets to increase personnel to handle the increase.
118438661916	Oct 09 2023 08:31 AM	I used to think we didn't have enough affordable housing, but watching the explosion of multi-family housing units pop up like mushrooms changed my mind. We cannot sustain cramming this many people into our county without adding more schools, hospitals, doctors/medical personnel, and widening roads. This push for huge apartment complexes must stop.
118438624314	Oct 09 2023 07:04 AM	Apts that are not over \$1,000.
118438350264	Oct 08 2023 06:42 PM	Make sure any development either has affordable options, or developers contribute to a county-administered fund.
118438303379	Oct 08 2023 04:25 PM	A builder who is NOT looking to make a huge profit.
118438172054	Oct 08 2023 10:38 AM	Build more options inland west of 95 provide transit opportunities for commuting
118438151357	Oct 08 2023 09:18 AM	Landlords need to reconsider what is truly appropriate and not rent that is just greed.
118438131015	Oct 08 2023 08:13 AM	Not those huge apartment complexes everywhere

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118438114024	Oct 08 2023 07:12 AM	What is affordable housing anymore? Everything being built caters to people moving here from more expensive states so Martin County looks like a bargain and drives prices higher. It is becoming difficult for long time residents to remain in their homes. MORE is not always better
118438054774	Oct 08 2023 03:27 AM	There is plenty of affordable housing
118437966430	Oct 07 2023 11:08 PM	Yes...build more
118437938014	Oct 07 2023 09:17 PM	In 2023, what is the practical definition of Affordable Housing??? Government subsidized? The issue is the lack of high paying jobs.
118437897163	Oct 07 2023 06:09 PM	Require developers to build affordable housing in proportion to luxury housing. County should waive fees to keep it affordable.
118437827090	Oct 07 2023 02:38 PM	Do something about developers greed, all we see is new development at prices, that the majority of locals cannot afford. Maybe Martin County should consider allocating some county owned land for affordable housing. And require developers to provide more of their total projects be allocated to affordable housing.
118437772132	Oct 07 2023 12:15 PM	At this time our entire country has affordable housing problems. Once the economy is better, the housing is better.
118437464885	Oct 06 2023 08:20 PM	Stop paying exorbitant legal fees for public officials. They can pay their own. Use our tax money for things that actually benefit us.
118437384740	Oct 06 2023 06:14 PM	<p>Property taxes should be capped on residential and commercial properties that have been owner occupied. Inflationary taxes and insurance are pushing long time residents out.</p> <p>With the influx of new residents purchasing homes in recent last couple of years there should be enough \$\$coming in to accommodate maintenance and improvements needed to for existing projects.</p> <p>The mismanagement of \$\$ across the board and the lack of checks and balances from the county commissioners are the real reason there are financial shortfalls.</p>
118437400445	Oct 06 2023 06:06 PM	An affordable housing unit that was to be approved wasn't so you need to change your attitude towards affordable housing. Need to write grants ask the feds for help and stop making comments like "well at least it's affordable for someone." Poor form on elected officials' part.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118437394801	Oct 06 2023 05:55 PM	Yes, stop building high rise condos where the rent is over \$2k a month and start building small starter homes that are actually affordable.
118437380374	Oct 06 2023 05:34 PM	High density housing is NOT the answer! Keeping most areas limited density will reap benefits in the long run. Low cost apartments will lower quality of life for all and cause people to leave ultimately raising crime, traffic and health care needs.
118437374408	Oct 06 2023 05:22 PM	Allow greater density in areas which already have established sewers, roads, etc
118437363245	Oct 06 2023 05:08 PM	The market stinks for young adults to afford a single family home along with being able to obtain affordable rentals.
118437333795	Oct 06 2023 04:22 PM	No sorry
118437306591	Oct 06 2023 04:01 PM	There is too much housing and development being built. it needs to be scaled back. Martin County can attain revenue through different avenues such as tourism. If the county continues to build, the area will become clogged with trash and is destroying natural beautiful habitats for viewing nature and wildlife. Martin county cannot even hold the amount of garbage produced. The landfill is closed and has to "transfer" trash at the old landfill site now known as a Transfer Station to transfer trash out of the county.
118419844107	Oct 06 2023 03:52 PM	Stop building assisted living facilities and build affordable housing,
118437287252	Oct 06 2023 03:37 PM	I'm not sure there is a solution because of greed. Allowing our county to be overdeveloped by high priced communities does not help. Also people moving to our area from very expensive areas are pushing up the housing costs and pricing the people that have lived here right out of the Martin county housing market.
118437281452	Oct 06 2023 03:22 PM	leave well enough alone

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118437236850	Oct 06 2023 03:22 PM	The accessory dwelling unit ideas discussed in the commissioners meetings have been great (but not if you want families to move and reside here). It's hard to have solutions to this since units are privately owned so rental prices are set on an individual bases, same with purchasing a home prices have sky rocketed and interest rates have gotten outrageously high (again not in BOCC's control). Though paying your residents a living wage so that the can live and work in Martin County would be a good start. Even the entry level county jobs cannot sustain someone to rent in our area and plan for a future/support a family (since the questions have been about attracting young citizens and their families and having them stay to become generational residents). If the county pays their entry level employees \$14/hr (not taking into account the contract employees that receive limited benefits and very high prices for adding dependents to those plans). \$2240 a month, with taxes and other required deductions is around 18% so they're working with around \$1836.80/month. Average rent in our area (not including utilities, wifi, ect.) is around \$1800/month, that leaves them 36.80 for the rest of their needs for the month. Even if you find the most affordable option of \$1,200 that leaves a MC employee and resident (who is supposed to be raising a family) \$636.80/month. A family crammed into a 1 bed 1 bath they'll spend around \$200 on electricity, \$50 on water, \$50 for internet. Just taking out the basics that leaves them only \$436.80 for groceries. No savings, no retirement, no emergency funds, and no leisure activities that help to boost our local economy. You want to attract talent and keep talent, attract families and keep families, you need to ensure that they can afford to live within our county.
118437228648	Oct 06 2023 02:37 PM	Not in favor of apartment complexes like those on Rt 1 in South Stuart. More single family homes and single story townhouses are needed.
118437186835	Oct 06 2023 01:46 PM	Maybe devote a grant fund to build affordable houses for residents to purchase. Not subsidize, but cut out the profit so much. And have it subject to conventional financing. I am not really in favor of more public housing. Residents need a stake in the game.
118437153632	Oct 06 2023 01:15 PM	Affordable housing must be in areas with access to good schools.
118436907874	Oct 06 2023 09:44 AM	rent controls
118436713962	Oct 06 2023 04:07 AM	more affordable housing such as apartments near I95
118434088980	Oct 03 2023 03:58 PM	Downtown affordable development
118433303715	Oct 02 2023 10:35 PM	rewrite the discription to change the number of affordable housing in each mulifamily/apartment project to provide a better ratio to meet the needs of the working class

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118432614133	Oct 02 2023 09:59 AM	Some kind of incentive or program that helps young people who grew up in Martin County afford to buy a house in Martin County
118432035300	Oct 01 2023 12:50 PM	Not a solution, but: The current housing market lends itself to over-pricing. That needs to cool down first. The community doesn't trust these new complexes - they are falsely put forth as "affordable," but are not. They are severely affecting our quality of life, harming our permeable surfaces, and raising citizen frustration and distrust in government.
118432001776	Oct 01 2023 11:07 AM	Force future real estate developers to incorporate into their products a high percentage of units available at below market valuation. Also force inclusion of comprehensive road and utility improvements to accommodate current and future expansion.
118431503173	Sep 30 2023 12:01 PM	Mandate 30 percent of legitimately affordable units in every new development approved.
118430687435	Sep 29 2023 01:19 PM	building housing for the poor
118427052448	Sep 29 2023 09:23 AM	different housing options
118429707443	Sep 28 2023 11:57 AM	Community land Trusts
118428084478	Sep 26 2023 04:28 PM	With so many new apartment buildings being built, can't a portion of them be made more affordable?
118427690754	Sep 26 2023 09:57 AM	Repurposing currently unused or under utilized space such as the Treasure Coast Mall.
118427152489	Sep 25 2023 05:00 PM	There are many models across the state and country that have increase affordable housing without lowering the standard of living or property values. Blue skies; accessory housing units; container homes; multifamily housing etc.
118427087126	Sep 25 2023 04:12 PM	Allow for mixed use so that our too numerous strip malls can have buildings with upper floor apartments. This would make more efficient use of areas already developed and put residents in closer proximity to stores and businesses.
118427059486	Sep 25 2023 03:10 PM	Increase urban service boundary and land use to open additional areas to residential development. Prefer attainable housing not qualified "affordable" housing
118427022981	Sep 25 2023 02:43 PM	I would like to see more urban attainable housing solutions. Possibly add more apartments above commercial areas. The apartments which are available for rent I do not consider affordable.
118427010222	Sep 25 2023 02:43 PM	Higher density options, community trust funds to subsidize qualified applicants, on-site employee housing options.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118426997642	Sep 25 2023 02:19 PM	The County needs to streamline to process for development. Work with landowners and developers on waiving certain development criteria to allow for more efficient development.
118427007226	Sep 25 2023 02:15 PM	more single-family affordable housing
118427007056	Sep 25 2023 02:13 PM	allow for higher densities
118426995581	Sep 25 2023 02:05 PM	Less red tape and restrictions
118426800785	Sep 25 2023 11:20 AM	I feel that Question 9 above is going to be misinterpreted by some people and therefore you wont get an accurate answer. The word "affordable" has many definitions and some negative connotations. Words such as "workforce", "attainable" and "essential" have also been used to describe Martin County's need for housing for young people, new families starting out, seniors on a fixed income, etc. I think Martin County should continue to move forward with the many initiatives already under way through the new housing coalition committee, through the newly forming Land Trust and we need to think outside the box to have the county partner with other non-profits and the homebuilders to build tiny homes as well.
118426732474	Sep 25 2023 10:13 AM	Allow existing SF homes to place granny flats, or garage apartments on that lot. Create a fund that can be used to help offset the cost of bringing/building new affordable homes in the County; use money from new projects and/or contributions from residents/benefactors to create a large fund.
118426188150	Sep 24 2023 12:01 PM	New simpler cheaper neighborhood
118425971898	Sep 23 2023 08:22 PM	There needs to be affordable housing for the middle class and for our educational staff and first responders. Young adults that grew up here can't afford to live here unless the area is a dump and filled with drug addicts.
118425953732	Sep 23 2023 07:09 PM	Not really, would have to do more research
118425213386	Sep 22 2023 01:25 PM	County should favor projects that provide affordable housing opportunities.
118424702982	Sep 21 2023 11:16 PM	I think there is to much building going on in Martin county, NO MORE developments
118423829472	Sep 21 2023 07:53 AM	County to offer land for developer to build like Blue Sky



***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118423536391	Sep 20 2023 11:08 PM	I am a business owner. Many of my staff are moving to Okeechobee and commuting an hour to work as they simply could not afford to live in Martin County.
118423487196	Sep 20 2023 10:02 PM	Build Affordable housing in neighborhoods that YOU would be willing to live in for the rest of your life. Do NOT build “slums of the future” in ugly or industrial areas. Explore ways to provide affordable, durable, beautiful single family homes within existing lovely neighborhoods.
118423292495	Sep 20 2023 04:44 PM	Stop building!
118422934044	Sep 20 2023 11:01 AM	Quit evaluating property values so high.
118422805103	Sep 20 2023 09:03 AM	Incentives to develop housing affordable for some percentage of AMI. This housing should be available for OWNERSHIP, not just rentals, and could be deed restricted to keep it affordable in perpetuity.
118422285068	Sep 19 2023 05:58 PM	Protect the urban development boundary while encouraging multifamily housing within the urban area.
118422178717	Sep 19 2023 03:59 PM	Use Live Local to have developers invest in housing without architectural enhancements, without pools, without gyms, just a nice apartment with comfortable interior.  The term "starter homes" does not exist anymore since even a middle-class neighborhood home requires \$120,000 a year salary.
118421711402	Sep 19 2023 07:49 AM	Send em out west
118421673274	Sep 19 2023 06:53 AM	Martin County is an employer and a bedroom community for executive positions in palm beach county and beyond - should keep st lucie county as the affordable option - think regionally
118421329918	Sep 18 2023 07:32 PM	I'd like to know what the definition of affordable housing even means. People can't afford rents or the purchase of a home.
118421159888	Sep 18 2023 03:53 PM	The county has more affordable housing than is needed. Enough.
118420927527	Sep 18 2023 11:28 AM	unfortunately, affordable housing generally means crime
118420859303	Sep 18 2023 10:19 AM	Increase the 10% requirement for new build affordable housing to 25%

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118420752414	Sep 18 2023 09:39 AM	Concentrate population in commercial centres to reduce costly sprawl, conserve MC's most valuable asset, and reduce young families' reliance on cars; no new 55+ communities and sunsets on those ageist restrictions already in place. We have an abundance of underused, inflated housing.
118420694374	Sep 18 2023 06:58 AM	A properly constructed survey would have had the option to skip this question based on responses to the previous question.
118420682470	Sep 18 2023 06:22 AM	There are many houses /condos built and still vacant need to sold vs turning into rentals
118420356630	Sep 17 2023 04:20 PM	Developers are being pandered to, building and selling/renting at outrageous prices. The county needs to be actively involved in creating affordable housing, and requiring that any development include a large percentage of affordable options.
118420284246	Sep 17 2023 12:35 PM	Don't build more just cap rents
118420270710	Sep 17 2023 12:09 PM	Developers and builders focus of crowded, over built and over priced new building. Through zoning and building permits stop or slow this. Replace several BOCC members engaged who in supporting these developers.
118420190016	Sep 17 2023 07:48 AM	Stop letting people be greedy and protect renters so we can afford to save to buy houses in Martin county!
118420116399	Sep 17 2023 02:54 AM	There is enough affordable housing available in Martin County
118420055048	Sep 16 2023 09:48 PM	Affordability is relative to income. If you can't afford the housing, improve your work skills to earn more money.
118420000312	Sep 16 2023 05:57 PM	stop building housing that isn't affordable
118419940901	Sep 16 2023 03:13 PM	The current housing growth is not properly considering the REAL impact to infrastructure. The growth is destroying the allure that was in tack just years ago. EVERY ONE WANTS TO LIVE IN PARADISE, BUT SUCH RAPID GROWTH WITH OUT RESTRICTIONS DESTROYS PARADISE TO ALL THAT LIVE HERE NOW!
118419939499	Sep 16 2023 02:55 PM	Appropriate planning for moderate density housing , not high density or urban sprawl.
118419932423	Sep 16 2023 02:31 PM	Rent control and small developments.
118419930806	Sep 16 2023 02:30 PM	Keep growth at a sustainable level

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118419896288	Sep 16 2023 01:07 PM	Slow growth and land preservation and conservation through strong land use zoning laws and complying with comprehensive growth plan and freezing the urban boundary lines and implement a moratorium on all future building development, and use federal, state, and local tax dollars to purchase all available land in Martin County.
118419834807	Sep 16 2023 11:02 AM	Ascertain that builders create affordable housing when they present their plans.
118419822204	Sep 16 2023 10:31 AM	each housing development should provide 10% affordable housing
118419802019	Sep 16 2023 09:30 AM	new apartment builds offering workforce apartment rates for county and city workers
118419786529	Sep 16 2023 08:55 AM	Revitalize depressed neighborhoods, research grants for depressed neighborhoods
118419759105	Sep 16 2023 07:54 AM	I see a number of for rent signs all throughout my area. Open rental mean that more is not needed...
118419770004	Sep 16 2023 07:53 AM	Stop the insanity!!! Not everyone wants high density upscale living
118419765402	Sep 16 2023 07:45 AM	65 plus community of 2 br single floor home of 2000 sf with parking
118419552567	Sep 15 2023 07:44 PM	Seniors get \$500-\$1000 credit of real estate taxes for volunteering a certain amount of hours a year at a MC government job, e.g. library.
118419466973	Sep 15 2023 06:05 PM	I do not have enough knowledge on this topic to comment.
118419491415	Sep 15 2023 05:56 PM	As always, the County can expect the City of Stuart to provide an array of housing options. Then, we have Port St Lucie for back-up.
118419453980	Sep 15 2023 05:27 PM	The market drives the cost of housing. If you have rural density and 3 story height limits then housing will be very expensive. Martin County should designate urban centers that allow for density at a level similar or higher than Stuart. Those areas should be walkable and all for more than just housing. If the inhabitants of the urban centers could get groceries and work without having to drive, then the density would not matter. Residents fear density because they correlate it with traffic. There needs to be more education on traffic and parking as well because there isn't really traffic in Martin County and if you look at a satellite picture, you will see that the entire developed area is turning into a giant parking lot.

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Respondent ID	Response Date	Responses
118419466789	Sep 15 2023 04:53 PM	I don't agree paying our taxes for affordable housing.
118419454385	Sep 15 2023 04:37 PM	Not sure. Perhaps really requiring percent of new housing to be affordable rather than segregating affordable housing --
118419442291	Sep 15 2023 04:30 PM	Build low-density housing in co-operation with habitat and provide nearby transportation. The areas east and near west of A1A do not need more housing. The traffic is becoming obscene year round.
118419435365	Sep 15 2023 04:17 PM	Wow... perhaps subsidized rental options for those who work in the county at low paying jobs
118419429225	Sep 15 2023 04:02 PM	The county commissioners need to stop approving only "luxury" apts and focus on affordable housing.
118419418061	Sep 15 2023 03:48 PM	Prices are what people are willing to pay. HUD housing and low-rent slums can be found plentifully to the north and south of here. When I haven't been able to afford Martin County, I've moved to PSL in those hard times and commuted to my business in Martin. People adapt.
118419414972	Sep 15 2023 03:42 PM	stop trying to limit development projects . growth management should be more accomadating . don't offer to buy out projects neighbors " don't like "
118419413448	Sep 15 2023 03:41 PM	Create some kind of a tax incentive for landlords to lower the rents
118419368776	Sep 15 2023 02:56 PM	Seems an awful lot has been recently built
118419369402	Sep 15 2023 02:44 PM	Help update older housing and build new that are sustainable
118419366057	Sep 15 2023 02:39 PM	Stop building of unnecessary housing
118419349095	Sep 15 2023 02:23 PM	There is not enough affordable housing in the entire US
118419318412	Sep 15 2023 02:02 PM	Need to place affordable housing in areas that are walkable. Also, need it by the highway system since most employment is not within Martin Co.
118419317377	Sep 15 2023 01:58 PM	Developers should be required or incentivized to include affordable units/homes in new developments. If Martin County continues to be developed with an eye on making maximum profit off every new development, housing will never be affordable here.
118419327352	Sep 15 2023 01:57 PM	too many high rent apartments and homes, need low density affordable housing that isn't smack in the middle middle of already crowded stuart
118419314301	Sep 15 2023 01:43 PM	More mixed-use zoning. Housing and businesses located together.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118419305181	Sep 15 2023 01:28 PM	High density, walkable infill developments are needed. Get rid of parking spot minimums for new development.
118419267217	Sep 15 2023 01:05 PM	Giving Affordable Housing folks 30+ years of tax breaks will not help Martin County sustain it's infrastructure. There are areas of Martin County where the land is less expensive and building apartment buildings, duplexes, basic homes in these locales and implementing a transportation (bus?) route for those that have only 1 or no car would help those folks keep their overhead down. Also acquiring government funding for a daycare center near this 'workforce housing area' would help young families who struggle with high daycare costs. Many of the workforce in Martin County try to live in more expensive areas not because they want to, but because they don't have a car and need to bike or walk to work. Instead of living in sub-standard, yet expensive rentals near the coast (and where the bigger wages are), they could have nicer, newer accommodation if they had access to transportation to / from work. A car is large expense for much of the workforce and having to have multiple cars because both parents work in different places, puts these people in the position where they work just to pay for daycare, and their automobiles, leaving little for housing and food.
118419258225	Sep 15 2023 12:38 PM	I think it stopped being affordable when they started building everywhere and nothing was priced affordably. Most people can not afford \$400,000 for a first house. I paid \$50,000 for my first house when I moved here.
118419240857	Sep 15 2023 12:32 PM	I'm seeing a ton of construction on developments that I see as highly undesirable places to live. I would assume these undesirable developments will be considered affordable housing. Frankly, I think a vast majority of the people in the area would agree, the development is out of control.
118419213300	Sep 15 2023 11:47 AM	Rent control
118419133097	Sep 15 2023 11:01 AM	While there may or may not be an adequate supply of attainable housing in Martin County the is enough supply within a 15 minute drive into St Lucie County to make up the perceived lack of supply in Martin county.
118419089906	Sep 15 2023 09:45 AM	Can't upset tax base

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118419055056	Sep 15 2023 09:14 AM	While there is not enough affordable housing, I see that as unchangable economic pressure (demand) from everyone moving here. I believe that keeping our generational families here, and increasing high wage jobs would allow our residents to continue purchasing homes.
118418731802	Sep 14 2023 11:03 PM	Stop selling to greedy developers stop building apartments. Build more small average ranchers styled
118418707295	Sep 14 2023 10:08 PM	The price of housing is expensive. I don't feel that we need to build anymore apartments. Just need to get prices under control on current situation
118418703808	Sep 14 2023 09:55 PM	cap on "flipping" homes and property... purchaser must reside on property or not allowed to rent for a minimum of five years from purchase
118418587502	Sep 14 2023 06:27 PM	Prevent developers from over-building, halt large investment corporations from purchasing large amounts of property/houses for investment
118418498439	Sep 14 2023 04:32 PM	You created the CRAs for this purpose, listen to them.
118418453966	Sep 14 2023 03:44 PM	Stop building luxury developments.
118418448289	Sep 14 2023 03:36 PM	PSL
118418444610	Sep 14 2023 03:29 PM	less multi million dollar homes and gated developments
118418440445	Sep 14 2023 03:22 PM	I don't have a solution but let's stop building townhouses. I would prefer single family homes.
118418435379	Sep 14 2023 03:21 PM	Stop building insanely expensive condos and villas.
118418434364	Sep 14 2023 03:15 PM	I have tons of ideas. The first being stop letting these out of town, out of state and often out of country developers buy all the land. You look the other way and you let them do whatever they want. Our small town is the new palm beach. Maybe we need to have everything voted on now instead of relying on you guys to vote for us. No true local wants this growth. You allow these people to build. Then they rent out \$2,000k a month apartments. That's not affordable. What about those awesome townhouses on Savannah? The one that the rehab occupies solely? Why aren't they available to rent to public.
118418413296	Sep 14 2023 03:02 PM	Commissioners need to stop Allowing luxury development for wealthy people from out of state. Our communities need affordable housing badly

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118417937108	Sep 14 2023 06:09 AM	Less gated communities
118417706454	Sep 13 2023 10:44 PM	No "projects." Affordability for lower middle to middle classes is a must.
118417420157	Sep 13 2023 03:48 PM	Keeping an eye on development
118417287674	Sep 13 2023 01:43 PM	Preserve the affordable neighborhoods that currently exist, such as Port Salerno.
118417170691	Sep 13 2023 11:44 AM	Overall, I feel there are affordable housing options for families. However, single adults do not have enough affordable housing options that could allow them to maintain a regular lifestyle.
118417086585	Sep 13 2023 10:41 AM	I read that it is already being addressed by building several affordable housing projects
118416924586	Sep 13 2023 07:14 AM	The economy and greedy corporate landlords have made it almost impossible to have affordable housing. Do not have a solution. Perhaps prefab low cost housing backed by the State and/or County.
118416632732	Sep 12 2023 09:32 PM	Allow a tiny-house community, convert commercial property to housing such as old motels
118416587430	Sep 12 2023 08:11 PM	Ensuring there is some affordable housing in each community. We do not need low income ghettos. If housing is part of a community then the better.
118416553313	Sep 12 2023 07:05 PM	We need political will to improve in this area
118416510735	Sep 12 2023 05:56 PM	Single family homes under \$400k or apartments under \$2000/mo
118416493641	Sep 12 2023 05:42 PM	The county must insist on a 30% of all new developments, define what is meant by 'affordable housing'....House that a working family of 4 can afford or rename it to "Working Family Housing" Affordable housing to most means low income housing but we must provide housing for cops, firemen.EMS, school teachers and service workers.
118416489829	Sep 12 2023 05:24 PM	No
118415961698	Sep 12 2023 03:59 PM	As the father of 4 young adults the number one and two complaints I hear from them and their friends is social engagement (or the lack there of) and finding a good job.
118408440816	Sep 12 2023 01:53 PM	It is an issue statewide and more of a situation where so many people have moved to FL that growth is the problem. Solution is to let the housing market adjust and in a few years things may be different

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118416267199	Sep 12 2023 01:28 PM	Lower prices and stop building so much
118416254939	Sep 12 2023 01:19 PM	stop building the tall units when we are already overly congested
118416204566	Sep 12 2023 12:34 PM	I believe county leaders should look at ways to encourage unconventional housing solutions, like live/work spaces and mother-in-law apartments. But there also has to be a greater acceptance to multi-family housing in general, whether it's rented or owned.
118416188330	Sep 12 2023 12:28 PM	No new development should be approved UNLESS they also provide a housing component, somewhere in Martin County, for those who make less than \$25K a year.
118416191689	Sep 12 2023 12:21 PM	Smaller homes
118416180201	Sep 12 2023 12:18 PM	There is mainly a shortage of rental properties to accommodate families. So many communities existing and being built with strict HOA's severely limit availability and options for a lot of people.
118415955149	Sep 12 2023 08:21 AM	Enact legislation that compels developers to provide at a minimum, 65% affordable housing units and define "affordable" as the national average of % income to rent or housin expense. Convert unused commercial space into housing.
118415785153	Sep 12 2023 02:23 AM	New development should have a requirement to provide units (houses and apartments) that are affordable for those making minimum wage and are below the poverty level. (Monthly costs of 30% of income for housing.)
118415668459	Sep 11 2023 09:43 PM	Modest home neighborhoods, restricted to resident owners, not investors
118415647678	Sep 11 2023 08:49 PM	It's too late
118415645950	Sep 11 2023 08:48 PM	Control costs
118415604408	Sep 11 2023 08:03 PM	Stop thinking of affordable housing only as living in an apartment. Build smaller single family homes/starter homes and stop building so many 3000-4000 sq ft homes.
118415561224	Sep 11 2023 06:24 PM	Do not build any more apartment and condos. Look at the amount currently being built. ENOUGH!
118415564292	Sep 11 2023 06:23 PM	I don't.



***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118415547727	Sep 11 2023 06:11 PM	Legislate the requirement for developers to set aside a larger portion of new developments to affordable housing. This should be a partnership with the state government for subsidizing such needed and affordable development.
118415547690	Sep 11 2023 05:58 PM	i do not have the answers
118415514229	Sep 11 2023 05:15 PM	Build more affordable housing units in the county
118415505925	Sep 11 2023 05:03 PM	New developments should include affordable housing as part of the overall plan. Limit the \$600-1,000,000 housing development.
118415362332	Sep 11 2023 02:52 PM	If one says there is not enough affordable housing, then the developers and the board of county commissioners and city of Stuart use that in defense of all of the high-density projects that have already overtaxed the limits and the density of Martin County. Families would be much better served by single-family properties that will grow in value and potentially create generational wealth. Yes they may cost more but financing a single-family home at a 7% interest rate over 30 years is more appealing to a family who wishes to live and work in Martin County. Using the excuse that there is not enough affordable housing increases the idea that renting a high-density apartment or condo is somehow benefitting the residents as a whole. It isn't.
118415180747	Sep 11 2023 11:12 AM	This is a systemic problem. Investors are buying up properties for cash, and the average homeowner cant compete. Not selling to investors would help!
118414613679	Sep 10 2023 05:20 PM	I am not sure if there is enough affordable housing or not
118414554829	Sep 10 2023 01:59 PM	Tiny homes; apartment complexes with lower rents than currently exist
118414495448	Sep 10 2023 11:18 AM	stop building on every piece of green land and lower the cost of the rents and costs to purchase the existing housing. It's gotten out of hand.
118414294485	Sep 09 2023 08:46 PM	Martin County must not get involved in questions of managed housing development.
118414136332	Sep 09 2023 12:38 PM	Relax rules for amount of units on large parcels. Tiny homes, Provide federal or state assistance in purchasing a home.
118414094999	Sep 09 2023 11:15 AM	stop the endless growth
118414086536	Sep 09 2023 10:51 AM	Build low cost communities. Small homes for workers who can not afford to live in Martin County.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118413993676	Sep 09 2023 05:44 AM	Give special tax breaks or homeowners exemption for people who have lived here more than 2 generations. WE DO NOT NEEF MORE HOUSES JUST MAKE IT AFFORDABLE FOR US TO LIVE HERE STILL
118413780329	Sep 08 2023 06:07 PM	There is enough
118413720610	Sep 08 2023 04:28 PM	More multi family dwellings
118413688661	Sep 08 2023 04:04 PM	Define affordable housing.
118413680550	Sep 08 2023 03:43 PM	Provide tax or other economic incentives for developers that will provide monitored affordable housing and ensure those properties do not get bought up by speculative investors.
118413660040	Sep 08 2023 03:16 PM	Build more affordable housing that can be purchased by a working individual or family making entry-level wages.
118413634458	Sep 08 2023 02:50 PM	Actually build housing that is affordable i.e under \$ 150,000 or rentals that are less than \$2000 per month. But there must also be natural green space and services.
118413609245	Sep 08 2023 02:16 PM	Strategic mixed-use development designed by local architects, not cookie cutter townhomes or giant apartment complexes designed by developers.
118413589966	Sep 08 2023 02:04 PM	Condos, townhouses, apartments are being approved as “affordable housing” however, it is not affordable when it goes for rent or for sale. The design and location of affordable housing needs further thought. Living within a smaller footprint, revitalizing existing blighted housing, creating tiny affordable housing communities within or close to CRA’s.
118413600381	Sep 08 2023 02:01 PM	Any solution is fine. I prefer within the urban services boundary. If it is dense or 4 storys high or a tiny house, OK. People are sleeping in the woods. Federal programs are fine with me.
118413576381	Sep 08 2023 01:23 PM	Don’t allow out of state buyers without first giving Florida locals first refusal.

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Respondent ID	Response Date	Responses
118413528857	Sep 08 2023 01:10 PM	<p>Well, that is a difficult question to answer one way... I know with SB 102, there will be more opportunity to rent to live within the county for certain incomes, but it would be best to have an action plan for affordable single-family housing that allows for ownership and building equity.</p> <p>As a fairly successful young adult, I fell victim of buying off Becker in PSL due to limited affordable and 'newer' starter homes (3 bed / 2 bath for example). There are limited options that meet this that are NOT townhomes. I do not qualify a townhome as single family with it being attached and very small front and rear yards, even though the LDR states otherwise.</p> <p>Could there be incentives to start a grant program or require a small percentage of new single-family development to designate affordable starter home options?</p>
118413525138	Sep 08 2023 12:55 PM	<p>Not sure. I feel the prevalence of short term rental buy ups (like Airbnb) have affected the lower end of affordable housing specifically in our smaller, beautiful areas with older homes. Martin county is currently working on more apartment buildings and townhouses which will help. There needs to be state and local intervention with the insurance industry as this also drives up ownership and rental costs. I'm not a professional so these are just my and my experiences that have formed my opinion.</p>
118413543665	Sep 08 2023 12:47 PM	<p>There seems to be plenty of empty land for sale. Instead of million \$\$ unit, some affordable rentals and homes could be added.</p>
118413529219	Sep 08 2023 12:30 PM	<p>There is almost no truly affordable housing for people just starting out.</p>
118413518923	Sep 08 2023 12:27 PM	<p>there is enough affordable housing</p>
118413487033	Sep 08 2023 11:47 AM	<p>New Jersey has an affordable housing situation that adds low income housing to every project. It's not perfect but it been working for decades.</p>

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118413370217	Sep 08 2023 10:33 AM	Define affordable. The survey is very slanted. The County has approved several new construction communities which more than likely will not be "affordable" for young adults wanting to move back and live in Martin County. Families will need to pass down their properties without selling them on the market. Businesses will need to pay employees more in order to afford available housing. The County may consider using land they own or can purchase in the future to create affordable housing communities and control pricing so they remain affordable. Cannot be purchased by investors to flip.
118413378860	Sep 08 2023 09:38 AM	Stop building condos and apartments that cost thousands of dollars in rent per month.
118413377026	Sep 08 2023 09:37 AM	It's not so much the housing as it is the insurance - both our daughters could afford to buy but sustaining their homes with the absurd insurance premiums terrifies them.
118413350499	Sep 08 2023 09:15 AM	stop approving high price housing development and force developers to build affordable housing.
118413175862	Sep 08 2023 04:22 AM	A special tax break or homeowners exemption for people who've lived here for more than 2 generations that's the only way to be able to afford keeping families who built Martin county here.
118413065615	Sep 07 2023 11:29 PM	Yes! Stop letting the developers Buffalo you all into approving projects that aren't actually affordable! 2,000 monthly for rent it outrageous!
118413020618	Sep 07 2023 09:49 PM	A high tax on luxury development and a percentage of affordable units in any development
118413007982	Sep 07 2023 09:41 PM	Keep the housing along the main transportation corridors within the urban boundary. Use urban infill sites. Repurpose some of the older strip shopping centers with mixed use. Make the housing as energy and space efficient as possible. Incorporate renewable energy sources and EV charging stations. Keep housing low rise. Always include natural landscape areas, views to natural areas.
118413006094	Sep 07 2023 09:25 PM	Stop the developers from ruining the county.
118412985521	Sep 07 2023 08:50 PM	Expensive apartments that are going up as "affordable housing" is NOT the answer. Housing costs and insurance costs need to come down. Our children were born and raised in martin county and know they will not be able to start a life and raise a family here due to the costs.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118412969427	Sep 07 2023 08:12 PM	public private partnerships to help unwrite home ownership - I am against high density low income housing - it is like a ghetto
118412955042	Sep 07 2023 07:53 PM	Overdevelopment is adding to cost of living by increasing taxes, which are used to pay for additional services (fire, police, infrastructure, county staffing). Additionally, higher home prices are made even more expensive by higher homeowners insurance premiums
118412925077	Sep 07 2023 06:57 PM	There is no consistent control on keeping "affordable housing" actually affordable. If in place, we have enough with currently permitted construction and need to maintain real green space.
118412908125	Sep 07 2023 06:50 PM	Tax breaks for service industries, including school employees and teachers, police, healthcare below a specific income level, hospitality workers, municipality employees such as waste management, parks and recreation, etc. capped increases for annual rental rates
118412896331	Sep 07 2023 06:13 PM	These questions are skewed. The "affordable" housing that is promised is never delivered. And just bc it is a rental does not make it affordable.
118412890506	Sep 07 2023 06:04 PM	the county has enough of all levels of housing
118412887918	Sep 07 2023 06:02 PM	Subsidized housing
118412836296	Sep 07 2023 05:09 PM	This is a national problem. Salaries have not kept pace with the cost of home ownership or rental. Governmental interference is not the answer. People have to accept rentals and investors have to accept less return. If government has property that can be turned into housing fine, enable more multifamily housing.
118412846268	Sep 07 2023 05:06 PM	The area has enough affordable housing. Include other nearby counties.
118412757994	Sep 07 2023 03:27 PM	Multi unit construction within the urban services boundary. Developments like Newfield with rentals or ownership opportunities priced for lower income residents.
118412645889	Sep 07 2023 01:24 PM	I do not know the answer to this question. I know that this topic has been discussed and the argument has been made that there is not enough affordable housing. Does this mean that we build more apartment complexes that are eyesores and tinderboxes as is found now on US-1 with the new development being built?

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<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118412625727	Sep 07 2023 01:07 PM	There has to be more options. Take into consideration average salary when making prices. Limited rental increases.
118412577534	Sep 07 2023 12:25 PM	A tax break or home owner or something to help the people who have lived here for 2 generations or more! That is the only way to make it affordable for your CURRENT MARTIN COUNTY RESIDENTS
118412604413	Sep 07 2023 12:21 PM	Stop building we don't want to be palm beach
118412584746	Sep 07 2023 12:11 PM	Locate affordable housing near job centers and transportation assets.
118412582717	Sep 07 2023 12:06 PM	A special tax break or homeowners exemption for people who've lived here for more than 2 generations that's the only way to be able to afford keeping families who built Martin county here.
118412581870	Sep 07 2023 11:56 AM	Higher taxes for non-Floridians moving here. Stop developing the area too fast, limit building permits
118412570889	Sep 07 2023 11:49 AM	Redevelopment of existing buildings
118412561131	Sep 07 2023 11:40 AM	Sadly we've priced young adults out of our area. I don't have a solution but would like to see more attainable goals for my grandchildren.
118412561301	Sep 07 2023 11:37 AM	Building Affordable Housing so coming Generations can live and work where they were raised
118412471852	Sep 07 2023 10:09 AM	The housing authority needs to provide more affordable housing because private landlords cannot afford to rent affordable housing due to the high cost of insurance, property taxes and infrastructure fees martin county mandate on homeowners
118412441705	Sep 07 2023 09:59 AM	There should be a housing authority and charter that would equalize regional housing oportunities. We should recognize that transportation/infrastructure, job opportunities and affordability are interconnected.
118412441759	Sep 07 2023 09:25 AM	Tax breaks, higher density
118412391097	Sep 07 2023 08:19 AM	Better government control of insurance companies over exorbitant premiums.
118412394856	Sep 07 2023 08:12 AM	More tax incentives to developers

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

Respondent ID	Response Date	Responses
118412349924	Sep 07 2023 07:04 AM	Curved the growth around Martin county. The developers will leave and us multigenerational residents and their children will survive without these dryastic changes. As of now with what our commissioners are allowing to happen this will inevitably cause multigenerational family's to leave this county in seek of a more traditional values community
118412342198	Sep 07 2023 06:54 AM	Require a set amount of affordable housing, if granting new developments. Look at reuse of empty commercial assets.
118412348395	Sep 07 2023 06:51 AM	Rent control
118412316970	Sep 07 2023 06:02 AM	Don't let high dollar / large land consumption developerment occur
118412314159	Sep 07 2023 05:43 AM	People should move
118412079392	Sep 06 2023 09:20 PM	We have to bring down rents, property insurance costs, car insurance and medical insurance costs. We need to hold developers to their promises. If they present to develop housing the local workforce can afford, stick to it. Don't allow them to change later.
118412040753	Sep 06 2023 07:55 PM	I feel there is enough affordable housing.
118412016562	Sep 06 2023 07:09 PM	Zoning through favoring PUD approval
118411999821	Sep 06 2023 06:48 PM	The issue as it always is not affordable housing it is a government that successfully managed the challenges of density. The growth brings. And that is a rarity.
118411973774	Sep 06 2023 06:24 PM	Consider revisiting the age restrictions allowed for condos and HOA's, e.g., instead of 55+ perhaps 35+.
118411980432	Sep 06 2023 06:22 PM	This is THE \$64,000 Question! I suspect the solution may have to be more apartments BUT they need to meet the level of affordability of people who are early on in careers or in service industries.
118411985515	Sep 06 2023 06:21 PM	The cost of Affordable housing is not really beneficial to our low income work force.
118411989523	Sep 06 2023 06:20 PM	The so called affordable housing is NOT affordable!!
118411958040	Sep 06 2023 05:39 PM	Renovate existing buildings such as old hotels /motels and look at the treasure coast mall

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Respondent ID	Response Date	Responses
118411949735	Sep 06 2023 05:25 PM	Partnerships with government, private and nonprofit sectors to build and manage affordable housing. Donate county and schoolboard land for the specific purpose of affordable housing. Use the fairgrounds for a partnership with a company like Blue Sky which just developed a project in St Lucie in partnership with that county
118411924343	Sep 06 2023 04:56 PM	Work live opportunities should exist for park personnel, as well as teachers and schools district employees.
118411920964	Sep 06 2023 04:39 PM	There is enough
118411914461	Sep 06 2023 04:34 PM	Unfortunately, I don't. I would like for it to be cheaper to live here, but I also don't want more developments.
118411610300	Sep 06 2023 11:15 AM	#1: Demand that the Legislature stop raiding the Sadowski Fund. #2: Actively recruit developers who have a track record for building affordable/multi-family projects vs. McMansions.
118410980743	Sep 05 2023 05:05 PM	Restrict small rentals to VRBOs & AIR B & B.s. But I'm a physician. My opinion on this doesn't matter. What are the evidence-based planning solutions to this problem.
118410750617	Sep 05 2023 01:26 PM	* Stop bulldozing all the historic trailer parks communities. Historically significant part of Martin county and we keep destroying more every year. * Allow small "development" by right for existing homeowners (one or two granny cottages per house give lots of options for young people and old alike) * More options for people to live without cars close to jobs. Cars are \$\$\$\$! Will mostly work near downtown (hospital is a lot of jobs), but a couple other places too
118410650720	Sep 05 2023 11:05 AM	Provide various incentives including density bonuses, additional height allowances, reductions in open space, etc. to developers to build / rent low income housing
118410514583	Sep 05 2023 09:09 AM	There is probably not enough affordable housing. The commissioners and developers cater to retirees with money. I don't know a solution, but it does need to be a priority without contributing to the urban sprawl that is currently happening.
118410423911	Sep 05 2023 06:37 AM	No more apartments. Please, take the vacant buildings (any) and convert them to homes/apartments and the like, and renovate or upgrade them as housing. Second story apartments above existing businesses like restaurants/shops. Rent caps for ALL OF THE out of state home owners who price gouge. Convert unused commercial space as residential.



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<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118410053346	Sep 04 2023 04:08 PM	tiny houses for seniors, rehab older houses these kids can buy at affordable prices
118409955774	Sep 04 2023 12:53 PM	No idea. Instead of so many luxury apartment places being approved they should have built townhomes instead.
118409880786	Sep 04 2023 10:54 AM	I believe the county is currently making good decisions based on development in the county that is going on now. Housing is being addressed, which in turn I hope will attract more young adults. Catering to the retired community, who provide little to no improvement to the county, will not allow Martin County to succeed.
118409835533	Sep 04 2023 09:37 AM	Rents are too high a middle-income family to live here. All the new building is still out of reach. Can the county create a non-profit for housing? Build and sell/rent as cost.
118409792373	Sep 04 2023 08:24 AM	Free market
118409777435	Sep 04 2023 08:15 AM	There is currently a cost associated with owning a home in Martin County and for those who wish to live here they must meet those financial requirements. It is not our responsibility to make living in Martin County affordable.
118409760413	Sep 04 2023 07:30 AM	With the current real estate market it is difficult to provide affordable housing. A community of smaller patio homes would be good for first time home buyers and older people looking to downsize.
118409476102	Sep 03 2023 08:10 PM	Redevelop older retail areas to housing/mixed use.
118409464343	Sep 03 2023 07:20 PM	Home ownership should be emphasized over approving rental tenements.
118409438579	Sep 03 2023 05:46 PM	Lower rental rates. So- insurance and taxes on rental property should be manageable- maybe even incentivize renting to returning young adults
118409407404	Sep 03 2023 03:53 PM	If housing is not affordable the solution is NOT to change the comp plan and urban service boundary. St. Lucie county is exactly what we must avoid. The things that make us desirable will be lost. The reason Martin is desirable is because it has not built on every square foot of land like Palm Beach and St. Lucie. Be careful that the solution to affordable housing does not destroy what we have.
118409391835	Sep 03 2023 02:44 PM	Subsidized housing within the urban service area.
118409318277	Sep 03 2023 10:55 AM	Better enforcement of affordable housing requirements applied to developers.

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118409297047	Sep 03 2023 10:02 AM	Parking lots that are no longer used for business could be turned into affordable housing that would also be close to jobs and transportation.
118409145415	Sep 03 2023 12:22 AM	We have plenty
118409112450	Sep 02 2023 09:59 PM	Convert vacant and under-utilized strip mall buildings.
118409092224	Sep 02 2023 09:38 PM	Protect and Expand the National Housing Trust Fund. Preserve and Increase Resources for Federal Affordable Housing Programs. Ensure Federal Disaster Recovery Efforts are Fair and Equitable. Promote Equitable Access to Affordable Housing. Champion Anti-Poverty Solutions.
118409106520	Sep 02 2023 09:24 PM	Needs more low income, not housing that costs \$2000 a month
118409093156	Sep 02 2023 08:34 PM	To keep families who have lived here forever and want to stay here, you need to give them a large discount on their taxes. Proof of your direct family being born and raised here for a minimum of 2 generations as a qualifier. You could even go so far as to require that of first time home buyers in the area or that the option to sell must be first offered to said person with assistance from MC. In lieu of those shoddy apartments that the government pays for.
118409007724	Sep 02 2023 03:38 PM	NEED TO ENFORCE DEVELOPERS TO PROVIDE A PROPER SHARE OF AFFORDABLE HOUSING - NOT WIGGLEOUT TO MAXIMIZE THEIR PROFITS. COMMISSIONERS NEED TO BUY INTO THIS!
118408990291	Sep 02 2023 02:47 PM	I think with what is NOW on the building schedule we will achieve that level of housing. We have to be careful not to add more traffic to our infrastructure as tourists inflate it during winter months. It is a careful balancing act and one we are at risk of losing what we currently have.
118408968790	Sep 02 2023 01:38 PM	We're a tourist trap now
118408851169	Sep 02 2023 09:05 AM	Don't care about having affordable housing.
118408821211	Sep 02 2023 07:54 AM	Let's be real, there is no solution other than government owned and operated housing. Developers will not create affordable housing.
118408811670	Sep 02 2023 07:38 AM	I am not knowledgeable enough on this issue.
118408723253	Sep 02 2023 02:36 AM	Provide

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118408641700	Sep 01 2023 09:44 PM	Define affordable housing. Teachers, first responders middle class
118408504068	Sep 01 2023 04:53 PM	Martin county residents not want projects/section 8 type housing.
118408478947	Sep 01 2023 04:21 PM	Stop allowing developers to skirt development rules. Commissioners and staff should be the gatekeepers of development not facilitators for development and developers
118408479392	Sep 01 2023 04:10 PM	Yes, private companies and industry should be building infrastructure not our county governments!
118408471193	Sep 01 2023 04:05 PM	Redevelopment of existing multifamily/condo communities that are not eligible for enhancement grants as they are not single family homes. Focus on communities that are outside CRAs too. There are older communities developed in the 60s, 70s, 80s tout of CRAs that need enhancements.
118408441865	Sep 01 2023 03:31 PM	brownfield development
118408444904	Sep 01 2023 03:26 PM	Repurpose property, even mall property. Affordable housing, convert the old Sears building as an example. Unoccupied strip malls can be converted to apartments. That way they would be located near public transportation.
118408437895	Sep 01 2023 03:11 PM	Convert unused mall space to housing.
118408387571	Sep 01 2023 02:10 PM	Don't let Wall Street compete with homeowners
118408384633	Sep 01 2023 01:57 PM	Actually hold builders to build affordable housing. This needs to be defined. As much rampant building that is happening why are we not making sure its affordable? The builders tell us we will allot X amount for affordable. Its not defined and our weak and spineless commissionners do nothing to hold them to it.
118408357915	Sep 01 2023 01:26 PM	Enough
118408349082	Sep 01 2023 01:19 PM	Needs to be encourage thru zoning incentives
118408336042	Sep 01 2023 01:03 PM	Staff told the BOCC that it would provide options 2 years ago and it still hasn't happened.
118408295433	Sep 01 2023 12:39 PM	Require builders and developers to include affordable homes and apartments as part of any new development you approve.
118408308865	Sep 01 2023 12:28 PM	Quit building until everything existing is sold
118408305732	Sep 01 2023 12:23 PM	require all new deve

***If you feel there is not enough affordable housing in the county, do you have any thoughts on appropriate solutions?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118408306404	Sep 01 2023 12:22 PM	There is none, all the county is doing is adding density by approving everything We will have major infrastructure issues eventually
118408278452	Sep 01 2023 11:56 AM	Convert abandoned buildings to affordable housing. There are many abandoned strip malls and vacant commercial buildings that could be used for affordable housing.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118501721790	Dec 27 2023 02:39 PM	I am not familiar with this but will be looking into it.
118501210022	Dec 26 2023 12:58 PM	The definition of affordable housing has to be redefined, and the county needs to acknowledge what the average, working-class person really earns.
118499488283	Dec 21 2023 04:44 PM	will set some peoples hair on fire . should increase affordability
118499429493	Dec 21 2023 02:54 PM	It will junk up the area with traffic and tax the school district. There should be infrastructure for transportation and walk ability otherwise you are creating high density and too many vehicles.
118499254582	Dec 21 2023 10:19 AM	Negatively. It's not necessary to accomodate quotas of every financial & class group. Let the free market work.
118499187866	Dec 21 2023 08:41 AM	I have not read anything about this but it is a smart idea.
118496806078	Dec 18 2023 09:24 AM	I believe the County will be filled with complex after complex which will take away from the quaintness of the County.
118496322682	Dec 17 2023 05:48 PM	I am in favor of anything that creates truly affordable housing for the working class.
118495672524	Dec 16 2023 12:47 PM	Negativly
118495577688	Dec 16 2023 09:30 AM	We elect commissioners to fight for us not go along with whatever the state dictates
118495581239	Dec 16 2023 09:30 AM	IT WILL BRING UNWELCOME LIVING CONDITIONS INTO A COMMUNITY LOWERING OUR STANDARD OF LIVING.
118495341249	Dec 15 2023 08:09 PM	Not familiar
118495027889	Dec 15 2023 02:37 PM	This SB102 will allow more development now that commercial and industrial will become mixed use. Their answer to affordable housing. 1st floor will be commercial for business and the remaining floors will be apartments, townhouses or condos. So in essence, because the bill allows commercial and industrial to now have housing available it should help in solving the affordable housing problem. Say goodbye to our 4 story height limit. The one mile radius of the highest building in our County allows for developers to exploit that rule.
118495065437	Dec 15 2023 01:50 PM	I'm not familiar, I don't see anything currently being build that working class people can afford.
118495036392	Dec 15 2023 01:07 PM	Not sure, but not concerned about it
118495033831	Dec 15 2023 12:57 PM	Negatively
118494954867	Dec 15 2023 11:31 AM	We have too many developments without proper planning for roads and schools. We are overdeveloping
118494926177	Dec 15 2023 11:04 AM	Help increase inventory of affordable housing. Agitate long time residents
118490015464	Dec 09 2023 01:50 PM	likely to increase development pressure

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118484276815	Dec 03 2023 10:51 AM	The legislation allows developers to circumvent local zoning and could have unintended negative results for the county.
118484210301	Dec 03 2023 07:00 AM	I hope it does
118484016398	Dec 02 2023 05:32 PM	I would like to see who created this legislation and whose pockets it will line. It has been 20 plus years of republican governors and I wouldn't say it is going well for homeowners.
118482881190	Dec 01 2023 05:34 AM	I hope so. Or maybe it's just more "Smoke and Mirrors" to build more luxury townhomes for 450,000.
118482701612	Nov 30 2023 11:01 PM	It will be ignored or loop holes will be found. People will complain about not having enough service employees (wait staff, cleaners, landscapers) but are too greedy and blind to see that these people can't afford anything but a dump to live in. So many teachers sure can't afford it already!
118482619962	Nov 30 2023 08:13 PM	Need to learn more
118478657373	Nov 26 2023 10:50 AM	Negatively. Need commercial and industrial land for jobs
118476020423	Nov 21 2023 10:38 PM	Unknown
118475606306	Nov 21 2023 12:29 PM	I've heard of it, but I do not know enough about it to comment.
118475109670	Nov 20 2023 10:24 PM	Not sure The PR hasn't been widespread
118473943215	Nov 19 2023 12:59 PM	It should be denied. No additional affordable housing should be approved
118473841588	Nov 19 2023 08:59 AM	Some positives, however economic base (commercial and industrial heartbeat) cannot be sacrificed. Desirable housing does not necessarily belong where commercial/industrial activities were preferred/slanted and could create incompatible neighbors. Mixed use and mixed housing choices on same site preferred.
118473738975	Nov 19 2023 02:09 AM	The good people will move out and you will turn into south Florida
118473489486	Nov 18 2023 11:43 AM	I think it will be bad for Martin as the commissioners lose control of development.
118472906940	Nov 17 2023 01:38 PM	Will bring in more people. Our current infrastructure can't handle more people
118472832785	Nov 17 2023 12:40 PM	Won't make a dent. It doesn't bring down the cost of housing.
118472779001	Nov 17 2023 11:33 AM	People will leave , we moved here from Miami because traffic, too many people everywhere crowded schools
118472642515	Nov 17 2023 09:08 AM	Over building
118472252403	Nov 16 2023 08:47 PM	It's already changing our quality of life. Our Commissioners should been raising hell about it. These new buildings aren't affordable
118472244582	Nov 16 2023 08:30 PM	Poorly
118472232355	Nov 16 2023 08:08 PM	Leave our green space alone, stop building neighborhoods!
118472218191	Nov 16 2023 07:53 PM	It will increase traffic and congestion

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118472048797	Nov 16 2023 04:06 PM	There isn't a lot of empty land zoned commercial so I don't think it will have a big impact.
118472033346	Nov 16 2023 03:37 PM	Negatively. There is a reason if you can't afford to live here.
118471947396	Nov 16 2023 02:13 PM	It will result, inevitably, in overcrowding thus reducing the allure of Martin County.
118471874612	Nov 16 2023 01:15 PM	I worry with the Live Local Act that more affordable housing will be placed in environmentally hazardous areas. That's my biggest hesitation with the LLA. however, I do like that it has the possibility of increasing the affordable housing stock
118471825526	Nov 16 2023 12:21 PM	Our Board of Commissioners needs to do a better job of informing the public on votes and other decisions. Most of the time residents are informed too late if at all. There should be an effort to actually engage residents.
118471790792	Nov 16 2023 11:39 AM	It will result in serious overcrowding and destroy the overall feel of the county.
118471787429	Nov 16 2023 11:36 AM	I think Martin County is out of control and the commissioners are willing to make money anyway they can
118471779157	Nov 16 2023 11:31 AM	There is enough affordable housing
118470997806	Nov 15 2023 04:23 PM	Not too much
118470865766	Nov 15 2023 02:05 PM	I am not sure if anyone will take advantage of it. We don't seem to have a ton of commercial and industrial property.
118468424393	Nov 13 2023 10:06 AM	I think it will force much needed housing development even though the populace may not approve of the pace at which it occurs
118468103857	Nov 12 2023 11:43 PM	Affordable housing is not the purview of the government.
118467614740	Nov 11 2023 10:13 PM	Positively, as long as wild lands are not being developed.
118467566232	Nov 11 2023 06:41 PM	assume even more development of rental complexes on federal highway
118467537834	Nov 11 2023 04:54 PM	it can provide for opportunities for live/work areas
118467452794	Nov 11 2023 12:24 PM	Poorly
118467359225	Nov 11 2023 08:47 AM	It is Socialism. It is not government's job to provide housing. It creates laziness, entitlement, demand for more, etc. It will lower standards in schools, crowd roads, citify our county.
118467329908	Nov 11 2023 06:56 AM	Yes The slogan use to be Don't Broward our Martin well that is what is happening NOW!!You have failed us
118467035734	Nov 10 2023 04:28 PM	Based on historical implementation of affordable housing there is a surge in crime, congestion and overall degradation to the luster that attracted the primary residents before implementation.
118466931784	Nov 10 2023 02:02 PM	it will negatively impact Martin County. Infrastructure and planning should be the priority. Not development.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118466898794	Nov 10 2023 01:37 PM	I am hopeful that we will not lose all of our job creation land to housing. This will continue to cause an export of our talent outside of the county, which currently stands at over 36,000 people, approximately 60% of our workforce. This will continue to impact our small business community as purchases will be made outside of the county for conveniences to a workplace. Additionally, this will impact the ability for our vibrant businesses to grow and expand locally, and for entrepreneurship to thrive in our community.
118466763617	Nov 10 2023 10:43 AM	Ruin it
118466735449	Nov 10 2023 10:14 AM	I'm a bit concerned that too much low income housing will be built. We do not have unlimited land. Tgere has to be a better middle class opportunity for housing.
118466719257	Nov 10 2023 09:57 AM	If it actually works ...
118466703314	Nov 10 2023 09:34 AM	Not sure
118466692964	Nov 10 2023 09:26 AM	Population increases
118466617915	Nov 10 2023 07:46 AM	I think it AWFUL. We need hometown rule
118466609120	Nov 10 2023 07:29 AM	Yea
118466583509	Nov 10 2023 06:51 AM	More open land will be destroyed. Martin county is overbuilt as is.
118466559960	Nov 10 2023 06:18 AM	See above. We don't need more places where housing is 1/2 paid for by government. We need more programs, better guidelines, and money money for down payments and closings cost to helping the working class, not the lazy!
118466337359	Nov 09 2023 10:03 PM	New houses are not affordable
118466319773	Nov 09 2023 09:28 PM	Don't build anymore in Martin County
118466302188	Nov 09 2023 08:58 PM	Our Commissioners are ruing this County. Live Local will accelerate what has already started.
118466248365	Nov 09 2023 07:29 PM	Positive
118466217321	Nov 09 2023 06:51 PM	They should not adapt this in our county, stop taking federal funds!
118466209521	Nov 09 2023 06:34 PM	Not in a good way. Traffic is nuts... then add that lousy train and it gets worse by the month.
118466192786	Nov 09 2023 06:27 PM	It could affect the appeal of this quaint town.
118466197270	Nov 09 2023 06:20 PM	I think it's crap and a terrible solution which does not belong in Martin County
118466163581	Nov 09 2023 05:39 PM	It will destroy MC. We don't want density, we don't want more housing!
118456388552	Oct 30 2023 01:22 PM	I think it will allow for redevelopment which I think is appropriate for infilling and saving more green space.



***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118455901997	Oct 29 2023 01:11 PM	will put housing along major roads where commercial zoning exists. NEED safer transportation options or lots of people will die. we need to make these into safe streets instead of the very deadly FDOT roads they now are. safe, well shaded protected options. 5 year olds will be playing along these streets - how do we make it safe for them?
118455015772	Oct 27 2023 04:11 PM	No
118454679897	Oct 27 2023 04:00 PM	I think it will cause a boon of multi family development. It also puts at risk every piece of county owned property for development. As a traditional conservative, I think Home Rule ought to rank supreme. And that State Mandating local development regulation is garbage precedent to set. However in the MAGA madness all hail DeSantis and his brilliant animatronic mind.
118454964363	Oct 27 2023 03:24 PM	Newly built affordable housing is usually substandard and has a negative impact on a community.
118454698774	Oct 27 2023 10:45 AM	to some degree. Not a large scale affect
118454683127	Oct 27 2023 10:31 AM	I think it is going to add more people to the area than we have adequately planned and prepared for. I am afraid we will lose our charm. Increased traffic (year round), Lack of parking in popular areas, and more congestion (year round).
118454674550	Oct 27 2023 10:15 AM	The area will overbuild and a lot of vacant buildings will be in place.
118451883829	Oct 24 2023 03:19 PM	Overpopulation
118444325343	Oct 16 2023 07:32 AM	possibly positively
118443960204	Oct 15 2023 05:24 PM	It has not helped create truly affordable housing. Developers can get away with too much and not enough authority is given to local governments to require housing, or a portion of a development that helps lower income people and seniors.
118443922568	Oct 15 2023 02:38 PM	Sounds positive but also needs not to be garbage construction. Affordable should not mean low-grade.
118443592678	Oct 14 2023 06:46 PM	Yes
118443383511	Oct 14 2023 09:50 AM	Unfortunately more housing.
118443381959	Oct 14 2023 09:42 AM	Not sure yet.
118442049304	Oct 12 2023 04:44 PM	This is difficult to determine if it will have any impact yet. Developers will need to compare the returns from receiving full market rents on current use to the returns from rent restricted apartments.
118441592748	Oct 12 2023 08:55 AM	Adversely.
118441251567	Oct 11 2023 10:13 PM	We don't have a lot of commercial property to begin with so I don't see a lot of opportunity there
118440106100	Oct 10 2023 05:56 PM	As long as the housing is attainable as opposed to just "affordable". Because affordable is also too expensive.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118440078312	Oct 10 2023 05:14 PM	It is going to be HORRIBLE on traffic. US1 will be more of a disaster than it already is. We do NOT need "affordable housing" projects that will take away the charm of the area. There needs to be strict building codes and DESIGN codes.
118439339813	Oct 10 2023 12:47 AM	Will have bad impact
118439301616	Oct 09 2023 11:20 PM	Terrible. They're trying to change Port Salerno right now! I'm against it.
118438862125	Oct 09 2023 12:35 PM	Will be good for Martin County.
118438784416	Oct 09 2023 11:10 AM	Since the act prohibits local governments from enacting rent control regulations I see this to be benefitting developers and corporations that buy up homes for rental as investments since it appears there are tax incentives. Take for example the Haney Creek development which advertises rental properties as investment properties.
118438726980	Oct 09 2023 09:49 AM	it will influence development without taking consideration of local views and desires
118438717778	Oct 09 2023 09:34 AM	Too much growth in a small town with not enough roads to accommodate! Take your growth some where else!!!!
118438708673	Oct 09 2023 09:25 AM	I hope it results in more housing for young people.
118438701744	Oct 09 2023 09:16 AM	Too many people will move here.
118438661916	Oct 09 2023 08:31 AM	I think it will destroy our quality of life by exploding our population and packing too many people into areas unprepared to handle the influx.
118438624314	Oct 09 2023 07:04 AM	It already is affecting it in Port Salerno. 3 story buildings will be built next to houses that have been there for decades.
118438572521	Oct 09 2023 05:15 AM	Negatively Concerned the height/story limitation will evaporate and the building focus will continue to focus on high occupancy vs single family developments
118438426871	Oct 08 2023 10:55 PM	I think the current infrastructure (roads and parking specifically) cannot support it. However, it's bad enough that more affordable housing developments will take away the natural greenery and displace wildlife, but the additional infrastructure required will also negatively affect the beautiful and natural views and wildlife.
118438303379	Oct 08 2023 04:25 PM	May be for the "worst" in that every available lot will be built on & possibly including low-income/gov't style housing.
118438172054	Oct 08 2023 10:38 AM	Concerned about over crowding , traffic and becoming too high density
118438114024	Oct 08 2023 07:12 AM	Any growth without infrastructure to support is a negative
118438054774	Oct 08 2023 03:27 AM	I think this will be exploited and the excuse of "affordable housing" will be the catch phrase to get variances in density in the CRA development areas on industrial properties

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118437966430	Oct 07 2023 11:08 PM	It will help keep the younger folks here when they start their families
118437897163	Oct 07 2023 06:09 PM	It won't as county officials won't approve any such housing.
118437835806	Oct 07 2023 02:46 PM	negatively
118437772132	Oct 07 2023 12:15 PM	I think we will be over crowded, water and flooding issues, traffic issues, need new schools. You cannot give developers an open invitation for them to reap the benefits and rape the land.
118437694806	Oct 07 2023 08:59 AM	not sure
118437464885	Oct 06 2023 08:20 PM	I think this will cause small businesses to close so that developers can build shitty apartments.
118437384740	Oct 06 2023 06:14 PM	Predatory developers are taking advantage of this. Unfortunately commissioners on both sides of the aisle are gaining financial benefit from this. Good idea but poor oversight has caused the exploitation at the cost of taxpayers in our county.
118437400445	Oct 06 2023 06:06 PM	I think some of our officials will find a way around the legislation. I don't see them wanting affordable housing here in Martin county they forget that affordable housing is not only low income, but includes middle class and retirees.
118437394801	Oct 06 2023 05:55 PM	It think it will utterly destroy Martin County and make our town too congested for the infrastructure that we currently have.
118437379575	Oct 06 2023 05:48 PM	Affordable housing seems synonymous with high-density urban communities. Such as Fort Lauderdale, Miami, ect. It leads to congestion which is what we do not want.
118437380374	Oct 06 2023 05:34 PM	Negatively
118437374408	Oct 06 2023 05:22 PM	There is a lot of potential conversion space on Federal Highway btw Indian Street and Cove Road. And open space on Federal Highway south of Cove Road
118437363245	Oct 06 2023 05:08 PM	It will not affect it at all since landlords are not interested.
118437347077	Oct 06 2023 04:44 PM	I think it will encourage developers to use that loophole to put higher density housing on commercial properties that should not be allowed
118437306591	Oct 06 2023 04:01 PM	The Live Local Act sounds as though it will affect Martin County negatively.
118419844107	Oct 06 2023 03:52 PM	Well if you look at other areas that have done this it usually turns into high crime areas. Look at Wynwood neighborhood in miami. The Fashion District and industries such as the Holsum Bakery were built in a mixed use area top its demise. It became a haven for homeless and invited crime. Bad Bad idea. Same thing in atlanta
118437287252	Oct 06 2023 03:37 PM	Terribly

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118437281452	Oct 06 2023 03:22 PM	ruin it
118437236850	Oct 06 2023 03:22 PM	Hopefully this will help to open up more affordable options for current and potential residents. Though I'm not sure that developers will be focused on units/doors that are geared towards single family homes. They more than likely will seek to fit as many unit that they can within the buildable land, which is fine for attracting young single talent or small family units, but will need a future plan for when those families need more space to set up shop permanently. With our aging residents unable to afford the assisted living options or the cost of purchasing a new unit to downsize they are staying in their SFH and limiting options/driving up real estate costs. We will also need to improve our infrastructure to support the increase in residents and commuters, our public transportation should also be on the forefront as well, currently it is limited and slow. My 15 minute commute to work would take me an hour and 20 minutes if I used the Marty system.
118437258494	Oct 06 2023 03:06 PM	Any type of development needs to be reined in. The main appeal and draw of Martin County is the lower population, less crowds and more natural areas. We need to learn from other communities that made the mistake of too much development and now people want to leave those communities because they are over crowded and polluted.
118437245781	Oct 06 2023 02:43 PM	Haven't given it much thought
118437210188	Oct 06 2023 02:13 PM	It brings work, employees and communities together while providing more affordability in housing
118437194184	Oct 06 2023 01:53 PM	dk
118437010844	Oct 06 2023 11:09 AM	Who wants to live next to "commercial and industrial" property? It is usually noisy, ugly, and studies have shown it is unhealthy to live near any establishment with an oil fryer (air pollution). I think it will lead to more traffic, crime, flooding, and environmental ruin.
118436907874	Oct 06 2023 09:44 AM	opened the door to rampant unobstructed development
118432035300	Oct 01 2023 12:50 PM	I'm very concerned about over-development and traffic (air quality, stress, accidents).
118432001776	Oct 01 2023 11:07 AM	Positively
118431704190	Sep 30 2023 07:39 PM	adversly
118431523469	Sep 30 2023 12:35 PM	N/a
118430687435	Sep 29 2023 01:19 PM	hopefully it will solve the lack of affordable housing
118427052448	Sep 29 2023 09:23 AM	more high rise
118429707443	Sep 28 2023 11:57 AM	It needs to have some better controls or it could change the character of the area in which it is built.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118427690754	Sep 26 2023 09:57 AM	Somewhat depending on how it is interpreted. Focus should be on transitioning already developed spaces into more usable accommodations.
118427152489	Sep 25 2023 05:00 PM	Hoping it will help without decreasing the housing quality and affordability.
118427087126	Sep 25 2023 04:12 PM	Not familiar with this legislation
118427059486	Sep 25 2023 03:10 PM	Should encourage the county to approve more reasonable options instead of this worst case scenario on projects.
118427022981	Sep 25 2023 02:43 PM	The word needs to get out to the community as to what it really means. There are a lot of misconceptions going around and they way to allow for more attainable housing would be to share with the community how the new legislation can/will affect the community in a positive manner.
118427010222	Sep 25 2023 02:43 PM	It will create uncertainty and worst-case scenarios that sabotage good planning and jeopardize appropriate commercial, industrial and residential land use amendments.
118426997642	Sep 25 2023 02:19 PM	I think this will have a positive impact on Martin County. We desperately need more affordable housing options. and this legislation could be a catalyst to encourage such development.
118427007226	Sep 25 2023 02:15 PM	in a positive way, by increasing the supply of new affordable housing units in the near future
118427007056	Sep 25 2023 02:13 PM	in positive way providing more housing options
118426995581	Sep 25 2023 02:05 PM	Uncertain. I assume more multi-family housing.
118426800785	Sep 25 2023 11:20 AM	I don't have a crystal ball and anyone who tries to answer this question is hypothesizing/speculating. If Martin County's own lawyers don't know, then I don't know how anyone else can predict what will happen.
118426761933	Sep 25 2023 10:32 AM	I am guessing this is why we are experiencing a large amount of new construction. In my opinion, too much too quickly.
118426732474	Sep 25 2023 10:13 AM	I do not think anyone will build using that legislation, too many unanswered questions, too risky for developers.
118426407509	Sep 24 2023 11:53 PM	Abuse or misuse of this legislation to overdevelop areas without truly creating change
118426067440	Sep 24 2023 04:18 AM	Will lower property values of the rest of us

***If yes, how do you think this new legislation will affect Martin County?***

Respondent ID	Response Date	Responses
118426032147	Sep 24 2023 01:42 AM	I think the county and city commissioners will see it as a validation for approving more construction. There is already too much building going on in the county. Too much concrete and not enough green space. The commissioners seem to think the path to success is to emulate St. Lucie, Palm Beach and Broward Counties. Looking like our neighbors won't make us better. People come to Martin County because we're different. The commissioners seem intent on building over everything that makes Martin County special.
118425971898	Sep 23 2023 08:22 PM	It may work if planned appropriately and the business is one that is wanted needed and can be sustained
118425953732	Sep 23 2023 07:09 PM	As long as it is done with input from local residents and everyone approves it (not just folks making money) then it is good goal. Without tearing up the current infrastructure and making Martin County another big city wannabee.
118425515318	Sep 22 2023 08:41 PM	Not a problem
118425213386	Sep 22 2023 01:25 PM	I don't know. However, the County used to have a slow growth policy and performed more rigorous analysis of projects. This has changed in the last several years and Martin County is losing its uniqueness and beauty. Entire ecosystems are being destroyed in favor of housing projects that are targeting wealthy retirees. Young families simply cannot afford to purchase a home.
118424702982	Sep 21 2023 11:16 PM	Not sure
118424675530	Sep 21 2023 10:06 PM	I think is positive, the neighborhoods would be better
118424627908	Sep 21 2023 08:41 PM	It is making it too crowded, destroying our lands and our infrastructure can't support all the people
118423829472	Sep 21 2023 07:53 AM	Don't think it will
118423536391	Sep 20 2023 11:08 PM	Just dont make it section 8. Affordable housing could be homes in the 100-150 k range.
118423487196	Sep 20 2023 10:02 PM	It is wrong to build slums of the future in areas that more affluent citizens would eschew.
118423292495	Sep 20 2023 04:44 PM	It will impact the county very negatively. Stop building!
118422934044	Sep 20 2023 11:01 AM	It will cause unnecessary growth and overpopulation.
118422805103	Sep 20 2023 09:03 AM	I think it puts affordable housing in undesirable areas... Who wants to live in an industrial park? Isolates the poorest/neediest residents from the rest of the community.
118422285068	Sep 19 2023 05:58 PM	Extremely negatively. This new law will be used to undermine responsible growth and planning. We're likely to end up with a patchwork of land uses/zoning that will be counterproductive.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118422178717	Sep 19 2023 03:59 PM	Almost not at all. What is the incentive of developers to build under those restrictions just to save local property taxes? There is not true financial benefit to developers unless building 100+ units which would require expanses of land that has a high price tag already.
118421794272	Sep 19 2023 09:33 AM	developers will make it their own and it will not end up affordable
118421760459	Sep 19 2023 08:55 AM	I think it affects the commissioners and their personal bank accounts
118421711402	Sep 19 2023 07:49 AM	Bad. I think commercial properties will be a front for being a slum lord
118421673274	Sep 19 2023 06:53 AM	development or leveraging land to achieve land owner objectives that may not sync with the county
118421159888	Sep 18 2023 03:53 PM	The legislation will affect Martin County negatively.
118420927527	Sep 18 2023 11:28 AM	I'm afraid that developers will ruin the small town feel of Martin County and try to develop us to the point of Miami or Port St Lucie...
118420859303	Sep 18 2023 10:19 AM	"Enables" the development of affordable housing...not a requirement
118420752414	Sep 18 2023 09:39 AM	We do not need more development. This legislation will further pave and destroy Martin County's natural areas and unique character, leading to reduced land values, environmental destruction, and overall loss of desirability. Traffic is already at the limits of tolerability and safety. It will get hotter. Martin County stayed relatively several degrees cooler than all surrounding areas in the record-breaking heat of recent summers in large part due to more unpaved areas and mature canopy cover. We have a pleasant, but delicate, balance here in MC. We need existing commercial/industrial zones for commercial activity, entrepreneurship, and jobs.
118420694374	Sep 18 2023 06:58 AM	The legislation if enacted will turn Martin County into an urban area like the counties to the south.
118420116399	Sep 17 2023 02:54 AM	It will have a negative effect if there are a lot of multi-family structures allowed to be built
118420000312	Sep 16 2023 05:57 PM	I don't unless you think that \$400,000 is affordable which it is not
118419970758	Sep 16 2023 04:18 PM	Doesn't sound good
118419964465	Sep 16 2023 04:07 PM	The fact that future taxes will be deferred will leave the rest of us paying more than our fair share well beyond the rest of my life.
118419940901	Sep 16 2023 03:13 PM	NOT GOOD!
118419944443	Sep 16 2023 03:02 PM	I'm not sure but would suggest moving slowly.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118419939499	Sep 16 2023 02:55 PM	Don't want it to be a gateway for rapacious developers to wreck our county. Local control needed , and commissioners accountable to residents . Safeguards needed to protect commission from conflicted interests and undue influence from developers.
118419932423	Sep 16 2023 02:31 PM	It will be BAD for Martin County.
118419896288	Sep 16 2023 01:07 PM	negatively, as the business people will continue to gain more wealth and destroy more natural resources and habitats and wildlife.
118419834807	Sep 16 2023 11:02 AM	Not familiar with SB102
118419822204	Sep 16 2023 10:31 AM	It will not help Martin County, I strongly am against it
118419802019	Sep 16 2023 09:30 AM	there is no land to build here and that is what i like most about martin county
118419786529	Sep 16 2023 08:55 AM	Negatively, counties should not be forced to build to outside plans developed by a non resident.
118419759105	Sep 16 2023 07:54 AM	Opening Martin County to developers means to they will be in control and the locals, government and officials will have no control over what they do and overcrowding will continue.
118419765402	Sep 16 2023 07:45 AM	A positive if done well
118419491415	Sep 15 2023 05:56 PM	I own commercial property on Commerce Avenue. The City of Stuart project on Commerce and Indian is 'interesting'.
118419487373	Sep 15 2023 05:29 PM	The legislation will force builders to offer low income housing.
118419453980	Sep 15 2023 05:27 PM	It was carelessly written. It obfuscates the comprehensive plan. Overall it is much to do about nothing. However, it is a bad idea to have people living in industrial areas. As soon as the apartments are occupied, the residents will start to complain about the noise from the preexisting businesses. I think the low density level with the automatic ability to construct housing will lead to bad projects that create traffic. It is also not designed to provide for "young adults to return home". It is designed to house new people that are used to livign in a much more urban enviroment and dont care that their new apartment is in an industrial park or on US Highway One, next door to a 24 hour gas station. The young people that grew up in Martin County will not be willing to live in that type of housing. Plus, 15 units per acre will generate sprawl. If you are going to build a 3 or 4 story building, then why not make it 2-28 units per acre and then the community can support a restaurant and grocery store to be within walking distance.
118419457744	Sep 15 2023 04:48 PM	Yes
118419454385	Sep 15 2023 04:37 PM	Not sure, might produce more large developments.



***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118419442291	Sep 15 2023 04:30 PM	Bad news for everyone. Why should economically challenged persons live in industrial areas? All persons need to make community.
118419429225	Sep 15 2023 04:02 PM	I'm afraid this will allow changes like building high rises here.
118419418061	Sep 15 2023 03:48 PM	I hope it wouldn't. It's not the government's place to force or prohibit the free market.
118419414972	Sep 15 2023 03:42 PM	hopefully it will allow more a affordable to be built
118419413448	Sep 15 2023 03:41 PM	So far it hasn't. But it does not go far enough. Need to address the working poor not just teachers etc
118419368776	Sep 15 2023 02:56 PM	It would depend on the density and location of that new housing
118419369402	Sep 15 2023 02:44 PM	Answered
118419363088	Sep 15 2023 02:34 PM	Negatively
118419349095	Sep 15 2023 02:23 PM	Yes in a negative way
118419335848	Sep 15 2023 02:04 PM	I think it will bring more residents here but it seems we're at near capacity to retain a good quality of life.
118419318412	Sep 15 2023 02:02 PM	Depends on the goals of the County. If the goal is to provide a place to live then good, if the goal is to bring more industry in then not good.
118419330921	Sep 15 2023 02:00 PM	Not good removes local control of development!
118419317377	Sep 15 2023 01:58 PM	It may increase affordable housing but will result in haphazard development and is likely to overload local services.
118419327352	Sep 15 2023 01:57 PM	Depends on how our county commissioners vote
118419305181	Sep 15 2023 01:28 PM	Dunno
118419281398	Sep 15 2023 01:08 PM	The County will have less local control regarding compliance with the Comprehensive Growth Management Plan. Will lead to too much residential development in western Martin County
118419267217	Sep 15 2023 01:05 PM	If I read the information provided in the link to this survey, it also will permit 3 and 4 story buildings? I thought Martin County had a 30' height rule, how is it possible to build taller buildings assuming this rule applies to everything in Martin County? understand that 'affordable' housing in industrial properties might work? but would need to know more - what I don't understand is that they are even proposing 3 and 4 story buildings as both would be over 30'. I am not aware ANY industrial properties that are over 30' in Martin County now - how will the 2023 legislation referred to above change that?
118419213300	Sep 15 2023 11:47 AM	Not effective still too expensive
118419133097	Sep 15 2023 11:01 AM	It will negatively affect the planned or anticipated commercial/industrial tax revenue.
118419089906	Sep 15 2023 09:45 AM	Negative

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118419055056	Sep 15 2023 09:14 AM	I am concerned about the allowance of the small size and the lack of taxes paid. The small size will not fit the families that live in our communities currently. I think it is a developer lobbied piece of legislation with better advantages to large cities than smaller communities like ours.
118418731802	Sep 14 2023 11:03 PM	It needs to b just that affordable. Not overbuilt
118418703808	Sep 14 2023 09:55 PM	strips local government rights regarding development
118418682003	Sep 14 2023 09:23 PM	Not sure
118418587502	Sep 14 2023 06:27 PM	There is no oversight for this sham law! It will allow developers to "say" they will commit to affordable housing but what is actually affordable to keep young families here along with the service industry workers? There is already a glut of mass produced, high priced housing in this area.
118418582898	Sep 14 2023 06:11 PM	Depends on how well they regulate these developments
118418512850	Sep 14 2023 04:44 PM	Could be good!
118418498439	Sep 14 2023 04:32 PM	Negatively
118418453966	Sep 14 2023 03:44 PM	Poorly. It takes the decisioning away from the county.
118418448289	Sep 14 2023 03:36 PM	Bad. Density and loss of height laws
118418444610	Sep 14 2023 03:29 PM	help
118418440445	Sep 14 2023 03:22 PM	It will increase population and density
118418434364	Sep 14 2023 03:15 PM	I think that the rich developers will buy up all the land, you'll allow it and they'll build more apartments which are not affordable.
118418413296	Sep 14 2023 03:02 PM	I think it's bad because it takes away powers from our local government. But on the other hand, seems like the only developments that are being passed by commissioners are luxury townhomes that none of us locals can afford. Like the new Riverlight development in Jensen. None of us will be able to afford to live there, and they will not qualify under SB102 unless 40% of units are affordable
118418232705	Sep 14 2023 12:08 PM	I think there is enough affordable housing in the area if you consider quite a large segment of folks who moved here (at least in the 90's) considered this a retirement community. Creation of additional affordable housing will change (already has changed) the atmosphere of the community and lesson it desirability as a retirement location. Plenty of other areas to the north and south already provide this type of housing and, along with it, the inherent problems.
118417750258	Sep 14 2023 12:08 AM	Will make Martin county more like St Lucie county where there will be apartments on every empty piece of grass. Stop the growth!!!
118417700267	Sep 13 2023 10:25 PM	Unsure
118417669006	Sep 13 2023 09:33 PM	It will attract low income residents
118417420157	Sep 13 2023 03:48 PM	I don't know

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118417287674	Sep 13 2023 01:43 PM	Don't know.
118417086585	Sep 13 2023 10:41 AM	More schools will be needed, more day care, more infrastructure
118416924586	Sep 13 2023 07:14 AM	Martin is already under the gun. Since I moved here in 1995 it has become another Broward County.
118416553313	Sep 12 2023 07:05 PM	Negatively. We have enough residential lands available but not enough incentives to make these properties affordable even for a middle income family much less a family who is in the lower income level
118415961698	Sep 12 2023 03:59 PM	Martin County is special for the reasons I stated above. We should embrace what makes us unique, not compete with St. Lucie or other counties in a rush to see who can get the most people to live here.
118416321576	Sep 12 2023 02:19 PM	No comment
118408440816	Sep 12 2023 01:53 PM	A few builders may decide to take advantage of it, but by the time the building is built, people may have moved or found other options
118416254939	Sep 12 2023 01:19 PM	Badly
118416214584	Sep 12 2023 12:36 PM	Schools will be even more overcrowded
118416204566	Sep 12 2023 12:34 PM	I believe there are many good provisions in the bill, particularly funding for programs intended to encourage affordable housing. I'm not certain the provision most people are talking about, which allows developers more freedom to develop affordable housing in commercial areas, is going to have the impact some are expecting. I'm not sure there are that many properties zoned for commercial use that would be suitable for housing, and I'm not sure many developers are going to be willing to commit to less-profitable affordable housing if they believe they can get the zoning approvals they need for "market rate" housing anyway.
118416207468	Sep 12 2023 12:29 PM	Too much development
118416188330	Sep 12 2023 12:28 PM	Not a fan of this new legislation that takes multiple controls away from the county as well as much needed tax dollars.
118416180201	Sep 12 2023 12:18 PM	I have not read it yet.
118416029913	Sep 12 2023 09:52 AM	Could be detrimental actually

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118415955149	Sep 12 2023 08:21 AM	Voters need to elect slow-growth commissioners who focus on only allowing 'affordable' housing until needs are met. This act is nothing if it's not enforced and allows changes in the comp plan and/or zoning regulations at the whim of local officials. MC residents can't help but feel that "someone is getting paid off" to allow all this development. We ask "who is going to buy these properties". Will they be snowbirds or full-time residents? If so, where will they work? We have no large industry in MC to attract workers.
118415785153	Sep 12 2023 02:23 AM	It should. Our workers should be able to live in our county and close to their work and their food providers.
118415645950	Sep 11 2023 08:48 PM	Not sure
118415631170	Sep 11 2023 08:17 PM	We have enough building going on. The roads can not support all of these people
118415604408	Sep 11 2023 08:03 PM	More unattractive box like apartment complexes will be built along US 1 and Kanner Hwy as well as any piece available land. Natural trees and shrubbery will be removed and replaced with pitiful looking replacements. Natural and beautiful Martin County is already looking like second rate, unattractive Port St Lucie. The legislation will only provide the impetus to destroy the County unless our local leaders?? stop allowing developers from building these ugly buildings along inadequate roadways. There is also a need for good paying jobs within the County that allow people to live local and not have to travel to other counties to earn a decent salary.
118415564970	Sep 11 2023 06:36 PM	If this approach continues, we will look and feel like Fort Lauderdale, which is where my wife and I use to live until we moved up here to Stuart, Martin County.
118415568089	Sep 11 2023 06:31 PM	Over building, using affordability as a loophole. Who determines affordability?
118415561224	Sep 11 2023 06:24 PM	Think police, fire, and emergency services. With all the new stuff being built, do you have enough? Don't think so!
118415564292	Sep 11 2023 06:23 PM	Negatively. It gives too much freedom to land developers at the expense of current residence.
118415547727	Sep 11 2023 06:11 PM	In the past, affordable housing development standards were in no way affordable to the average family starting out.
118415514229	Sep 11 2023 05:15 PM	Hopefully, it will enable the building of more affordable housing. However we seem to focus more on single family developments
118415482341	Sep 11 2023 04:31 PM	Poorly
118415474254	Sep 11 2023 04:22 PM	Unknown impact.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118415362332	Sep 11 2023 02:52 PM	I can only refer back to my previous comments in the prior section. I will research this idea more fully to formulate my opinion.
118415257900	Sep 11 2023 12:28 PM	Don't know
118415180747	Sep 11 2023 11:12 AM	Is this the project that allows high rises? Ugh, this is not the answer. What does affordability mean? Teachers need to make more money.
118415126306	Sep 11 2023 10:13 AM	Poorly
118414554829	Sep 10 2023 01:59 PM	Hopefully it will get our homeless out of cars and churches
118414495448	Sep 10 2023 11:18 AM	I don't like it one bit. Martin County needs to stop building, make exiting housing more affordable to everyone.
118414294485	Sep 09 2023 08:46 PM	Enabling government has no business getting involved in "affordable housing". The free markets should be allowed to drive that according to demand.
118414239395	Sep 09 2023 05:04 PM	It will cause a rapid increase of large, unsightly housing that is hiding behind the 'affordable community' description
118414145185	Sep 09 2023 12:54 PM	More crowded
118414020777	Sep 09 2023 07:34 AM	negatively. denser population, disproportionate use of law enforcement/ medical services. Loss of tax income
118413993676	Sep 09 2023 05:44 AM	We do not need more housing. Stop all the building.
118413780329	Sep 08 2023 06:07 PM	Not familiar
118413720610	Sep 08 2023 04:28 PM	Negativity
118413688661	Sep 08 2023 04:04 PM	Build a border wall at the north Florida boundary. Stop taking campaign contributions from developers. End political careers.
118413102016	Sep 08 2023 02:54 PM	I think Martin county is overcrowded and the amount of current development is destroying our way of life and " the Martin county difference "
118413634458	Sep 08 2023 02:50 PM	It will have an adverse impact because of the exclusion from taxes. I do not know if that is for the developer or the eventual home owner. Plus it eliminates local input which has to not be so negative at times but must be there if we are to remain a community and not a series of discreet plots of development.
118413609245	Sep 08 2023 02:16 PM	It will only be effective and improve the county if it requires strategic, mixed-use development designed by local architects, not cookie cutter townhomes or giant apartment complexes designed by developers.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118413589966	Sep 08 2023 02:04 PM	It's a blanket response to a problem. The answer lies deeper. Developers are making too large of housing - we need homes, guest houses with smaller footprints. That means infill lots within the community - less sprawl. The reason why young people want to live here is that there's nature, grass, plants growing your own food. We need to provide housing that is not large apartment buildings - respond to the wants of the community.
118413600381	Sep 08 2023 02:01 PM	It would provide affordable housing. If the rest of us have to pay more taxes, OK. If it is near us and we don't like it, OK. It is not right to not have affordable, especially low income, housing when people are in need.
118413576381	Sep 08 2023 01:23 PM	Positive
118413557519	Sep 08 2023 01:21 PM	I am hoping Martin County will use already existing developed parcels instead of tearing down forests.
118413567175	Sep 08 2023 01:11 PM	We have ruined our town and county with the over development of apartments etc. already not enough boat Ramps, beach parking, etc to accomodate
118413528857	Sep 08 2023 01:10 PM	As someone who works for developers and with GM, I think it will help to even the playing field for 'affordable' rents.. As of now, the market is flooded and rent rates, no matter how old the apartment complex is, are VERY overpriced. There is no way for one to get ahead and have a savings to potentially put down on a mortgage. Without the SB 102 requiring rate decreases for a wider range of incomes, there will continue to be a growing gap between renters and the existing homeowners in the county / transplant homeowners coming from other states where they have higher paying jobs / remote access to afford the housing in the county.
118413525138	Sep 08 2023 12:55 PM	I own a small business and it is very difficult to find affordable warehouse space and commercial space. I'm not sure this would be an appropriate avenue as it could make that situation much worse. People need jobs to live in an area so getting rid of places that house these businesses doesn't sound ideal.
118413541724	Sep 08 2023 12:39 PM	Adversely affect the county's ability to collect taxes to pay for services
118413529219	Sep 08 2023 12:30 PM	If residents are properly vetted, it should be a stepping stone.
118413518923	Sep 08 2023 12:27 PM	It will decrease current property values; the tax exemptions of these "affordable units" will increase the tax burden on present residents. NOT FAIR.
118413498252	Sep 08 2023 11:51 AM	BAD
118413487033	Sep 08 2023 11:47 AM	It's up to our County Commissioners, I have no faith in the majority of them doing the right thing.

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118413486949	Sep 08 2023 11:37 AM	Very poorly
118413370217	Sep 08 2023 10:33 AM	Martin County should be SMART and get ahead of the legislative demands. Concepts should be created and considered along with infrastructure costs. What are the plans for the old Fairground property once the move takes place? The County needs to be proactive and not wait to be told by the State what needs to be done.
118413395050	Sep 08 2023 09:56 AM	It is ruining it.
118413175862	Sep 08 2023 04:22 AM	All depends on where the housing is going to be built. Don't shut down small local businesses
118413065615	Sep 07 2023 11:29 PM	Negativity! In every possible way! \$2,000. Monthly for a 1 bedroom IS NOT AFFORDABLE!
118413041340	Sep 07 2023 10:40 PM	Might help a few people- but I have no confidence in how the available units will be allocated- no confidence that they will go to right people versus be political favors
118413020618	Sep 07 2023 09:49 PM	I just hope development slows in open areas
118413007982	Sep 07 2023 09:41 PM	I think developers will see a windfall and throw up unsustainable, cheap housing. Unfortunately some elected officials will be inticed by 'bright shiney objects that the developers will show them but not look deeper into the durability of the project over time. We need to take the long view!
118413006094	Sep 07 2023 09:25 PM	It will destroy Martin County, Too many developments being built.
118412985521	Sep 07 2023 08:50 PM	I think it will allow more huge apartment complexes to go in and this will not help our local kids. \$2500 is also not affordable for most young families.
118412969427	Sep 07 2023 08:12 PM	I think it is uncreative and will not create a diverse living situation
118412955042	Sep 07 2023 07:53 PM	Will contribute to overdevelopment and loss of open and rural areas
118412958600	Sep 07 2023 07:51 PM	Unsure
118412937033	Sep 07 2023 07:16 PM	Martin County will likely jump at the opportunity to secure benefits from building housing pursuant to the SB without taking into consideration the long term effects which will occur, and disenfranchising it's residents - justly or unjustly.
118412925077	Sep 07 2023 06:57 PM	Poorly. This act inhibits the county from properly regulating high density housing and mandating adequate water, sewer, and highway upgrades for new and existing construction.
118412908125	Sep 07 2023 06:50 PM	I'm not familiar with this legislation
118412916562	Sep 07 2023 06:44 PM	Nope

***If yes, how do you think this new legislation will affect Martin County?***

Respondent ID	Response Date	Responses
118412896331	Sep 07 2023 06:13 PM	Open the floodgates for the commissioners to throw up their hands and do nothing while developers cram in as many ugly cheap built apartments on every street corner
118412890506	Sep 07 2023 06:04 PM	It gives the state too much power over local governments
118412836296	Sep 07 2023 05:09 PM	We have to accept that housing in expensive and smaller housing units in non traditional areas is coming. Malls are dying . They would be more vibrant with a housing component over the retail.
118412757994	Sep 07 2023 03:27 PM	I believe it will be used by developers but I think that the "affordable" part will disappear as soon as possible. To the best of my knowledge, there are no follow up enforcement policies (i.e. audits) contained in the legislation.
118412758667	Sep 07 2023 03:22 PM	It will reduce accessibility to everything that is good about this county
118412727587	Sep 07 2023 02:40 PM	Negatively
118412645889	Sep 07 2023 01:24 PM	more exploitation
118412625727	Sep 07 2023 01:07 PM	Not sure
118412577534	Sep 07 2023 12:25 PM	It's going to destroy it!!
118412604413	Sep 07 2023 12:21 PM	Explosion of growth and we have to pay the taxes . Martin county residents hate the growth in Martin County. What a disgrace to long time residents!!
118412584746	Sep 07 2023 12:11 PM	Unless changed, its preemptive elements could lead to developments in areas that don't have the infrastructure to support them or the jobs to justify them.
118412570889	Sep 07 2023 11:49 AM	Higher taxes and uncontrollable growth. Long time residents being chased from their existing homes
118412561131	Sep 07 2023 11:40 AM	Probably be the ruin of Port Salerno and any available land around;{(
118412561301	Sep 07 2023 11:37 AM	Do not know
118412471852	Sep 07 2023 10:09 AM	Unfortunately, Martin County isn't abiding by this new legislation so it's a joke
118412441705	Sep 07 2023 09:59 AM	It may kill it. But there is an opportunity to maximize density within the urban core, manage stormwater in a different way. But local oversight control must be imposed on developers who will inevitably be profit motivated and likely to not provide truly affordable quality construction that is compatible with the community and concurrent infrastructure. Growth management is being controlled rather than controlling. Protecting the environment and integrating resilience must be fundamental, acquiescing to mediocre standards should not be an acceptable practice. Sometimes challenging misguided legislation is necessary. The highest best use of a property is not necessarily the most profitable for the developer.



***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118412441759	Sep 07 2023 09:25 AM	Increased unfunded service demands
118412391097	Sep 07 2023 08:19 AM	Not a good idea.
118412349924	Sep 07 2023 07:04 AM	Absolutely some positive for revenues but ultimately will destroy our communities
118412342198	Sep 07 2023 06:54 AM	It will bypass local rules that have made Martin Co. a desirable community. It thoughtlessly supersedes coordinated growth and gives away controls and taxes needed for impacts of growth.
118412348395	Sep 07 2023 06:51 AM	It will push additional, affordable housing without supportive infrastructure
118412316970	Sep 07 2023 06:02 AM	Positive if done correctly
118412314159	Sep 07 2023 05:43 AM	Will have a negative impact on our way of life
118412079392	Sep 06 2023 09:20 PM	I'm not familiar with the intricacies of the bill.
118412061488	Sep 06 2023 08:58 PM	SB 102 is okay as long as it is managed closely and not allowed to get out of control. Our infrastructure can only handle so much before it starts affecting quality of life for existing residents.
118412040753	Sep 06 2023 07:55 PM	Unfavorably ...how are we to provide services for the new residents if we are not collecting taxes???
118412016562	Sep 06 2023 07:09 PM	We have very creative developers that see economic possibilities here. Interesting to watch
118411973774	Sep 06 2023 06:24 PM	Leaning to negative impact based upon the sheer overdevelopment and population surge that we are witnessing in Martin County.
118411985515	Sep 06 2023 06:21 PM	Will add mixed use neighborhoods, which is fine.
118411958040	Sep 06 2023 05:39 PM	Current "Affordable Housing " is not affordable
118411949735	Sep 06 2023 05:25 PM	It will not have the desired affect on true affordable housing since they used median income instead of wage. So this act will provide housing opportunities for people earning \$80k or more. We will continue to lose our lower wage earners and the economy will suffer because households earning \$50k and below have few housing opportunities
118411924343	Sep 06 2023 04:56 PM	The cost of rents will go down with the excess inventory, but the numbers still don't flesh out as affordable.
118411921633	Sep 06 2023 04:47 PM	Afford housing to those that can't afford higher priced developments
118411920964	Sep 06 2023 04:39 PM	Unknown
118411914461	Sep 06 2023 04:34 PM	Only in negative ways. More people will move here, traffic will be annoying, and I'll inevitably move away.
118411610300	Sep 06 2023 11:15 AM	Mixed bag: it impedes local government decision-making but it MIGHT help ease the housing shortage.
118410980743	Sep 05 2023 05:05 PM	Since neither the city or the county has done anything but increase density astronomically I am deeply concerned.

***If yes, how do you think this new legislation will affect Martin County?***

Respondent ID	Response Date	Responses
118410750617	Sep 05 2023 01:26 PM	<p>Good and bad. Generally against loss of local control, and it's a bit heavy handed in things I think many areas it covers aren't super helpful and doesn't address issues locally that are but makes it harder to control those.</p> <p>We've done a bad job by encouraging sprawl and allowing people to live closer to work, but the by-right density spread in Martin county is kind of weird so I wonder if it will create weird US1 "dense" sprawl while spurring local reductions in transit.</p> <p>Maybe we will finally learn to preserve land through easements and purchases when we want to stop developments.</p>
118410692397	Sep 05 2023 11:53 AM	It will increase population negatively
118410697571	Sep 05 2023 11:47 AM	It will increase development and provide housing, but the state guidelines on the rental rates is not affordable.
118410651605	Sep 05 2023 11:11 AM	<p>I am seeing very unattractive apartment buildings being built right up to federal highway with no thought to aesthetics and I think this is going to negatively affect Martin County. Also, I dont see how this will solve the problem.</p> <p>This real estate will also go up in price and eventually become unaffordable housing.</p>
118410650720	Sep 05 2023 11:05 AM	I don't believe it will be well utilized in Martin County based on the limited densities and height restrictions.
118410514583	Sep 05 2023 09:09 AM	I don't know.
118410496062	Sep 05 2023 08:19 AM	It will change the community profile and reduce industrial growth and employment opportunities.
118410423911	Sep 05 2023 06:37 AM	I think it will be good for the county, though I do not like the lack of recourse for citizens.
118410143526	Sep 04 2023 07:59 PM	It will bring in too much low income housing
118409955774	Sep 04 2023 12:53 PM	I just don't want more apartment complexes. Normal neighborhoods should get built instead.
118409895559	Sep 04 2023 11:22 AM	I said no but to increase this development I believe goes against the agreements you made with the public to limit the development that the people that live here have to expect. It appears that you have violated the agreement that people have come to understand and want.
118409835533	Sep 04 2023 09:37 AM	Hopefully, more people can afford to live in MC
118409792373	Sep 04 2023 08:24 AM	pro developer gift
118409777435	Sep 04 2023 08:15 AM	Again the state is trying to limit local government from managing growth, Just because someone wants to live in Martin County doesn't mean we should jepordize our plans to accommodate everyone.
118409476102	Sep 03 2023 08:10 PM	I don't know

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118409464343	Sep 03 2023 07:20 PM	Martin County should do everything possible to evade this erroneous legislation.
118409464943	Sep 03 2023 07:18 PM	To early to tell
118409438579	Sep 03 2023 05:46 PM	Maybe business owners can live where they work. Commercial with rental living space or maybe then homeowners can run a business from home.
118409407404	Sep 03 2023 03:53 PM	Yes, and it is not for the better.
118409391835	Sep 03 2023 02:44 PM	We'll see
118409379151	Sep 03 2023 01:58 PM	Positively -- if carefully implemented.
118409318277	Sep 03 2023 10:55 AM	Poorly.
118409297047	Sep 03 2023 10:02 AM	Not familiar with it.
118409145415	Sep 03 2023 12:22 AM	It will screw up our country turning us into Broward.
118409112450	Sep 02 2023 09:59 PM	Not at all without activist input from staff and commission.
118409092224	Sep 02 2023 09:38 PM	It won't have a significant impact because Martin County has not had a legacy of making decisions for attracting growth beyond our Comprehensive Plan which is focused on keeping our growth aligned with the quality of life we are invested in.
118409106520	Sep 02 2023 09:24 PM	Yes
118409093156	Sep 02 2023 08:34 PM	It's only making it worse in Martin county. 1 those appt are NOT affordable. They lock people in and who can have a family in an appt. You need to require it be a home with some yard for a family.
118408994057	Sep 02 2023 02:55 PM	negatively
118408990291	Sep 02 2023 02:47 PM	If we are JUDICIOUS with the addition of commercial property, we can also control the amount of affordable housing and carefully evaluate and plan according to our needs, not the wants of developers.
118408993748	Sep 02 2023 02:46 PM	Overbuilding
118408879510	Sep 02 2023 02:25 PM	I think it will lead to overcrowding and too much traffic.
118408968790	Sep 02 2023 01:38 PM	Depends on who's awarded the contracts
118408821211	Sep 02 2023 07:54 AM	See answer 10.
118408787590	Sep 02 2023 06:08 AM	Depends if it's followed.
118408723253	Sep 02 2023 02:36 AM	Has positive potential
118408642626	Sep 01 2023 09:49 PM	It will increase density, but hopefully will not change zoning to the point of diminishing the character of our community and quality of life
118408641700	Sep 01 2023 09:44 PM	Negatively.
118408615749	Sep 01 2023 08:30 PM	What might work in big cities doesn't work in small towns. They will change zoning to pack in high density apartments and wonder why no new bussiness are opening up in the county
118408566692	Sep 01 2023 06:41 PM	In a negative way. The growth is unsustainable and no one is asking the residents how they feel. I am sickened by what I see happening around me

***If yes, how do you think this new legislation will affect Martin County?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118408537902	Sep 01 2023 05:40 PM	make it worse
118408504068	Sep 01 2023 04:53 PM	Regardless, the legislation wrongly empowers developers to build as they see fit (ie for profit) and to heck with zoning and environmental and traffic studies for impact on residents and wildlife
118408478947	Sep 01 2023 04:21 PM	I suspect that Commissioners, County Staff, and Developers will figure out how to skirt the rules and use them to their advantage to facilitate more and faster development of Martin County.
118408479392	Sep 01 2023 04:10 PM	Developers will ruin our county making sure that they use the loopholes and start building 4 stories or more.
118408471193	Sep 01 2023 04:05 PM	Developers will get tax cuts, etc. if they provide a designated minimum of affordable units.
118408444904	Sep 01 2023 03:26 PM	Hopefully it will provide affordable housing to the young and old.
118408387571	Sep 01 2023 02:10 PM	Don't know
118408384633	Sep 01 2023 01:57 PM	With out current Commissioners I trust nothing. They seem to find ways to accommodate builders at every turn.
118408357915	Sep 01 2023 01:26 PM	Overpopulation and too much traffic
118408324480	Sep 01 2023 12:47 PM	The tax exemptions could be financially catastrophic for all the taxpayers who are not exempt.
118408295433	Sep 01 2023 12:39 PM	Unless there's a change in who's on the commission, not much.
118408308865	Sep 01 2023 12:28 PM	It's not a good fit
118408306404	Sep 01 2023 12:22 PM	It'll just add more density since there is no way to even regulate that bill
118408278452	Sep 01 2023 11:56 AM	The Live Local Act could be abused by developers promising to provide affordable housing. Martin County staff and the Commission do not enforce the rules against developers.

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118501721790	Dec 27 2023 02:39 PM	Mixed use development, such as businesses beneath living spaces,
118501210022	Dec 26 2023 12:58 PM	Affordable housing/apartments.
118499488283	Dec 21 2023 04:44 PM	small business's to give a neighborhood feel
118499254582	Dec 21 2023 10:19 AM	Light industrial & offices, restricted to smaller buildings is ok.l
118499187866	Dec 21 2023 08:41 AM	single story development is wasteful. we should be minimizing sprawl. while intensive use along major corridors will be visually intrusive the upside of concentrating development in already built environments and minimizing sprawl outweigh the impact.
118496806078	Dec 18 2023 09:24 AM	Commercial office spaces, commercial warehouses, medical office spaces, day cares. We definitely don't need one more car wash or self-storage business in this County.
118495577688	Dec 16 2023 09:30 AM	This survey is a sham. The choices are a trap and don't allow proper articulation.
118495581239	Dec 16 2023 09:30 AM	Stores, small shops, INFRASTRUCTURE FIRST NOT AFTER THE FACT, PARKING!!!
118495341249	Dec 15 2023 08:09 PM	Office complexes, restaurants, entertainment venues
118495027889	Dec 15 2023 02:37 PM	Redevelopment: The treasure Coast Mall would be a good place to start. The county should buy that center and turn it into a multi use property. The malls across the country are dying. Online shopping will continue to have a negative effect on their survival. A solid anchor store such as speciality food stores coupled with small annex of County services, motor vehicle services, post office center, Urgent Care center.
118495065437	Dec 15 2023 01:50 PM	Affordable apartment buildings that rent and smaller duplex and single family housing.
118495036392	Dec 15 2023 01:07 PM	Similar to what was done along Dixie Hwy & Indian, as well as Hobe Sound.
118494977932	Dec 15 2023 12:06 PM	Yes, in some places. Groceries stores with healthy food options, wholesale stores like Costco
118494953780	Dec 15 2023 11:43 AM	I think it is a difficult thing to have because of the Florida heat. Was used to walking fair distances to shop in the UK. I am dripping wet with sweat from simply going to the mailbox or talking with a neighbor for just a few minutes. The climate does not lend itself to walking from home to the shops.

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118494926177	Dec 15 2023 11:04 AM	Mixed use
118490015464	Dec 09 2023 01:50 PM	mixed use/small businesses in proximity to residential areas
118484210301	Dec 03 2023 07:00 AM	It saves our land.
118482881190	Dec 01 2023 05:34 AM	US 1 and the mall
118482701612	Nov 30 2023 11:01 PM	No building permit should be granted to anyone not willing to redevelop old buildings, land with existing infrastructure.
118482641073	Nov 30 2023 08:54 PM	Restaurants, gas stations, small shops
118482619962	Nov 30 2023 08:13 PM	Small grocery stores, multi-unit affordable housing,
118479517052	Nov 27 2023 04:04 PM	Fairgrounds change into a train station.
118478764668	Nov 26 2023 04:52 PM	Housing rec space
118478657373	Nov 26 2023 10:50 AM	7-11 transportation type uses
118476020423	Nov 21 2023 10:38 PM	<ol style="list-style-type: none"> <li>1. Storage facilities</li> <li>2. Restaurants</li> <li>3. Urgent care facilities/medical clinics</li> <li>4. Mini-marts</li> <li>5. Bakeries</li> <li>6. Gas stations</li> <li>7. Book stores/reading centers</li> <li>8. Florists</li> </ol>
118475606306	Nov 21 2023 12:29 PM	<p>Redevelopment with minimal to no increase to traffic. People value the comfort and freedom of using their own vehicle. I believe that's why the Marty system isn't used enough. I don't think anyone would use it unless they had to, so keeping the traffic low is a must have by many. We have plenty of storage units, for goodness sake. There should also be consideration for how projects that are redeveloped look from the street. For instance, many would like to not see a big towering building right up against the street. Keeping the buildings to two stories, and utilizing vegetation to conceal the new buildings would help to provide some space for wildlife and help keep or improve the naturistic view of martin county.</p>

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118473943215	Nov 19 2023 12:59 PM	There are enough shops and restaurants available no need for anything new
118473841588	Nov 19 2023 08:59 AM	Integrate mixed use (with some housing, and a range of housing choices) along commercial corridors. moderate height- maybe 6 -7 stories - could also be integrated for residents who are comfortable with a more urban setting. Smaller units (less than 1000 sf) should be integrated by not segregated - they need not automatically be judged as undesirable.
118473738975	Nov 19 2023 02:09 AM	Creating better community parks, walking/ biking trails
118472906940	Nov 17 2023 01:38 PM	Stop developing. We're full
118472832785	Nov 17 2023 12:40 PM	Empty building and plaza's can be redesigned or torn down and rebuilt to accommodate housing. For commercial building MC should require that all commercial properties be at 90% occupancy b4 another commercial property can be built. They are allowing developers and greed to destroy the county and the animal habitat.
118472779001	Nov 17 2023 11:33 AM	Not sure
118472252403	Nov 16 2023 08:47 PM	Don't encourage new development. We already have too much in the works now.
118472232355	Nov 16 2023 08:08 PM	Stop building neighborhoods and taking away our green and wild spaces
118472127619	Nov 16 2023 07:02 PM	Mapp rd should have more mom and pop restaurants and no chains, big development.
118472048797	Nov 16 2023 04:06 PM	Often times multi family development is well located next to retail and Industrial commercial corridors.
118472033346	Nov 16 2023 03:37 PM	Trader Joe's to compete with Publix. Publix is stealing \$ from people with there unchecked pricing.
118471874612	Nov 16 2023 01:15 PM	Anything that promotes mixed use! I would love to mix of commercial and residential. Martin county is so car centric and as a kid I was never able to walk anywhere. It's very very isolating and detrimental to child development  I'm 22 now and I don't anticipate living in Martin county for much longer simply due to lack of opportunity and lack of accessibility

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118471825526	Nov 16 2023 12:21 PM	Martin county is relatively easy to navigate and efforts should be made to upgrade and improve our roads and infrastructure. In Arizona there are lights above traffic lights that signal to drivers when an emergency vehicle is approaching. This would be a good use of money
118471793539	Nov 16 2023 11:45 AM	Everyday or common use stores or facilities would be mostly appropriate
118471790792	Nov 16 2023 11:39 AM	Do not overdevelop! This is the path you seem to be on
118471787429	Nov 16 2023 11:36 AM	Flex spaces and work/live spaces. It would be wonderful to be able to live and work in the same location/building
118470997806	Nov 15 2023 04:23 PM	I wanted to answer YES to #17, but not sure if that came through. Service businesses, offices, restaurants, mixed use buildings/developments
118470865766	Nov 15 2023 02:05 PM	mixed use, specialty shops, coffee shops
118468424393	Nov 13 2023 10:06 AM	Build residential apartments at the Treasure Coast Mall. Redevelop under utilized commercial buildings in urban areas through out Martin
118468103857	Nov 12 2023 11:43 PM	Questions 17 is poorly worded - the intent is unclear. Therefore, I cannot respond to question 18.
118467537834	Nov 11 2023 04:54 PM	mixed use
118467493431	Nov 11 2023 02:23 PM	Residential should stay residential. Anything else you put there will cause problems with noise, lighting, traffic...
118467472770	Nov 11 2023 01:23 PM	I'm not knowledgeable enough to do that.
118467359225	Nov 11 2023 08:47 AM	Treasure Coast Mall, empty storefronts all over county. Develop rental units in places already existing. BB&B, etc.
118467329908	Nov 11 2023 06:56 AM	Have you seen the TRAFFIC? We are now a TOURIST CHAMBER OF COMMERCE FESTIVAL COUNTY! It is over congratulating the county is ruined.
118466931784	Nov 10 2023 02:02 PM	Infrastructure and highway engineering need to be priority. Indiscriminate building is negatively impacting residents. martin county is a congested mess.



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Respondent ID	Response Date	Responses
118466898794	Nov 10 2023 01:37 PM	Commercial corridors along I-95 and Florida's Turnpike are ideal locations for target industries such as manufacturing and distribution/logistics that service a greater area and/or ship product outside of the county. Having these locations for employment centers reduces traffic impacts traversing through the county. The interior commercial corridors of the county are best suited for small to mid size companies with a smaller footprint and serving a small geographic area, as well as for entrepreneurs needed smaller footprints to jumpstart business operations.
118466795572	Nov 10 2023 11:41 AM	Medical, cultural, historical, environmental, green space, parks, food, restaurant, office space for legal, accounting, engineering etc.
118466741335	Nov 10 2023 10:33 AM	Redevelop areas that already have a footprint. Instead of clear cutting land to build new stripmalls.
118466735449	Nov 10 2023 10:14 AM	Grocery stores, Costco, mid level housing
118466719257	Nov 10 2023 09:57 AM	Retail such as gas, food, drugstore
118466683847	Nov 10 2023 09:15 AM	More variety of business/professional/health care facilities.
118466643986	Nov 10 2023 08:28 AM	Provide access to West Palm City, there is no affordable food shopping available such as Aldi or Walmart. Encourage that at turnpike exit plaza instead of approving more useless car washes. Stop approving things that are not useful. DO NOT spend county money to fight special interests such as fighting Costco or train, that was a joke and the county should have stayed out of it
118466609120	Nov 10 2023 07:29 AM	Haven't thought on this
118466583509	Nov 10 2023 06:51 AM	While Brightline may not succeed a train station at the fairgrounds makes sense.
118466559960	Nov 10 2023 06:18 AM	Instead of coming into the local small business areas and forcing business owners out to redevelop, award grants to contractors to work alongside each business owner to update and improve the businesses on the outside to make these areas more appealing. These people have been here and should have the right to still be here. Award specific money towards updates and improvements not run them out!
118466337359	Nov 09 2023 10:03 PM	For instance in Rio at the curve we should have a small grocery store that is affordable that we can walk to

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Respondent ID	Response Date	Responses
118466302188	Nov 09 2023 08:58 PM	Stop building on commercial corridors. Traffic is absurd as is.
118466192786	Nov 09 2023 06:27 PM	Community spaces, leisure and activities, restaurants
118466197270	Nov 09 2023 06:20 PM	Absolutely no low income housing
118466183030	Nov 09 2023 06:11 PM	Appropriate businesses. NOT FAST FOOD
118456388552	Oct 30 2023 01:22 PM	Not an expert in this subject matter
118455901997	Oct 29 2023 01:11 PM	move buildings up to streets. add safe bike trails along both sides of every roadway with continuous level sidewalks. mixed use should be the norm, but protect shops and housing from cars instead of our weird system now where we build walls to hide multifamily from the street. the load street is the nuisance, not the people living in apartments. calm the cars and make it pleasant
118455015772	Oct 27 2023 04:11 PM	Low rise housing
118454679897	Oct 27 2023 04:00 PM	Mapp Road in Palm City the CRA area should be redeveloped to include more mixed use property, storefronts/offices on the first floor, multi story residential above. This type of development is so strongly preferred that I would propose a potential new land use that encapsulates preferred parking LDR's and potentially depending on factors of the specific development such as the % of low income units available allowing development to exceed 40 feet and building higher to 50. A "Marty" stop should be added at the Old Palm City Publix giving Palm City Residents access to public transportation that could take them Downtown. The "Innovation Hub" as conceived should continue to be developed through potential ad valorem credits for preferred developments, preferred treatment in Site Plan review for preferred industries, and a strong effort made to turn the Martin County fairgrounds into a Brightline station connecting Martin County's innovation hub to other innovative cities in the states.
118454964363	Oct 27 2023 03:24 PM	Small, independent stores like Peggy's naturals, boutiques, cafes. NO big box stores, No chain stores.
118454698774	Oct 27 2023 10:45 AM	Mixed Use when commercial front streets, mixed use off street front. Need to rewrote CRA'S to make that happen

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Respondent ID	Response Date	Responses
118454683127	Oct 27 2023 10:31 AM	Rebuilding and modernizing of existing plazas and shopping centers. Stop building new plazas when there are empty ones on every corner. No more fast food and car washes, focus more on locally owned and operated establishments.
118451883829	Oct 24 2023 03:19 PM	No
118445427774	Oct 17 2023 09:43 AM	Small businesses that offer services and products that could be used by the nearby community to reduce having to be transported to places further away
118444325343	Oct 16 2023 07:32 AM	high-density apts
118443960204	Oct 15 2023 05:24 PM	Have a better variety of commercial, small as well as med. to large size properties that may address specific needs of residential communities nearby but not right next to the commercial area. Perhaps have something like the 555 building that has several smaller offices in one big building. We don't need any more car washes and gas stations with convenience stores.
118443922568	Oct 15 2023 02:38 PM	I find there are quite a few, very old commercial properties along US1 going toward Jensen Beach that really could serve a better purpose than what they are now. I don't go that way much because it's just a lot of junk. The Target here in Stuart is trash. I'd rather go to Jupiter or Gardens to shop.
118443381959	Oct 14 2023 09:42 AM	no
118442049304	Oct 12 2023 04:44 PM	All
118441251567	Oct 11 2023 10:13 PM	Non-chain restaurants and shops.
118440120455	Oct 10 2023 06:15 PM	Redeveloping run down and vacant properties. Don't destroy the things that give Martin County its old Florida character.
118439190434	Oct 09 2023 07:11 PM	Service's restaurant
118439093248	Oct 09 2023 04:35 PM	Corner stores
118438862125	Oct 09 2023 12:35 PM	Low cost rental properties.
118438726980	Oct 09 2023 09:49 AM	infrastructure first included with redevelopment for residential type utilization of mixed use.
118438708673	Oct 09 2023 09:25 AM	Mixed use housing, with stores and other businesses below. Apartments on top.

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Respondent ID	Response Date	Responses
118438701744	Oct 09 2023 09:16 AM	None
118438679668	Oct 09 2023 09:03 AM	Allowing apartments above shops
118438661916	Oct 09 2023 08:31 AM	These questions are difficult, because they really can't be answered in a "yes" or "no" fashion. Each project must be considered individually. I do not support redeveloping areas to cram in as many people as possible--I don't want an aging mobile home park replaced with eight 4-story apartment buildings. I also don't want dangerous commercial projects next to residential areas. I support bringing some businesses here--Growth is inevitable. But it can be smart too. I understand the desire for a Costco. But I don't support adding a Costco with a huge apartment complex and more retail stores packed into the same space. I also don't support every project maxing out the 4-story height limit. We don't need a wall of concrete lining the commercial corridors--we need more trees and green spaces. Just because we can build to 4 stories doesn't mean we have to. And it always seems to be higher than that when you add a parking garage underneath.
118438624314	Oct 09 2023 07:04 AM	Fix up existing plazas
118438372892	Oct 08 2023 08:01 PM	restaurants, unique shops,
118438303379	Oct 08 2023 04:25 PM	Take advantage of empty bldg spaces for whatever is needed in that area FIRST.
118438172054	Oct 08 2023 10:38 AM	It depends on the proposal. It's question is too open ended to answer.
118437966430	Oct 07 2023 11:08 PM	More medical offices
118437938014	Oct 07 2023 09:17 PM	NA
118437897163	Oct 07 2023 06:09 PM	Add new housing within walking distance of grocery stores, drug stores and Marty stops.
118437869944	Oct 07 2023 04:30 PM	No
118437835806	Oct 07 2023 02:46 PM	small businesses
118437827090	Oct 07 2023 02:38 PM	Not sure
118437772132	Oct 07 2023 12:15 PM	N/A

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Respondent ID	Response Date	Responses
118437694806	Oct 07 2023 08:59 AM	no
118437464885	Oct 06 2023 08:20 PM	We don't want bars. There are already enough drunk drivers. I'd like a coffee shop in port Salerno. (The caravan coffee place is never open.) would love a reasonably priced fish market, fresh foods market, some form of entertainment or community space /park in port Salerno. We could use another boat ramp with parking for trailers too.
118437384740	Oct 06 2023 06:14 PM	<p>The inflation of taxes, home prices and insurance alone has caused a tremendous strain on our legal working class and small businesses. If people can't afford to live in a small single family home in this county (not apartments), then how are we suppose to hire employees or cultivate the next generation?</p> <p>A small business already has to pay exorbitant wages and it's still not enough for them to live here. This creates high turnover. This fine for the big box stores but not for the many locally owned businesses that want to train and retain employees. And employees can afford to stay due to the cost of living.</p>
118437394801	Oct 06 2023 05:55 PM	Stop developing and keep Martin small.
118437379575	Oct 06 2023 05:48 PM	Limited redevelopment keeping with the small business model.
118437374408	Oct 06 2023 05:22 PM	<p>Attractive looking strip malls. Some current locations are downright ugly. And badly maintained.</p> <p>Apartments above commercial properties</p>
118437363245	Oct 06 2023 05:08 PM	The former Martin Memorial facility on East Ocean Blvd has been vacant. It would be helpful if that could be transitioned to somehow assist the homeless with temporary housing.
118437333795	Oct 06 2023 04:22 PM	N/A
118437306591	Oct 06 2023 04:01 PM	Keep the commercial corridors zoned commercially. New businesses can fill in old businesses. Even restaurants or night clubs can fill in a vacant business.
118437305653	Oct 06 2023 03:52 PM	Grocery store
118437281452	Oct 06 2023 03:22 PM	You will mess it up

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118437236850	Oct 06 2023 03:22 PM	Unused spaces/repeatedly vacant locations can be repurposed into housing. Developers are turning abandoned schools and malls into residential housing in different locations across the country, the other benefit to this is also the already established proximity to necessary commercial buildings (shopping, gym, recreation, etc.) so less congestion on the roadways and improved walkability.
118437258494	Oct 06 2023 03:06 PM	Small shops, like bakeries, eateries, clothing stores. Small scale groceries like Peggy's Naturals. Big Box stores need to be prohibited!
118437194184	Oct 06 2023 01:53 PM	dk
118437186835	Oct 06 2023 01:46 PM	tax credits for renovating commercial properties in existence.
118437153632	Oct 06 2023 01:15 PM	Farmers market; food market;
118437010844	Oct 06 2023 11:09 AM	Small, locally owned unique businesses, not big box stores, or junky chain restaurants.
118436713962	Oct 06 2023 04:07 AM	there should be small pockets of commercial properties in between residential areas
118434088980	Oct 03 2023 03:58 PM	Affordable urban housing to eliminate suburban sprawl
118432614133	Oct 02 2023 09:59 AM	Affordable housing, small retail
118432035300	Oct 01 2023 12:50 PM	Add decent parking garages instead of laying asphalt; increase and enforce landscaping; revise and enforce sign clutter; encourage nice two/three story instead of one story strip malls and offices; clean up and improve medians and frontage areas; add more (landscaped) service roads to divert traffic off of main roads; require more green spaces (play and sport areas) with new housing.
118432001776	Oct 01 2023 11:07 AM	No
118431503173	Sep 30 2023 12:01 PM	Affordable residential units
118430687435	Sep 29 2023 01:19 PM	unused buildings
118427052448	Sep 29 2023 09:23 AM	mixed use! multi story! no more strip malls. integrate live/work/play in the same areas.
118429707443	Sep 28 2023 11:57 AM	Mixed use buildings in CRAs would benefit both the commercial as well as the residential markets

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118428575385	Sep 27 2023 08:12 AM	restaurants, grocery stores, gas stations, businesses.
118427690754	Sep 26 2023 09:57 AM	Prioritizing walk/bike-ability (SAFELY) to shops, offices, restaurants, groceries, parks.
118427152489	Sep 25 2023 05:00 PM	Small personal business housed at a persons residence;
118427087126	Sep 25 2023 04:12 PM	As stated previously, allowing mixed use buildings in our sprawling strip malls (within the current height restrictions) where the upper floor is used as living space, would make efficient use of land already commercially developed and help reduce the developer driven path to turning our county into the abomination of Broward, Palm Beach or St. Lucie counties.
118427059486	Sep 25 2023 03:10 PM	Small commercial uses sounds good in planning world but does not work well in reality without a massing of commercial.
118427010222	Sep 25 2023 02:43 PM	Each commercial corridor should be evaluated independently for appropriate land uses based on existing and surrounding uses.
118426997642	Sep 25 2023 02:19 PM	Grocery stores / convenience stores / restaurants / small businesses
118427007226	Sep 25 2023 02:16 PM	mixed-use developments. ground level is retail, commercial, while levels above are housing
118427007056	Sep 25 2023 02:13 PM	shops, restaurants, offices, entertainment
118426995581	Sep 25 2023 02:05 PM	small scale offices and reatinl
118426800785	Sep 25 2023 11:20 AM	Q17 has an error in the reply. I wanted to reply YES, in some places but it wouldn't let me. It says No and Yes. I think you may have had your response set up as a ranking instead of a multiple choice. Again, your answer to this question may be skewed.
118426761933	Sep 25 2023 10:32 AM	Malls seem to be a perfect spot for commercial/housing .
118426732474	Sep 25 2023 10:13 AM	Commerical/retail uses that can be used by the residents within the area should be located at the intersections of major roads and along major roads close to large communities.
118426188150	Sep 24 2023 12:01 PM	Shopping restaurant

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Respondent ID	Response Date	Responses
118426032147	Sep 24 2023 01:42 AM	If they have to build, it would be better to redevelop an existing site that to bulldoze more vacant land. I don't have a problem with limited commercial redevelopments along the primary corridors. Having a Costco, a Trader Joe's or a Whole Foods would be a selling point to attract younger residents. We don't need more apartments.
118425953732	Sep 23 2023 07:09 PM	Something with a small footprint and doesn't tear down local vegetation or displace any currently owned business/residence. No big box stores, gas stations or housing complexes. Nothing that will increase the traffic flow and hinder enjoying the outdoors.
118425515318	Sep 22 2023 08:41 PM	Vacant strip malls, in Ct vacant stores in malls are being made into apartments.
118425213386	Sep 22 2023 01:25 PM	Many buildings are underutilized and vacant. These need redevelopment. Most commercial locations like Publix shopping centers are just 1 story. Why not utilize the 4 stories limit and have offices, affordable apartments for young people, etc. We are wasting valuable real estate assets and creating sprawl instead. Vacant buildings should be redeveloped before approving more.
118424675530	Sep 21 2023 10:06 PM	Mixed use
118424627908	Sep 21 2023 08:41 PM	None
118423829472	Sep 21 2023 07:53 AM	No more commercial. Affordable communal living
118423536391	Sep 20 2023 11:08 PM	I think we have quite enough churches. they dont even pay taxes.
118423487196	Sep 20 2023 10:02 PM	First, this must be done ONLY with full participation of the existing residents of each neighborhood being respectfully offered the opportunity to enhance or redevelop their neighborhoods. Seek first to understand their perceived needs, tastes, preferences, and hopes. Be open to creative options and solutions.
118423292495	Sep 20 2023 04:44 PM	This should be very very very limited on very extreme cases
118422934044	Sep 20 2023 11:01 AM	Not sure
118422805103	Sep 20 2023 09:03 AM	Uses that serve everyday needs of citizens. i.e. grocery, laundry, pharmacy, restaurants, small scale retail. Please zone storage facilities and carwash eye sores away from residential and major corridors.



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Respondent ID	Response Date	Responses
118422285068	Sep 19 2023 05:58 PM	Depends on specific proposals.
118422178717	Sep 19 2023 03:59 PM	First, not sure how Mapp Road is included with US1 and Dixie, more like Martin Highway. US1/Wright next to old Wendy's, US1/Tressler vacant lot by ABC, lots of others. Call me and I can discuss 772-349-1777
118421673274	Sep 19 2023 06:53 AM	multifamily along the US 1 corridor along with commercial and light industrial - hotels
118421050083	Sep 18 2023 01:30 PM	There are places that are strictly residential in Palm City. it would be good to see more diversity of residential and business
118420927527	Sep 18 2023 11:28 AM	re-development could be beneficial in the right areas. I live in Palm City and if there were more shopping options on Mapp Road, I could see myself walking there in the winter (or during cooler times)
118420752414	Sep 18 2023 09:39 AM	Any that do not pose health/environmental risks to residents or the local environment (including light pollution, well water pollution from chemical use, landscaping run off, and air quality from industrial activities). Maintain strict MC noise codes and expand ability to enforce after hours. I would not approve of machine or automobile related businesses in mixed use areas, including gas stations. Focus on food, grocery, and other goods and services.
118420694374	Sep 18 2023 06:58 AM	1.Encourage full utilization of the Treasure Coast Mall 2.Ensure vacant storefronts in strip malls are leased before building new sites 3. What you have permitted on the corner of Goldenrod and US1 is an abomination when other existing sites could have been improved instead. 4. Stop building fast food, gas stations and lower quality retail and apartments. 5. Stop allowing the City of Stuart to annex our lands to build unattractive homes such as those on Green River/Baker Road
118420356630	Sep 17 2023 04:20 PM	Demands for retail spaces are disappearing. Consider redeveloping any shopping or retail center area that is largely vacant and/or struggling. The Costco store could and should have been placed in a location such as this.
118420284246	Sep 17 2023 12:35 PM	Away from the water. West of us 1 then it doesn't effect as much marine wildlife
118420270710	Sep 17 2023 12:09 PM	Large stores or strip malls converted to apartments with useful shopping nedar by, such a grocery, drug stores, etc. in walking distance.

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Respondent ID	Response Date	Responses
118420190016	Sep 17 2023 07:48 AM	That would be great to be able to have a bodega at the bottom of apartment buildings. It would make the area more trendy and metropolitan!
118420116399	Sep 17 2023 02:54 AM	Redevelopment along commercial corridors should not be a county government issue
118419944443	Sep 16 2023 03:02 PM	Small businesses, shops. Restaurants. Places that don't encourage heavy traffic (doctors offices, law offices, real estate offices, etc)
118419939499	Sep 16 2023 02:55 PM	Repurpose existing strip malls that are half vacant , before building more strip malls.
118419932423	Sep 16 2023 02:31 PM	Small housing, high tech business in computer programing.
118419896288	Sep 16 2023 01:07 PM	Slow growth and land preservation and conservation through strong land use zoning laws and complying with comprehensive growth plan and freezing the urban boundary lines and implement a moratorium on all future building development, and use federal, state, and local tax dollars to purchase all available land in Martin County.
118419834807	Sep 16 2023 11:02 AM	Health clinics
118419822204	Sep 16 2023 10:31 AM	small family businesses
118419786529	Sep 16 2023 08:55 AM	Revitalize existing commercial buildings, research and offer grants and low interest loans available to property owners, retain nostalgic and old town feeling.
118419759105	Sep 16 2023 07:54 AM	A great example is Jupiter, where they have a "Town Center " so you could limit cars and buses and take other modes and walking. As well as entertainment for those within that area.
118419552567	Sep 15 2023 07:44 PM	Offices, including medical offices, in renovated buildings.
118419491415	Sep 15 2023 05:56 PM	Tree farms on Kanner Hwy. need to give way to commercial development.
118419487373	Sep 15 2023 05:29 PM	Mixed use properties with truly walkable sidewalks would be lovely, if built on properties that are already disturbed. We definitely do not need any more strip malls.

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Respondent ID	Response Date	Responses
118419453980	Sep 15 2023 05:27 PM	It makes sense to have urban areas with mixed use development that is walkable. That doesnt mean industrial parks should have apartments. It means that neighborhoods don't have to be single family homes. Instead they can be multifamily, single family, townhouse and maybe the first floor is retail or grocery, the second could be office or residential and the third floor could be residential. It should be zoned properly so that people understand what will be there in the future and then there should be a method for approval that does not let someone that already lives there to have a veto power. It is unfortunate but people dont like change and they will object to any change.
118419457744	Sep 15 2023 04:48 PM	2-story old. bottom for small mom/pop commercial, restaurant, top floor residential
118419454385	Sep 15 2023 04:37 PM	Not sure
118419442291	Sep 15 2023 04:30 PM	More commercial businesses.
118419435365	Sep 15 2023 04:17 PM	If any development occurs, buildings should be set back as is the Lowe's and Walmart along route one. The new housing complex of four-story apartment buildings is smack against the road and looks awful... All set back should be planted with appropriate vegetation to hide it.
118419429225	Sep 15 2023 04:02 PM	I'm not sure.
118419418061	Sep 15 2023 03:48 PM	There are far too many mostly empty shopping plazas and industrial areas that should be at 100% capacity before another tree is cut down!
118419414972	Sep 15 2023 03:42 PM	retail , light industrial
118419368776	Sep 15 2023 02:56 PM	Small to med grocery stores, drug
118419369402	Sep 15 2023 02:44 PM	Update the buildings to code
118419349095	Sep 15 2023 02:23 PM	Leave the current zoning as is and do not mix them. That just causes issues
118419318412	Sep 15 2023 02:02 PM	local grocery and shopping/restaurants and meeting areas(coffee shops, wine bars, ice cream shops, etc)
118419330921	Sep 15 2023 02:00 PM	Single family homes

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Respondent ID	Response Date	Responses
118419317377	Sep 15 2023 01:58 PM	Existing commercial corridors that are already developed should have significant latitude in both the type of development permitted and the regulatory/permitting system. This does not apply to corridors not yet built out, like Kanner Highway, but would be appropriate in CRA areas,
118419314301	Sep 15 2023 01:43 PM	Apartments located above small businesses and offices.
118419305181	Sep 15 2023 01:28 PM	Housing and retail in close proximity so you can get groceries or the library without needing a car. These things should be a short bike ride away.
118419267217	Sep 15 2023 01:05 PM	Restaurants, Child Care Facilities, Grocery or Shopping, Kayak/SUP purchase/rental, Car Rental, Boutique Hotels, small RV park for short term RV transit (if it can be appropriately landscaped such that it is not an eyesore)
118419133097	Sep 15 2023 11:01 AM	Monterey Road from US Hwy 1 westward to Kanner/76. Dixie Hwy from confusion corner south to Indian Street. US Hwy 1 from Colorado Ave south to Indian Street. 714 from Mapp Road west to Citrus Blvd
118419089906	Sep 15 2023 09:45 AM	Tax paying commercial or residential
118419055056	Sep 15 2023 09:14 AM	That is a loaded question far better done through public comment or meeting. Beautifying an area is very different from developing out the inherent culture and characteristics of a community. I support beautification.
118418731802	Sep 14 2023 11:03 PM	Stores dr office
118418682003	Sep 14 2023 09:23 PM	stores, restaurants, small businesses
118418637717	Sep 14 2023 07:49 PM	Restaurants, small businesses
118418587502	Sep 14 2023 06:27 PM	Redevelop the Treasure coast mall in addition to vacant commercial buildings currently unoccupied
118418582898	Sep 14 2023 06:11 PM	Affordable housing
118418512850	Sep 14 2023 04:44 PM	No idea
118418498439	Sep 14 2023 04:32 PM	Not sure
118418448289	Sep 14 2023 03:36 PM	Less street widening
118418435379	Sep 14 2023 03:21 PM	Dance hall, indoor roller skating, indoor pickleball

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Respondent ID	Response Date	Responses
118418276038	Sep 14 2023 12:36 PM	Grocery stores within walking distance of all communities
118418232705	Sep 14 2023 12:08 PM	I don't mind driving a bit for shopping, etc. if it means we can preserve the natural beauty and less congestion of Martin County... always have!
118417750258	Sep 14 2023 12:08 AM	Reuse anything possible. Everyone is always crying global warming but the local government allows developers to turn every piece of green space into concrete.
118417582907	Sep 13 2023 07:07 PM	Please stop the growth
118417559293	Sep 13 2023 06:33 PM	Convenience stores, drug stores.
118417196901	Sep 13 2023 12:05 PM	Strip malls
118417086585	Sep 13 2023 10:41 AM	Provide office buildings to encourage high tech companies and more medical doctors. I had to wait 6 months to see a primary doctor when I was a new patient. We all travel to Jupiter for better doctors and hospital.
118416924586	Sep 13 2023 07:14 AM	Reuse of existing building maybe to provide housing for homeless. Also, build a proper facility to protect citizens during a major hurricane that can be used for other community uses.
118416587430	Sep 12 2023 08:11 PM	We need less big corporate franchises and more local businesses. We do not need more gas stations or fast food outlets. Trades people and farm markets
118416510735	Sep 12 2023 05:56 PM	Not close to schools. Keep on US 1
118416493641	Sep 12 2023 05:42 PM	Low-rise single and multi-family
118415961698	Sep 12 2023 03:59 PM	I think this is COULD be appropriate to service very large communities (many 100's of units) not as an excuse to allow additional development next to a set highly dispersed set of luxury homes.
118416310113	Sep 12 2023 02:06 PM	Light commercial
118408440816	Sep 12 2023 01:53 PM	not a but fan of apartments, i think apartments in commercial corridors could work if designed properly. Small businesses with limited hours along with residential
118416204566	Sep 12 2023 12:34 PM	I believe mixed-use developments with residential and light commercial (primarily retail) can be done in ways that are attractive and encourage people to walk rather than use their cars for short trips.

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Respondent ID	Response Date	Responses
118416207468	Sep 12 2023 12:29 PM	small convenience, grocery or hardware near residential neighborhoods
118416188330	Sep 12 2023 12:28 PM	Encourage utilization of existing commercially zoned properties for all types of businesses and STOP rezoning for new developments.
118416191689	Sep 12 2023 12:21 PM	Town center
118416180201	Sep 12 2023 12:18 PM	Anything that leaves undeveloped land in a natural state!
118415955149	Sep 12 2023 08:21 AM	US #1 in MC is unattractive due to a) multitude of car lots, b) old half-vacant strip malls that need a face lift, c) now a huge development of rentals that sit practically on the road (what happened to 'setbacks'?). There should be more, enforceable regulation when it comes to commercial building. Also, there should be a limit on the number of like-businesses (ex. car dealerships, WAWAs, car washes) within certain boundaries. HOA's keep communities looking well-cared for and somewhat uniform. Commercial centers do the same and should look appealing and attractive. Planting trees along roadways to hide those areas that are just plain ugly would help. Regulating signage would also help.
118415785153	Sep 12 2023 02:23 AM	Mixed use business/housing.
118415668459	Sep 11 2023 09:43 PM	Availability of grocery stores within walking/biking distance of affordable housing
118415564970	Sep 11 2023 06:36 PM	Too many to list.
118415547727	Sep 11 2023 06:11 PM	Apartment complexes
118415514229	Sep 11 2023 05:15 PM	Redevelop older commercial sites into more affordable housing units
118415500857	Sep 11 2023 05:05 PM	Grocery stores, small restaurants, gyms
118415430859	Sep 11 2023 03:33 PM	Vacant commercial properties should be redeveloped before and new commercial properties are built. Highways should be appropriately constructed to allow traffic to flow unencumbered.

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Respondent ID	Response Date	Responses
118415362332	Sep 11 2023 02:52 PM	There are many strip malls and buildings along these corridors that could be repurposed rather than allowing further development. Why build more commercial buildings when there are already empty ones? Clearly I am not a developer or a commercial property owner so my perspective is more environmentally focused.
118415180747	Sep 11 2023 11:12 AM	Stop building assisted living facilities. Get rid of the old hotels and put in something better. Stop building auto parts places. Not much thought is going into what is being built. Hobe Sound should have incorporated.
118414613679	Sep 10 2023 05:20 PM	Apts above businesses
118414495448	Sep 10 2023 11:18 AM	keep Commercial in one area and residential by itself.
118414294485	Sep 09 2023 08:46 PM	Government's goal should be to manage rules and regulations, not what gets built and how.
118414237533	Sep 09 2023 05:33 PM	Low rise office, professional, retail and restaurants. Nothing that is going to result in large crowds and crowded environments. Architecture should be consistent with the South Florida environment.
118414020777	Sep 09 2023 07:34 AM	small local restaurants, personal services(barber, dry cleaner, etc)
118413993676	Sep 09 2023 05:44 AM	Stop building up Martin county. People love the small town feel. Do not keep building.
118413720610	Sep 08 2023 04:28 PM	I'm not sure, stores restaurants community services
118413688661	Sep 08 2023 04:04 PM	Those which do not result in high traffic conditions.
118413660040	Sep 08 2023 03:16 PM	Mixed use facilities
118413102016	Sep 08 2023 02:54 PM	Doctors offices. Small offices
118413634458	Sep 08 2023 02:50 PM	The stars seem to all turn yellow but definitely NO MORE GAS STATIONS Electric charging stations, doctors offices, grocery stores and thrift or other clothing stores and book outlets or small library branches for community gatherings.
118413609245	Sep 08 2023 02:16 PM	Strategic, mixed-use development utilizing new urbanism principles.
118413589966	Sep 08 2023 02:04 PM	East Ocean - live/work environments would promote more walking/biking. Boutique/smaller grocery stores close to downtowns. US1 needs major work - no one wants to drive it in-season, it's dangerous. Less requirements for expansive parking lots would encourage more bike/golf cart use.

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Respondent ID	Response Date	Responses
118413600381	Sep 08 2023 02:01 PM	I did not mean to check "no" for #17. Affordable housing would be OK. People have to live somewhere! I think unused strip malls could be made into low income housing. Convenient stores near residential areas could be good.
118413576381	Sep 08 2023 01:23 PM	Marine access.
118413567175	Sep 08 2023 01:11 PM	The small Publix out post stores are great like in north hobe sound
118413528857	Sep 08 2023 01:10 PM	Well, definitely no more car washes, self-storage or gas stations! I know it is harder to get developer buy in, but MIXED USE.. I would love to see small grocery, local restaurants, and rooftop utilization for entertainment.
118413525138	Sep 08 2023 12:55 PM	I love mixed use areas as long as it is done in a way where both commercial and residences can live together meaningfully. If you can walk a block or two to get something you need rather than hop in your car, that is excellent.
118413543665	Sep 08 2023 12:47 PM	Office or medical buildings. Revamping empty buildings.
118413529219	Sep 08 2023 12:30 PM	small commercial
118413520300	Sep 08 2023 12:26 PM	Limit height to 2 stories. Prefer high tech , carbon neutral businesses.
118413498252	Sep 08 2023 11:51 AM	Commercial only
118413467048	Sep 08 2023 11:19 AM	Housing, small retail, small businesses,
118413436342	Sep 08 2023 10:45 AM	Anything low density. Any large developments that bring in large amounts of traffic need to go out west toward I95. Costco should never have been approved where it is.
118413370217	Sep 08 2023 10:33 AM	Home businesses (salon, internet services, bakers, food prep, seamstress, work stations instead of hanging out in Starbucks), small grocery, florist, businesses that the neighborhood would utilize in a walkable community.
118413395050	Sep 08 2023 09:56 AM	cafes, shops, delis,
118413350499	Sep 08 2023 09:15 AM	Hobe Sound dors not need five autosupply stores in the downtown area.
118413175862	Sep 08 2023 04:22 AM	Leave commercial commercial and residential residential. No one wants to live next to a busy store
118413007982	Sep 07 2023 09:41 PM	Older commercial properties repurposed as mixed use. Marty needs to be incentivized and more convenient to get people out of there cars.



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Respondent ID	Response Date	Responses
118413006094	Sep 07 2023 09:25 PM	None
118412985521	Sep 07 2023 08:50 PM	Roads should be widened to keep up with increase traffic
118412955042	Sep 07 2023 07:53 PM	Repurpose existing, already developed areas and buildings that are sitting vacant, rather than continuing to clear undeveloped areas
118412931982	Sep 07 2023 07:24 PM	Environmental and tech firms looking for solutions to climate change.
118412937033	Sep 07 2023 07:16 PM	Community engagement centers, mixed commercial-residential,
118412925077	Sep 07 2023 06:57 PM	Ideal location for "affordable housing."
118412908125	Sep 07 2023 06:50 PM	Redevelop vacant buildings and create and support local business owners especially those who contribute to our community such as the local farmers, local fisherman etc
118412914067	Sep 07 2023 06:46 PM	Duplex or villas
118412916562	Sep 07 2023 06:44 PM	Not sure
118412896331	Sep 07 2023 06:13 PM	The cramming of residential next to industrial and commercial cheapens the look and feel of the county. Apartments Atari g at the dumpsters on US 1 or commerce Ave is not quality living
118412887918	Sep 07 2023 06:02 PM	Convenience store, medical centers, Publix,
118412836296	Sep 07 2023 05:09 PM	You are already seeing condos going up along US-1 a heavily trafficked corridor. Not ideal for families but walkable communities are to be encouraged.
118412757994	Sep 07 2023 03:27 PM	mixed use structures, apartments, multi family units
118412758667	Sep 07 2023 03:22 PM	Small businesses
118412614818	Sep 07 2023 02:37 PM	Small mom and pop style businesses such as restaurants and cafes, coffee shops would be a good fit for those areas. We need to support more of this and less corporate businesses.
118412692190	Sep 07 2023 01:59 PM	Not sure
118412645889	Sep 07 2023 01:24 PM	I think any "yes" allows people to exploit.
118412625727	Sep 07 2023 01:07 PM	I don't believe it would be limited. Its just an opportunity to open the door to more.

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Respondent ID	Response Date	Responses
118412577534	Sep 07 2023 12:25 PM	Leave it how it is!!! Protect our community!!!
118412584746	Sep 07 2023 12:11 PM	Low- to medium-rise commercial and residential, including affordable housing.
118412561301	Sep 07 2023 11:37 AM	Commercial development does not belong in Residential Neighborhoods
118412471852	Sep 07 2023 10:09 AM	Historic buildings showing what Martin County use to look like
118412441705	Sep 07 2023 09:59 AM	I favor some mixed use in CRAs, but I feel it should evolve rather than being accommodated by Building out-scaled out priced not compatible with the existing community
118412391097	Sep 07 2023 08:19 AM	Retail stores, landscapers, barber and hair establishments, grocers, food and dining.
118412394856	Sep 07 2023 08:12 AM	Brick and mortar/Mom & Pop store ownerships
118412355164	Sep 07 2023 07:06 AM	Small shops
118412349924	Sep 07 2023 07:04 AM	No one want industrial properties beside their home in small communities such as Hobe Sound, port Salerno, or Old Palm City but more rural area where a residence may have 2+ acres likely many of those owners are business paneer and would like to develop their own property to accommodate their business
118412342198	Sep 07 2023 06:54 AM	This might make sense for communities lacking transportation options. Question 17 is odd in that it marks the 'no' spot if you select the middle choice.
118412316970	Sep 07 2023 06:02 AM	Professional, retail and light industrial
118412079392	Sep 06 2023 09:20 PM	Marinas nothing that would cause high traffic. Also, re- is the operative word. I worry about drainaga.
118412061488	Sep 06 2023 08:58 PM	Small businesses.
118412040753	Sep 06 2023 07:55 PM	Many vacant stores in strip malls can be re-purposed.
118412016562	Sep 06 2023 07:09 PM	Grocery store trips are our main excursions
118411999821	Sep 06 2023 06:48 PM	Combined shopping strips close to communities that reduce traveling. As roads become more congested.
118411980432	Sep 06 2023 06:22 PM	Converting the current Fair Grounds to other year round recreational purposes.
118411985515	Sep 06 2023 06:21 PM	Mixed use building with small commercial businesses and living quarters

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Respondent ID	Response Date	Responses
118411987183	Sep 06 2023 06:17 PM	Affordable rental apartments and townhouses
118411949735	Sep 06 2023 05:25 PM	Mixed use opportunities with stores and offices and residential.
118411934315	Sep 06 2023 05:00 PM	Not more storage or car washes.
118411924343	Sep 06 2023 04:56 PM	B2 zoning like the city of Stuart has offers a multitude of uses.
118411921633	Sep 06 2023 04:47 PM	Affordable warehouse/shop type buildings to encourage small business
118411920964	Sep 06 2023 04:39 PM	Keep residential separate
118411610300	Sep 06 2023 11:15 AM	Long-vacant/empty strip centers/shopping centers can be repurposed as multi-family housing
118410750617	Sep 05 2023 01:26 PM	Coffee shop/brewery/spa allowed on every corner kind of thing. Light commercial "neighborhood services". Make sure to keep max square feet per store very low to keep the annoying big guys out. Even if you can't make it universal, I'd make a process that allows neighbors to say "yes we want this" while not burdening the small biz with negotiations and impact fees
118410692397	Sep 05 2023 11:53 AM	personal services, such as hair salons, car repairs, health food shops, dog groomers, etc
118410651605	Sep 05 2023 11:11 AM	not in favor of this
118410650720	Sep 05 2023 11:05 AM	Provide for mixed use developments allowing residential over commercial or in conjunction similar to what was done with the Kanner CPUD (Costco Project)
118410514583	Sep 05 2023 09:09 AM	Buildings or areas that are in poor condition or underused. But NOT replaced with high rise buildings.
118410531665	Sep 05 2023 09:02 AM	Things that don't create a lot of in and out traffic. Examples , doctor's office, Not gas stations
118410496062	Sep 05 2023 08:19 AM	Office-type commercial uses close to residential vs. industrial uses with potential environmental impact (air, noise, other pollution) further away from residential zones.
118410445463	Sep 05 2023 07:13 AM	Medical offices, grocery stores, county offices, restaurants

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118410423911	Sep 05 2023 06:37 AM	Commercial to mixed use (e.g., banks that sit empty, closed restaurant and retail sites, etc.) industrial to mixed use if remediated/not a brown field and appropriate disclosures given to prospective residents (e.g., warehouse locations, abandoned gas stations if remediated, etc.)
118410143526	Sep 04 2023 07:59 PM	Restaurants, stores
118410053346	Sep 04 2023 04:08 PM	each specific area should have nice shops not gross stores -grocery, bakery. they have this in england where you walk up the road to get food bread etc
118409955774	Sep 04 2023 12:53 PM	Parks, bike trails, no more big box stores.
118409777435	Sep 04 2023 08:15 AM	The redevelopment should focus on access to health care and small business & grocery stores that supply services that the community needs. We don't need an abundance of gas stations.
118409476102	Sep 03 2023 08:10 PM	Change unused retail to affordable housing. Placing people where commercial zoning already exists.
118409464343	Sep 03 2023 07:20 PM	Not to increase density.
118409407404	Sep 03 2023 03:53 PM	All except heavy industrial
118409379151	Sep 03 2023 01:58 PM	Only minimally-intrusive redevelopment adjacent to residential neighborhoods: small shops, not gas stations
118409297047	Sep 03 2023 10:02 AM	Don't know how to answer this.
118409112450	Sep 02 2023 09:59 PM	Case by case
118409092224	Sep 02 2023 09:38 PM	In some areas mixed use commercial propertires could incorporate residential accommodations.
118409093156	Sep 02 2023 08:34 PM	LOWER DENSITY!!!! Stop increasing density!!!
118408879510	Sep 02 2023 02:25 PM	Businesses that would create jobs for young people with advancement potential.
118408821211	Sep 02 2023 07:54 AM	Mixed use.
118408811670	Sep 02 2023 07:38 AM	I have not studied the location issue.
118408723253	Sep 02 2023 02:36 AM	don't really know
118408566692	Sep 01 2023 06:41 PM	If you're alluding to a Smart City model, you can forget about it

***If so, please describe appropriate redevelopment (uses, types, forms, etc.) along commercial corridors in Martin County.***

Respondent ID	Response Date	Responses
118408520884	Sep 01 2023 05:18 PM	Basic human needs
118408504068	Sep 01 2023 04:53 PM	There are none -due to the new legislation developers now have carts Blanche and can do what they want. No trust in this
118408479392	Sep 01 2023 04:10 PM	Appropriate redevelopment along I 95, Turnpike, not anywhere near residential communities.
118408471193	Sep 01 2023 04:05 PM	Old golf course on Monterey Extension could be redeveloped as middle income housing community. Existing residential developments/condos and commercial properties along Kanner hwy have great opportunity for redevelopment for middle income housing.
118408441865	Sep 01 2023 03:31 PM	low-noise businesses retail, art galleries, hair-care and personal services recreation centers businesses for pet owners restaurant and cafe
118408444904	Sep 01 2023 03:26 PM	Sewer to septic in coastal areas as needed first and foremost. We need to protect our estuary since the Supreme Court has endangered all wetlands
118408384633	Sep 01 2023 01:57 PM	Smart, sensible re-development is fine.
118408357915	Sep 01 2023 01:26 PM	Non hazardous commercial companies
118408349082	Sep 01 2023 01:19 PM	Housing on second floor, density incentive if affordable housing is included, in law apartments
118408295433	Sep 01 2023 12:39 PM	Neighborhood restaurants, drug stores, coffee shop, dollar or variety store, regular gas and electric stations that aren't huge. Old Hobe Sound has a good variety of stores within easy walking distance.
118408278452	Sep 01 2023 11:56 AM	affordable housing, local retail businesses

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118501721790	Dec 27 2023 02:39 PM	Light industrial, technology companies that pay higher wages and offer training to employees,
118501210022	Dec 26 2023 12:58 PM	Light industries. Also, Martin County needs other sources of hotels.
118499488283	Dec 21 2023 04:44 PM	marine ind. , technology , education
118499429493	Dec 21 2023 02:54 PM	Financial, legal, healthcare
118499254582	Dec 21 2023 10:19 AM	Light manufacturing, art, dining, web based businesses, educational, elder care.
118499191555	Dec 21 2023 08:44 AM	The fishermen and boating industry
118499187866	Dec 21 2023 08:41 AM	Everyone talks about this, but instead of identifying individual industries start by evaluating what criteria are we missing that keeps high value industries from locating here. High value, low impact intellectually based businesses go where there is a pool of highly educated workers. Quality schools are also critical.
118496806078	Dec 18 2023 09:24 AM	Engineering businesses, industrial, higher education, maybe more technical schools.
118496322682	Dec 17 2023 05:48 PM	We are already doing enough.
118495672524	Dec 16 2023 12:47 PM	Government should stay out of private enterprise
118495581239	Dec 16 2023 09:30 AM	NONE , THE COUNTY IS TURNING MARTIN COUNTY INTO ANOTHER MIAMI, IT'S NOT THE AREA WE CHOSE TO LIVE IN TO START WITH!
118495577688	Dec 16 2023 09:30 AM	Is there ever a time when we have enough to sustain and no longer need to chase more economic development?
118495341249	Dec 15 2023 08:09 PM	Higher education, IT, scientific development
118495027889	Dec 15 2023 02:37 PM	I don't think the County should expand or add any businesses. They should get out of running the ones they have. Allow business people to lease the County owned Sailfish Splash water park, Sailfish Sands golf Course, Sand Dollar Cafes, the mooring fields to name a few. The government of Martin County should not be in the business of owning or running businesses, The drain on taxpayers is astronomical, salaries, employee benefits and maintenance costs continue to drain our County resources.
118495065437	Dec 15 2023 01:50 PM	High tech business to attract quality people to the area and to provide solid middle class employment opportunities to children raised here so that they can stay here.
118495036392	Dec 15 2023 01:07 PM	Clean industries
118495033831	Dec 15 2023 12:57 PM	None
118495012521	Dec 15 2023 12:38 PM	Industry near 95 & FL Tpke.
118494977932	Dec 15 2023 12:06 PM	Tech based businesses, increase tourism opportunities,
118494953780	Dec 15 2023 11:43 AM	I'm sorry but I do not know.
118494954867	Dec 15 2023 11:31 AM	Tech

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118494926177	Dec 15 2023 11:04 AM	Medical, corporate head quarters, light manufacturing
118490122402	Dec 09 2023 07:53 PM	Teen hang out places that wouldn't be too expensive but give teens something to do.
118490015464	Dec 09 2023 01:50 PM	non-polluting businesses, consulting, medical, financial
118484276815	Dec 03 2023 10:51 AM	Seems to be attracting golf. Expansion brings greater density and traffic. Many County roads are in need of repair. How will the County pay for supporting more vehicles?
118484210301	Dec 03 2023 07:00 AM	Kroger warehouse
118484016398	Dec 02 2023 05:32 PM	There is nothing for teenagers here. Why can't we have a recreational building with multiple activities? Or perhaps put a volleyball net on the beach. Anything for them to not be spending the evening walking Target or sitting in a parking lot.
118483059347	Dec 01 2023 10:01 AM	More options for shopping. We have enough storage facilities, car washes,
118482881190	Dec 01 2023 05:34 AM	Coorporate headquarters out west.
118482701612	Nov 30 2023 11:01 PM	Clean renewable energy
118482641073	Nov 30 2023 08:54 PM	Residential renovations, trades, creative industries, fitness/sports/youth sports
118482619962	Nov 30 2023 08:13 PM	ANY
118479517052	Nov 27 2023 04:04 PM	Hi Tech high pay jobs.
118479301380	Nov 27 2023 11:57 AM	finance and technology
118478764668	Nov 26 2023 04:52 PM	all
118478657373	Nov 26 2023 10:50 AM	None. This is a function of the market and not government. Build world class education and transportation facilities and businesses will come
118476020423	Nov 21 2023 10:38 PM	<ol style="list-style-type: none"> <li>1. Aviation related</li> <li>2. Native plant nurseries</li> <li>3. Manufacturing</li> <li>4. Aquarium</li> <li>5. Major Hotel</li> <li>6. Convention center</li> <li>7. Major boat/yacht builder</li> <li>8. World class botanical garden</li> </ol>
118475606306	Nov 21 2023 12:29 PM	3d concrete printing as it can be used to help with many environmental concerns, such as seawalls, reefs, affordable housing, and many more. It would be nice to have some more family fun places, such as escape rooms, laser tag, mini golf. We used to have these places, but now we have to go to either St. Lucie county or Palm Beach county.
118475109670	Nov 20 2023 10:24 PM	Ecotourism
118473943215	Nov 19 2023 12:59 PM	White color and trade business
118473841588	Nov 19 2023 08:59 AM	Aerospace, marine, medical and elder care services and research, rejuvenate/alternative agriculture

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118473738975	Nov 19 2023 02:09 AM	None
118472906940	Nov 17 2023 01:38 PM	None. We are full
118472832785	Nov 17 2023 12:40 PM	not sure
118472779001	Nov 17 2023 11:33 AM	We don't need more maybe more parks for kids
118472642515	Nov 17 2023 09:08 AM	None, too over developed now.
118472252403	Nov 16 2023 08:47 PM	None. Economic Development is private business and doesn't need government encouragment
118472244582	Nov 16 2023 08:30 PM	Non environmental impact businesses. Professional office businesses
118472232355	Nov 16 2023 08:08 PM	Stop building to expand or attract economic development, leave our green and wild spaces alone. Stop building neighborhoods!
118472218191	Nov 16 2023 07:53 PM	Boating, marinas, ocean science, marine conservation.
118472127619	Nov 16 2023 07:02 PM	None
118472065812	Nov 16 2023 05:11 PM	NONE
118472048797	Nov 16 2023 04:06 PM	1)Manufacturing has the highest multiplier effect on an economy
118472033346	Nov 16 2023 03:37 PM	Leave the county alone. And stop advertising in publications in Pennsylvania, NY, RI, NJ, NC & DC!
118471947396	Nov 16 2023 02:13 PM	Dining, arts and entertainment options
118471920248	Nov 16 2023 01:48 PM	small town feel - why does every town have to be a small city with everything. people can move to those towns.
118471874612	Nov 16 2023 01:15 PM	Ideally it would be nice if some big businesses or consulting firms had some satellite offices here. It would really attract young people looking for jobs straight out of college. Many young people don't move back to Martin county because there's no job opportunity for them in their field
118471844084	Nov 16 2023 12:25 PM	Manufacturing & Technology
118471825526	Nov 16 2023 12:21 PM	With the current influx on people moving to Florida from Out-of-state there should be expansions made that highlight the uniqueness of our town, there are enough businesses here, perhaps an entertainment business that caters to the younger crowd that isn't a private golf course, perhaps we should upgrade JV Reed and other parks to include more activities.
118471793539	Nov 16 2023 11:45 AM	Bars, restaurants and modest nightlife are a fantastic way to attract young professionals, young professionals have the disposable income that drives further business growth and development
118471790792	Nov 16 2023 11:39 AM	None
118471787429	Nov 16 2023 11:36 AM	Stop expanding! start preserving what little greenspace we have left
118471779157	Nov 16 2023 11:31 AM	None



**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118470997806	Nov 15 2023 04:23 PM	Marine, technology, aviation, medical
118470865766	Nov 15 2023 02:05 PM	Education, Costco
118468454511	Nov 13 2023 10:23 AM	Scientific, advanced technology
118468424393	Nov 13 2023 10:06 AM	Tourism including Agri-tourism, higher education, aviation
118468307898	Nov 13 2023 07:51 AM	Restuarant's from well known company's like, Olive Garden, Culver's etc
118468103857	Nov 12 2023 11:43 PM	Unsure at this time.
118467947073	Nov 12 2023 04:50 PM	Private (not public) education, churches & community interests & growth & development.
118467614740	Nov 11 2023 10:13 PM	Ecotourism & Fishing
118467537834	Nov 11 2023 04:54 PM	entertainment, cultures, sports
118467493431	Nov 11 2023 02:23 PM	More landscape companies selling NATIVE plants and providing education to Martin County residents so that they don't waste their money on plants from Home Depot and other big box stores that are not appropriate for this area
118467472770	Nov 11 2023 01:23 PM	Don't know enough to say.
118467391144	Nov 11 2023 09:56 AM	NONE. We are quickly turning into another West Palm Beach and all the congestion and crime that goes with it.
118467359225	Nov 11 2023 08:47 AM	Medical School, big pharma companies along 95 or Fl. Tpke.
118467329908	Nov 11 2023 06:56 AM	only small bussiness
118419872759	Nov 10 2023 07:59 PM	I feel there needs to be better planning on where some things are approved to build. Seems like this will become a really big mess with flooding, etc.
118467035734	Nov 10 2023 04:28 PM	Private medical practices, desirable restaurants (a lot of average bar food restaurants currently) , facelift our beaches (lots of trash) left by beach goers (implement more sanitation deposits). Aerospace expansion/ industry in the commercial area of Dixie/ Stuart airport.
118466898794	Nov 10 2023 01:37 PM	Manufacturing, Distribution & Warehouse, Logistics, Marine and Aviation and capitalize on our strong CEO and entrepreneur base to grow and expand existing businesses and attract new investment in these key industries
118466795572	Nov 10 2023 11:41 AM	Martin County is primarily a residential county. This attribute is very well appreciated by the community. Keeping this "feel" is very important to all the residents I have spoken to.
118466763617	Nov 10 2023 10:43 AM	None
118466741335	Nov 10 2023 10:33 AM	We don't need more of either.
118466735449	Nov 10 2023 10:14 AM	Costco, grocery stores, small manufacturing planrs
118466728318	Nov 10 2023 10:02 AM	Na
118466719257	Nov 10 2023 09:57 AM	More small businesses, marine, organics, less slip & fall lawyers

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118466707212	Nov 10 2023 09:45 AM	Amazon warehouse type facilities, boating related businesses, anything that would pay young people enough to stay in the county
118466703314	Nov 10 2023 09:34 AM	?
118466692964	Nov 10 2023 09:26 AM	New restaurants
118466685764	Nov 10 2023 09:22 AM	Fresh Market Trader Joe's Smaller yet more choices for food /speciality products
118466683847	Nov 10 2023 09:15 AM	Light manufacturing and light assembly.
118466643986	Nov 10 2023 08:28 AM	Health, commercial goods especially food sources close by, education such as vocational programs/colleges. West Martin county needs all of that too. Public transportation of desperately needed on the west side of the county. Also transportation that travels into Palm Beach county. Martin county should have a train station
118466617915	Nov 10 2023 07:46 AM	Fishing
118466609120	Nov 10 2023 07:29 AM	Activities for teens
118466583509	Nov 10 2023 06:51 AM	Solar manufacturing; battery manufacturing
118466559960	Nov 10 2023 06:18 AM	Sustainable farming. Quit running the local farmers out with your commissioner kickbacks for more development and let them supply out county with speciality meats, produce, and products. In case you havn't noticed—our food comes too much from other countries and us parents who actually care about what our children are fed, want local, sustainable, non chemical foods for our family. There is a great potential for more business rhere
118466337359	Nov 09 2023 10:03 PM	More local small businesses that are tourist related
118466319773	Nov 09 2023 09:28 PM	None
118466302188	Nov 09 2023 08:58 PM	Tech, marine.
118466248365	Nov 09 2023 07:29 PM	....
118466217321	Nov 09 2023 06:51 PM	None
118466192786	Nov 09 2023 06:27 PM	Science and engineering - businesses and industries that will retain higher paying jobs and potentially give back to the community.
118466197270	Nov 09 2023 06:20 PM	Financial sector
118466183030	Nov 09 2023 06:11 PM	We need an events center. South fork art school needs a place to graduate. The new gym will not be big enough for graduation. If we want to attract younger people, we need some younger kind of businesses and entertainment for them.
118466163581	Nov 09 2023 05:39 PM	Stop building homes
118459081564	Nov 01 2023 07:16 PM	Light manufacturing, small local businesses
118456388552	Oct 30 2023 01:22 PM	Green industry

***What industries/businesses do you feel the County should expand or attract to enhance economic development?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118455901997	Oct 29 2023 01:11 PM	marine tech
118455015772	Oct 27 2023 04:11 PM	Boat construction
		Martin County well considered a bedroom community by many, is in fact an innovative business community. The industries often under appreciated in our community such as Construction, and Manufacturing go under the radar because of figurative and literally aging image. Pseudo-environmentalists who were NIMBY's in environmentalist clothing and cost the county millions through their nefarious attempts to limit growth in spite of property owners rights tried to give the county a bad reputation. Thankfully a lot of progress has been made to recognizing those rights. Businesses that allow students to come back home and live here should be the target. Which means we either need some really high paying industries, or we really need to increase the affordable housing.
118454679897	Oct 27 2023 04:00 PM	
		Anything that contributes to an organic, natural environment. Tequesta has done a fairly good job of having many independent smaller stores and restaurants that make it more desirable.
118454964363	Oct 27 2023 03:24 PM	
118454698774	Oct 27 2023 10:45 AM	education, eco tourism,
		Companies with higher wages and benefits. People who currently live here are barely able to afford to stay. Many already commute out of county for better paying jobs.
118454683127	Oct 27 2023 10:31 AM	
118451883829	Oct 24 2023 03:19 PM	Amusement parks
118447581632	Oct 20 2023 10:05 AM	None too much growth already
118445427774	Oct 17 2023 09:43 AM	technology based, distribution and light manufacturing
118444325343	Oct 16 2023 07:32 AM	Ecotourism

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
		<p>I'm not sure what type of companies are able to be built here. I do not want any heavy industrial facility that produces noxious fumes and more harmful waste products into our air and waters. Be careful putting potentially dangerous companies next to residential areas. An example was the co. that tried to produce a diesel fuel from vegetable oil and burned. The recent fire at HOG caused my home to have a Clorox type smell inside it and I only have a small space alongside the wooden front door that the fumes could have seeped into. Luckily no harm to me that I know of. Those type companies should be well away from residential areas and in one area all by themselves.</p> <p>We need a greater variety of jobs. It seems to me the predominant jobs are service companies, hotel, restaurant, retail, medical, fire, rescue, first responders, police, sheriff and education. Not many jobs that are considered more "Professional" needing more education.</p>
118443960204	Oct 15 2023 05:24 PM	
		sports, restaurants, access to affordable boating. That Marriott property could really use a refurbishment. It's old and moldy smelling.
118443922568	Oct 15 2023 02:38 PM	
118443592678	Oct 14 2023 06:46 PM	None
		High tech, jobs with a small footprint , climate change employment
118443383511	Oct 14 2023 09:50 AM	
		Marine and boat industries Environmental biology and travel
118443381959	Oct 14 2023 09:42 AM	
118442049304	Oct 12 2023 04:44 PM	Technology manufacturing. Computer chips.
118441592748	Oct 12 2023 08:55 AM	Not another 7-11, car wash or WAA WAA!
118441251567	Oct 11 2023 10:13 PM	More entertainment, things to do for younger people.
118440150933	Oct 10 2023 07:04 PM	Better medical services are needed.
		Low impact, clean, sustainable and only in the designated industrial and business corridors.
118440120455	Oct 10 2023 06:15 PM	
118440106100	Oct 10 2023 05:56 PM	Environmentally focused industries
		fishing. Charter fishing. gourmet markets, hunting to the west along with ATV parks.
118440078312	Oct 10 2023 05:14 PM	
118439810136	Oct 10 2023 12:31 PM	education
118439631761	Oct 10 2023 10:05 AM	Technology
118439533704	Oct 10 2023 07:47 AM	Trader Joe's
118439339813	Oct 10 2023 12:47 AM	N9ne
		More doctors and medical professionals due to the ever growing population, teachers, boat maintenance , white collar jobs,
118439301616	Oct 09 2023 11:20 PM	

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118439210707	Oct 09 2023 07:53 PM	Science/reasearch
118439198454	Oct 09 2023 07:34 PM	restaurants, local small businesses
118439190434	Oct 09 2023 07:11 PM	Manufacturing
118439136145	Oct 09 2023 05:36 PM	expand renewable energy business
118439093248	Oct 09 2023 04:35 PM	None
118438862125	Oct 09 2023 12:35 PM	I don't feel Martin County needs more industries and businesses. We do not need more growth.
118438784416	Oct 09 2023 11:10 AM	Technology and trade positions in fast growing industries such as renewable energies (wind, solar etc.) Urban planning and environmental. The majority of jobs are in tourism and service industries without benefits and low pay.
118438726980	Oct 09 2023 09:49 AM	less retail we have enough. we need jobs that pay decent wages so more manufacturing in industrial parks, land for corporate headquarters for large employers for administrative job creation
118438708673	Oct 09 2023 09:25 AM	Not quite sure. Maybe more independent restaurants, arts and culture venues, recreation venues (other than golf--there's too much of that).
118438701744	Oct 09 2023 09:16 AM	no comment.
118438679668	Oct 09 2023 09:03 AM	Aviation suppliers, technical industries and medical industries
118438661916	Oct 09 2023 08:31 AM	We need more medical options here. We have too many people and not enough hospital rooms and doctors to get treated in a timely manner. It's taking months to get an appointment now. I would love to have other options than Cleveland Clinic, so attracting more medical centers/doctors would be helpful.
118438624314	Oct 09 2023 07:04 AM	Coastal businesses
118438426871	Oct 08 2023 10:55 PM	Boatbuilding
118438372892	Oct 08 2023 08:01 PM	medical, theater
118438350264	Oct 08 2023 06:42 PM	Light manufacturing or tech
118438303379	Oct 08 2023 04:25 PM	Whatever business that brings in good, high paying jobs to enhance local economy, preferably on a long-term basis.
118438172054	Oct 08 2023 10:38 AM	Sustainability, renewable energy and parking should be required with any development. All rooftops should have solar panels. Protection of wildlife our wildlife habitat should be paramount. Our water sides should be preserved for nature and enjoyment not more development.
118438173416	Oct 08 2023 10:25 AM	Airlines and aviation, marine industries
118438151357	Oct 08 2023 09:18 AM	Anything to do with tourism or safety of our natural and ocean environment.
118438054774	Oct 08 2023 03:27 AM	Water quality control , marine repair and manufacturing, job training programs
118437966430	Oct 07 2023 11:08 PM	Investment firms

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118437938014	Oct 07 2023 09:17 PM	pleasure boat manufacturing, Aerospace - general aviation e-plane taxi start up's. Aircraft A&P businesses.
118437897163	Oct 07 2023 06:09 PM	Manufacturing, financial services
118437869944	Oct 07 2023 04:30 PM	?
118437835806	Oct 07 2023 02:46 PM	service businesses
118437827090	Oct 07 2023 02:38 PM	Industries/businesses that could be located further west of the majority of the population that could provide employment opportunities. Redevelopment of rundown areas in order to attract tourism. Getting back to slow growth within our communities. Affordable housing for low income earners.
118437772132	Oct 07 2023 12:15 PM	Insurance companies, living places for elderly,
118437694806	Oct 07 2023 08:59 AM	keep it the way it is, but if needed, then a place for families to interact together like go carts, mini golf
118437464885	Oct 06 2023 08:20 PM	Something to attract families instead of old people.
118437456009	Oct 06 2023 07:53 PM	none
118437437137	Oct 06 2023 07:15 PM	Small businesses
118437430113	Oct 06 2023 06:55 PM	No need to attract more development

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
		<p>Big box stores will only inhibit the potential of quality citizens. Walmart, Costco, Wawa's, McDonald's etc are great for teens and folks who do not wish or need to improve their living circumstances. As whole these jobs are necessary but not long term careers.</p> <p>Manufacturing and service businesses related to manufacturing, production and skilled trades are needed. Typically they are higher pay at experienced levels with in that trade. However, the cost of living alone in this county is not balanced to meet the needs of the already existing businesses looking for quality workers. So many companies have multiplied their willingness to pay higher wages, but the recent vote to increase county taxes along with insurance increases have quickly extinguished any possibility of positive impacts. Before the proposed taxes, economic inflation has hindered efforts to grow. No we are getting shook Down by politicians to pay more taxes! That is money straight out of the pockets of current and future employees.</p> <p>Small Companies will fold big box stores will eventually close and pull out of area. This will leave vacant plazas, strip mall and lead to foreclosures. Then our county will look like PSL. And residents will have to travel outside the county lines to find employment, housing, goods and services.</p>
118437384740	Oct 06 2023 06:14 PM	
118437400445	Oct 06 2023 06:06 PM	Any business or industry that pays a living wage would be welcome in Martin county .
118437379575	Oct 06 2023 05:48 PM	Medical centers, family health care providers to keep up with the growing population.
118437380374	Oct 06 2023 05:34 PM	Light manufacturing, call centers, IT oriented services.
118437374408	Oct 06 2023 05:22 PM	Finance. Maritime and yacht rebuilding, like Fort Pierce. Agriculture and support services like farm equipment repair and service. Plumbing, electrician, welder, boat building etc training for high school kids
118437363245	Oct 06 2023 05:08 PM	I do not like how our high schools can't find a large enough facility to conduct graduations. Or, be provided and indoor option for sporting events. I'd like to see an arena type facility built to attract venues and to provide the latter to our high schools.
118437347077	Oct 06 2023 04:44 PM	Marine, healthcare and trades
118437333795	Oct 06 2023 04:22 PM	N/A
118437312421	Oct 06 2023 04:14 PM	Aviation, manufacturing, education, eco-tourism.
118437305653	Oct 06 2023 03:52 PM	None

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118419844107	Oct 06 2023 03:52 PM	Green Industries
118437287252	Oct 06 2023 03:37 PM	More hospitals, fire stations, police stations, schools.
118437281452	Oct 06 2023 03:22 PM	Marine interests, Sport Fishing, High end dining.  If you are looking for a younger generations and families, think of younger activities and night life. Attracting business that also bring in renewed interest and community connection. Business that are recreational and engaging, younger residents want to be able to have a variety of experiences in their community. Also, if traffic congestion is a main concern (and from public comment it does seem to be a front runner) more remote work options, more business that support remote work. If things can be improved and more people can afford to work and live in Martin County, then that also cuts down on out of County commuter traffic as well. That cuts down on the congestion on the roads especially during peak rush hour time. For all the backlash that Costco got, I am happy that there will be one in our county as they are very employee focused and provide great benefits to their workers. Always wanted a Trader Joes in our area, it would be phenomenal.  Preserve our natural land and nature focus though. It can't happen in every instance but having out preserved beaches and parks/nature preserves is what keeps Martin County so charming.
118437236850	Oct 06 2023 03:22 PM	
118437258494	Oct 06 2023 03:06 PM	Arts and culture, theater and natural environment protection.
118437245781	Oct 06 2023 02:43 PM	I'm not sure
118437228648	Oct 06 2023 02:37 PM	Arts, music, gardening, small shops.  Affordable Family Entertainment Options Concert Venues that support current major musical acts Brightline Station in Stuart Technology Start Ups and Businesses AI companies Advertising/Media Companies
118437210188	Oct 06 2023 02:13 PM	Major Consulting Groups
118437194184	Oct 06 2023 01:53 PM	dk
118437186835	Oct 06 2023 01:46 PM	Maybe manufacturers, distributors, large scale retailers  Any economy based on constant growth is not sustainable. Bigger is not better, but a strong grassroots of small businesses is better for the community as a whole, as there is a vested interest to keep a place a nice place to live when people live and work in the same community.
118437010844	Oct 06 2023 11:09 AM	
118436978790	Oct 06 2023 10:32 AM	None



**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118436713962	Oct 06 2023 04:07 AM	manufacturing, and tech
118434088980	Oct 03 2023 03:58 PM	Any industry rally. What Martin County lack out is well-paying jobs that enable a young adult to afford the cot of living here
118433303715	Oct 02 2023 10:35 PM	not sure
118432614133	Oct 02 2023 09:59 AM	Small agriculture, trade services
118432035300	Oct 01 2023 12:50 PM	Hi-tech, scientific and medical research; access to higher education; no more storage facilities!
118432001776	Oct 01 2023 11:07 AM	Clean industry, financial
118431523469	Sep 30 2023 12:35 PM	Don't know
118430687435	Sep 29 2023 01:19 PM	low-income housing
118427052448	Sep 29 2023 09:23 AM	construction, healthcare, technology
118429707443	Sep 28 2023 11:57 AM	Shore line commercial and recreational development
118428575385	Sep 27 2023 08:12 AM	small business
118427690754	Sep 26 2023 09:57 AM	Science and quality higher education
118427152489	Sep 25 2023 05:00 PM	Tech industries, ?
		I would say technology focused industries focused on innovation developing solutions to address numerous we are facing as a nation, but given that our county will soon be holding weekly book burnings at school libraries I am not sure our county is viewed as attractive to these types of businesses and demography required to supply such a work force. Maybe instead of banning books we should as a county encourage the reading of books and development of critical thinking instead of fearful hate driven reactionary policies.
118427087126	Sep 25 2023 04:12 PM	
118427059486	Sep 25 2023 03:10 PM	Residential development.
		recreation/leisure, marine-related, ecotourism, hi-tech industries.
118427010222	Sep 25 2023 02:43 PM	
		Corporate headquarters of varying types of business to provide for more jobs to those with college educations.
118427022981	Sep 25 2023 02:43 PM	
118426997642	Sep 25 2023 02:19 PM	Any type of light industrial or manufacturing.
118427007226	Sep 25 2023 02:16 PM	medical, tech, and manufacturing industries
118427007056	Sep 25 2023 02:13 PM	professional services
118426995581	Sep 25 2023 02:05 PM	All non-polluting industry
		[FYI you have a grammatical error in the wording of Q21.] Re Economic Development: we should continue to attract the businesses that have already been identified as targeted industries such as marine, aviation, medical, as well as encourage small businesses, entrepreneurs, and all types of environmentally friendly, clean/green technologies, etc.
118426800785	Sep 25 2023 11:20 AM	
118426732474	Sep 25 2023 10:13 AM	Manufacturing, warehouse distribution, service industry.
118426407509	Sep 24 2023 11:53 PM	Low impact manufacturing,
118426188150	Sep 24 2023 12:01 PM	Airport, hotels

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118426067440	Sep 24 2023 04:18 AM	Industry which can create long term careers such as what used to be in Indiantown. Orange juice plant and steel mill
118426032147	Sep 24 2023 01:42 AM	farming and agriculture, ship building. aeronautical, tech.
118425971898	Sep 23 2023 08:22 PM	I don't know
118425953732	Sep 23 2023 07:09 PM	Small, locally owned eclectic businesses that you can only find around here.
118425515318	Sep 22 2023 08:41 PM	We give to many away to St. Lucie County. Need any industry or businesses, no where for our children to work after school & college.
118425213386	Sep 22 2023 01:25 PM	Industries that are sustainable and low environmental impact. Environmental technologies, research on living shoreline alternatives as alternatives to sea walls. Marine science centers, research companies that focus on studying climate change, wildlife preservation, computer science, semiconductor engineering, medical research facilities, biotechnology, cybersecurity, AI research and development.
118425032260	Sep 22 2023 09:54 AM	Hotels with abilities to host weddings or other events
118424912217	Sep 22 2023 07:01 AM	Tech, entertainment
118424702982	Sep 21 2023 11:16 PM	Sport fishing, golf and Larger corporations
118424675530	Sep 21 2023 10:06 PM	Aeronautical aerospace technology
118424627908	Sep 21 2023 08:41 PM	None
118423829472	Sep 21 2023 07:53 AM	Stand alone with employment like call centers or Amazon fulfillment (Little skills needed)
118423536391	Sep 20 2023 11:08 PM	we have enough. if the churches paid taxes think of how much more money Martin county would have!
118423487196	Sep 20 2023 10:02 PM	Higher Education. Scientific Research. Environmental Research. High Tech. Music. Theater. Arts. Vocational & Technical Careers.
118423292495	Sep 20 2023 04:44 PM	Before all of the expansion, it was much easier to get downtown, which was the attraction. With the expansion you've allowed over the last 5-10 years, it's made a negative impact on wanting to go downtown and spend the evening there.
118422934044	Sep 20 2023 11:01 AM	Large amusement parks
118422805103	Sep 20 2023 09:03 AM	Tech, environment, eco tourism.
118422634295	Sep 20 2023 04:34 AM	Tech
118422285068	Sep 19 2023 05:58 PM	Eco-tourism and other clean business.
118422178717	Sep 19 2023 03:59 PM	Unlimited but barrier is skilled workforce being developed locally and ability to find "obtainable housing" with entry-level salary.
118422074554	Sep 19 2023 01:58 PM	those that have minimal impact of nature
118421760459	Sep 19 2023 08:55 AM	Tourist attracting small businesses colorful.

***What industries/businesses do you feel the County should expand or attract to enhance economic development?***

Respondent ID	Response Date	Responses
118421711402	Sep 19 2023 07:49 AM	STOP PUMPING SAND. ITS A WASTE. LET BATHTUB BE BATHTUB AND THOSE MEGA WEALTHY PEOPLE ON THE BEACH CAN INDIVIDUALLY ASSES THE NEEDS OF THWIR PROPERTY.
118421673274	Sep 19 2023 06:53 AM	tourism - tech - eco-tourism - fishing - sports tournaments
118421329918	Sep 18 2023 07:32 PM	Maybe something besides Walmart would be convenient vs. having to go over the bridge to Jensen. Not interested in more Costco as that whole development is terrible. Small business is key as well.
118421159888	Sep 18 2023 03:53 PM	Education only ... maybe
118421050083	Sep 18 2023 01:30 PM	Offering business opportunities and taking a pro business stance on issues that promote the growth and development of small businesses with a reduction in regulation. The comprehensive plan should be reduced to take a more proactive stance on economic business needs.
118420927527	Sep 18 2023 11:28 AM	small businesses
118420859303	Sep 18 2023 10:19 AM	Technology Small, locally owned business
118420752414	Sep 18 2023 09:39 AM	Environmental science-based industries, sustainable aquaculture, other green industries.
118420694374	Sep 18 2023 06:58 AM	It would be great if somehow you could attract the headquarters of a major corporation to be situated on the I-95 corridor so young people would have a reason to be here.
118420356630	Sep 17 2023 04:20 PM	We are already doing enough in this regard. It's time to pay attention to taking better care of the businesses and residents we have in the county instead of attracting more growth that we are not in the position to support.
118420284246	Sep 17 2023 12:35 PM	None
118420270710	Sep 17 2023 12:09 PM	Light industry or manufacturing, similar to what is around the airport or Commerce Blvd. Boat construction/maintenace as around the Mantee Pocket.
118420222635	Sep 17 2023 09:49 AM	X
118420190016	Sep 17 2023 07:48 AM	Lower prices on everything and cap rents. Inflation is why we can't buy houses!
118420116399	Sep 17 2023 02:54 AM	Economic development does not need the county to do anything to attract or expand economic development
118420055048	Sep 16 2023 09:48 PM	Aviation
118420000312	Sep 16 2023 05:57 PM	higher paying jobs
118419988129	Sep 16 2023 05:27 PM	The financial industry.
118419970758	Sep 16 2023 04:18 PM	Recreational and entertainment
118419964465	Sep 16 2023 04:07 PM	I don't know
118419940901	Sep 16 2023 03:13 PM	NONE
118419944443	Sep 16 2023 03:02 PM	No industry. Small businesses.

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118419939499	Sep 16 2023 02:55 PM	More white collar/ professional services, finance/media/medical/legal. Less basic services workers
118419934886	Sep 16 2023 02:32 PM	Software and technology
118419932423	Sep 16 2023 02:31 PM	Computer programming, companies that make parts for space & rockets.
118419896288	Sep 16 2023 01:07 PM	Slow growth and land preservation and conservation through strong land use zoning laws and complying with comprehensive growth plan and freezing the urban boundary lines and implement a moratorium on all future building development, and use federal, state, and local tax dollars to purchase all available land in Martin County.
118419822204	Sep 16 2023 10:31 AM	Industries that provide more jobs
118419802019	Sep 16 2023 09:30 AM	save commerical leases. too many vacant
118419786529	Sep 16 2023 08:55 AM	Professional, limited light industrial, software development
118419759105	Sep 16 2023 07:54 AM	We have great restaurants and bars here, but no real Night Life. You want young people back here you need to do something with that to bring them back. I know many young people that moved back here and that is their biggest problem with Martin County. No real entertainment going on especially inside Jensen and Stuart, when most places close at 10-11:00. Can't think of anything else we need here now.
118419765402	Sep 16 2023 07:45 AM	Light industrial
118419734409	Sep 16 2023 05:54 AM	Family activity center such as mini gol
118419552567	Sep 15 2023 07:44 PM	Health related - community Yoga, Tai Chi... Healthy, locally owned restaurants Activities at the beaches & parks
118419491415	Sep 15 2023 05:56 PM	What happened to the Race Track?
118419487373	Sep 15 2023 05:29 PM	Manufacturing
118419453980	Sep 15 2023 05:27 PM	If you get a real Bright Line Station and have the ability for mixed use development within 3000 feet of the station, you will find real jobs and people will organically live in that area.
118419466789	Sep 15 2023 04:53 PM	There is already way too much development. Our infrastructure can not keep up with all the building.
118419457744	Sep 15 2023 04:48 PM	Those non-toxic businesses that supplement first needs of residents [local grown produce, shoe repair, outdoor cafe's, etc] and secondly recreational interests.
118419454385	Sep 15 2023 04:37 PM	asset management, financial services
118419435365	Sep 15 2023 04:17 PM	Sorry Not really sure
118419429225	Sep 15 2023 04:02 PM	I don't know.

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118419418061	Sep 15 2023 03:48 PM	Agriculture, tourism to locally unique historic and natural areas, Environmental protection and conservation.
118419414972	Sep 15 2023 03:42 PM	warehouses , light industrial
118419368776	Sep 15 2023 02:56 PM	Data centers, training center's, government agency extensions.
118419369402	Sep 15 2023 02:44 PM	Not sure
118419349095	Sep 15 2023 02:23 PM	Small businesses only
118419337244	Sep 15 2023 02:08 PM	Cosco , Amazon
118419335848	Sep 15 2023 02:04 PM	We have a lot of health care so that's not needed. Perhaps more companies catering to the airport. Industrial would be another role in expansion. Perhaps a think tank.
118419318412	Sep 15 2023 02:02 PM	Meeting places, entertainment.
118419330921	Sep 15 2023 02:00 PM	High Tech and biomedical research
118419317377	Sep 15 2023 01:58 PM	High tech; the arts; marine industries
118419327352	Sep 15 2023 01:57 PM	recreation, not industrial
118419281398	Sep 15 2023 01:08 PM	Technolgy companies
118419267217	Sep 15 2023 01:05 PM	IT, Electronics Manufacturing, Software Development, Software Support/Call Centers,
118419258225	Sep 15 2023 12:38 PM	Marine and science
118419240857	Sep 15 2023 12:32 PM	Natural landscape. Protected lands. Parks with nature trails rather than cleared for playgrounds.
118419213300	Sep 15 2023 11:47 AM	Areospace
118419133097	Sep 15 2023 11:01 AM	Medical-Tech and other Technologies. Tourism
118419089906	Sep 15 2023 09:45 AM	High paying industries that attract college educated professionals
118419055056	Sep 15 2023 09:14 AM	Engineering, Coding/Programming, Robotics, Defense and Homeland, Information Technology, Life Sciences.
118418731802	Sep 14 2023 11:03 PM	More business offices warehouse etc
118418703808	Sep 14 2023 09:55 PM	fabrication such as custom cabinetry, pleasure/fishing boats, native plant nurseries
118418682003	Sep 14 2023 09:23 PM	small businesses and light industries
118418637717	Sep 14 2023 07:49 PM	Quality restaurants.
118418623841	Sep 14 2023 07:19 PM	Trader Joe's, Italian Market, Farmers Markets, Flower Shops, Marinas
118418602596	Sep 14 2023 06:42 PM	None
118418587502	Sep 14 2023 06:27 PM	Small trade service businesses
118418582898	Sep 14 2023 06:11 PM	Public transportation, environmental
118418512850	Sep 14 2023 04:44 PM	Night life for young people
118418498439	Sep 14 2023 04:32 PM	Not sure
118418453966	Sep 14 2023 03:44 PM	Locally owned businesses
118418448289	Sep 14 2023 03:36 PM	Less big box, more family business
118418444610	Sep 14 2023 03:29 PM	fishing, beach recreation, public areas

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118418440445	Sep 14 2023 03:22 PM	We definitely need higher paying jobs in Martin County. Kids that go off to college don't come back to Martin county after they graduate. It's definitely hard to raise a family here with the cost of housing.
118418434364	Sep 14 2023 03:15 PM	I think you should not attract out of town developers looking to make money off our land.
118418276038	Sep 14 2023 12:36 PM	Encourage business in "downtown" Stuart to remain there
118418232705	Sep 14 2023 12:08 PM	I don't think we should be attempting to attract industries/businesses for economic development. Rather I think we should support the unique natural,historic and artistic flavor of our area. Everyone comes here to see paradise... only to be directed to the new, ubiquitous, urban sprawl we have seen elsewhere in the state. Wouldn't it be nice if, here in Martin County, we could preserve the Florida everyone came to be part of.
118417750258	Sep 14 2023 12:08 AM	Stop bringing in businesses and focus on something like community supported agriculture.
118417706454	Sep 13 2023 10:44 PM	Help entice/create new entrepreneurships.  Create a Trade School for its citizens (ie: culinary arts, mechanical engineering, plumbing, electrical engineering, nursing programs).
118417700267	Sep 13 2023 10:25 PM	Entertainment and unique small businesses
118417669006	Sep 13 2023 09:33 PM	None
118417582907	Sep 13 2023 07:07 PM	Envirnmental impact business
118417559293	Sep 13 2023 06:33 PM	Small manufacturing, small building contractors.
118417420157	Sep 13 2023 03:48 PM	?
118417287674	Sep 13 2023 01:43 PM	Marine industries, Eco tourism, the Arts
118417196901	Sep 13 2023 12:05 PM	Finance
118417170691	Sep 13 2023 11:44 AM	Social/Interactive businesses in areas of south Stuart. Main options are in Downtown Stuart area.
118417086585	Sep 13 2023 10:41 AM	High tech, medical
118416924586	Sep 13 2023 07:14 AM	We have enough.
118416587430	Sep 12 2023 08:11 PM	We need small local businesses, particularly trades this will also attract employment for young if apprenticeships are offered. We have too much by way of healthcare businesses and restaurants. Really little else for employment options.
118416553313	Sep 12 2023 07:05 PM	Hi tech and small businesses (professional)
118416510735	Sep 12 2023 05:56 PM	Social/ night life
118416493641	Sep 12 2023 05:42 PM	Light manufacturing, expand the maritime industry, low scale tech business.
118415961698	Sep 12 2023 03:59 PM	Technology. Great for young people, top salaries, and low impact.

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118416321576	Sep 12 2023 02:19 PM	No comment
118416324386	Sep 12 2023 02:19 PM	Entertainment
118416310113	Sep 12 2023 02:06 PM	Light commercial
118408440816	Sep 12 2023 01:53 PM	Marine, golf, nursery, farming, aerospace, small businesses
118416254939	Sep 12 2023 01:19 PM	No more industry. We have plenty of small industry, light industry streets, We should preserve green space, create more parks , rebuild new homes on lots with old wrecks, not bulldoze perfect green areas as we are now doing.
118416214584	Sep 12 2023 12:36 PM	Healthy grocery stores like Whole Foods, affordable ones like Trader Joe
118416204566	Sep 12 2023 12:34 PM	I would encourage more arts and entertainment-oriented businesses, both as an amenity for current residents and as an enticement to bring more young people into the community.
118416188330	Sep 12 2023 12:28 PM	Only those with a sound, forward thinking plan for the environment.
118416191689	Sep 12 2023 12:21 PM	Ones that provides employment opportunities
118416180201	Sep 12 2023 12:18 PM	Trade schools and promotion of such employment
118416029913	Sep 12 2023 09:52 AM	recreational businesses, light manufacturing but all should be sustainable, climate friendly and no pollution.
118415955149	Sep 12 2023 08:21 AM	Attract some manufacturing or high tech or any company that would employ a greater number of workers that small businesses. And build it out west, away from the city. I'm sure there is undeveloped land available that would be suitable for a large facility.
118415785153	Sep 12 2023 02:23 AM	Incubation/training apprenticeships in building trades, repairs and maintenance of buildings and appliances, environmental protection services.
118415668723	Sep 11 2023 09:51 PM	Not certain
118415668459	Sep 11 2023 09:43 PM	High skilled technical industries offering higher paying jobs
118415647678	Sep 11 2023 08:49 PM	Not Costco!
118415645950	Sep 11 2023 08:48 PM	Tech. AI. native and sustainable solutions
118415636843	Sep 11 2023 08:29 PM	None
118415631170	Sep 11 2023 08:17 PM	Environmental technology
118415604408	Sep 11 2023 08:03 PM	The constant influx of new residents has an impact on the receipt of health care services and the system/providers that currently exists is not adequate to meet current and future needs.
118415564970	Sep 11 2023 06:36 PM	Public transportation is vital as it helps those that rely on it to get around and would help decrease the traffic somewhat. The bus stops should ALL be covered to encourage those to use public transportation.
118415568089	Sep 11 2023 06:31 PM	Elder care facilities

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118415561224	Sep 11 2023 06:24 PM	Whole Foods and or Trader Joe's, BMW and or Mercedes dealership, No more car washes, banks, gas stations, or apartments/ condos.
118415564292	Sep 11 2023 06:23 PM	no comment
118415547727	Sep 11 2023 06:11 PM	Technology and clean industries
118415547690	Sep 11 2023 05:58 PM	.
118415514229	Sep 11 2023 05:15 PM	Technology, finance and trades
118415500857	Sep 11 2023 05:05 PM	Recreational for both young and old.
118415505925	Sep 11 2023 05:03 PM	Tech industry.
118415482341	Sep 11 2023 04:31 PM	None
118415474254	Sep 11 2023 04:22 PM	Tech Sector
118415430859	Sep 11 2023 03:33 PM	Economic development on a large scale is difficult since we are so small. I would construct highways that lead out easily to I 95 and US1 that allow traffic to flow quickly.
118415362332	Sep 11 2023 02:52 PM	Environmental tours, parks, cultural opportunities. Florida Oceanographic as an example. Equestrian focus: Indiantown rodeos, horseback trail riding in Palm City. Martin County has always been a natural and beautiful area. Focus on that.
118415257900	Sep 11 2023 12:28 PM	Don't know
118415126306	Sep 11 2023 10:13 AM	Environmental and science
118414613679	Sep 10 2023 05:20 PM	Sustainability issues, expanding green energy, keeping county clean for residents and tourists
118414495448	Sep 10 2023 11:18 AM	The South Hospital needs to be enlarged, it is not large enough anymore for the amount of residence moving in here.
118414294485	Sep 09 2023 08:46 PM	Let the market determine that.
118414237533	Sep 09 2023 05:33 PM	Agriculture. Parks and Recreation. Professional and Retail.
118414239395	Sep 09 2023 05:04 PM	Environmental labs and the scientific community - you'd be surprised by the amount of young science based people unable to find jobs in their fields. There is huge demand there
118414145185	Sep 09 2023 12:54 PM	Medical, light manufacturing
118414094999	Sep 09 2023 11:15 AM	why is there this constant, lemming-like drive for more development. That is what has us in the mess we are in now. No new industries, let St Lucie County take the sprawl
118414086536	Sep 09 2023 10:51 AM	I am not sure. There is not going to be any area for industries since you are using all land for rental houses.
118414020777	Sep 09 2023 07:34 AM	light, clean, small/medium. We are overbuilding as it is.
118414023259	Sep 09 2023 07:28 AM	n/a
118413993676	Sep 09 2023 05:44 AM	We do not need anymore buildings. Our wildlife is suffering. You are taking all the turtles homes and ruining Martin county. We loved it for the way it was. Not for what is coming or happening.



**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118413780329	Sep 08 2023 06:07 PM	Trader joes
118413720610	Sep 08 2023 04:28 PM	Renewable energy,
118413688661	Sep 08 2023 04:04 PM	lemonade stands.
118413660040	Sep 08 2023 03:16 PM	High paying technology jobs such as chip manufacturing.
118413102016	Sep 08 2023 02:54 PM	Colleges
118413634458	Sep 08 2023 02:50 PM	Education, health care and small business that provide services like AC (Krauss and Crane is an example) car repair, hardware like Peter's Hardware. No big industrial areas except maybe associated with the airport.
118413609245	Sep 08 2023 02:16 PM	Less industrial, more technology related businesses that will attract young professionals to the the county.
118413589966	Sep 08 2023 02:04 PM	Boating/marina industry. Sailors Return Marina is at full capacity in season. Enhancing our airport/ airport businesses, parks for children around airport to promote the industry for them when they grow up.
118413600381	Sep 08 2023 02:01 PM	Any that do not pollute the environment.
118413576381	Sep 08 2023 01:23 PM	Maritime access
118413557519	Sep 08 2023 01:21 PM	arts, nature oriented areas such as parks, marine
118413567175	Sep 08 2023 01:11 PM	Aviation and marine.
118413528857	Sep 08 2023 01:10 PM	Innovation and Technology, Marketing and Manufacturing, Ecosystem / Water Quality, Biosolids, and Advanced Ocean Technology, Agriculture Technology.
118413525138	Sep 08 2023 12:55 PM	Marine businesses; business that promote tourism. Companies that provide ride sharing vehicles and public passenger vehicles and boats; all tradesman industries; plant nurseries and small farms.
118413541724	Sep 08 2023 12:39 PM	Marine industries
118413529219	Sep 08 2023 12:30 PM	Medical
118413518923	Sep 08 2023 12:27 PM	Small businesses...we are a mostly residential suburban area- we have large cities nearby for industry to locate. Maintain our residential status!
118413520300	Sep 08 2023 12:26 PM	Only carbon neutral businesses
118413498252	Sep 08 2023 11:51 AM	Not sure
118413486949	Sep 08 2023 11:37 AM	Tech companies
118413467048	Sep 08 2023 11:19 AM	Solar, wind, climate change research,
118413436342	Sep 08 2023 10:45 AM	More ethnic dining. More music venues.
118413370217	Sep 08 2023 10:33 AM	Electric vehicle centric. No one in town is capable of working on software updates, recalls etc for these vehicles. PROJECT LIFT occupation for their school. Battery manufacturing.
118413395050	Sep 08 2023 09:56 AM	clean industries. eco industries (care for the coast, marine life, etc.)

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118413378860	Sep 08 2023 09:38 AM	Community gardens, food sharing, composting, nature schools,
118413377026	Sep 08 2023 09:37 AM	Businesses which would be locating on properties already consistent with the approved use, period.
118413350499	Sep 08 2023 09:15 AM	Martin County should not rush to attract any business considering the size of its population/
118413335354	Sep 08 2023 08:55 AM	Small businesses such as downtown Stuart. So any visitors to Stuart always say they love the quaintness of Stuart which I feel is going away with all the construction.
118413175862	Sep 08 2023 04:22 AM	Not commercial chain stores or restaurants
118413065615	Sep 07 2023 11:29 PM	Tech, manufacturing, medical.
118413041340	Sep 07 2023 10:40 PM	Healthcare, skilled trades, software/technology, clean (non-polluting) manufacturing
118413020618	Sep 07 2023 09:49 PM	Health Care
118413007982	Sep 07 2023 09:41 PM	Tech and education. Life long learning needs to be baked into our culture.
118413006094	Sep 07 2023 09:25 PM	None, bringing industries and businesses to Martin County is wrong. It would mean yet more building more developers the county is one of the best in the state, adding developments, businesses, industries, will only cause over building, congestion, and traffic. Leave the county alone it was fine the way it was before all this building.
118412985521	Sep 07 2023 08:50 PM	Marine businesses, better hospitals and more doctors offices. Medical care would provide more jobs and help the community be able to see a medical professional in a timely manner
118412969427	Sep 07 2023 08:12 PM	educational - marine-
118412955042	Sep 07 2023 07:53 PM	I think the county currently has a good balance of industries and businesses, located within the current service boundaries. Perhaps expanding the aerospace community in proximity to the airport, adding small businesses to support personal/hobby pilots ie restaurants, shuttles to hotels and downtown
118412958600	Sep 07 2023 07:51 PM	Solar EV Charging
118412931982	Sep 07 2023 07:24 PM	Environmental and tech companies with a small footprint.
118412937033	Sep 07 2023 07:16 PM	Nature conservation and advocacy enterprises, culture and arts enterprises, farmers markets
118412925077	Sep 07 2023 06:57 PM	Tech companies, both admin and manufacturing.
118412908125	Sep 07 2023 06:50 PM	Fishing, farming, outdoor adventures, manufacturing, education and family oriented business that provide services catered to young adults, families and teens
118412914067	Sep 07 2023 06:46 PM	Agricultural , boat, parks

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118412916562	Sep 07 2023 06:44 PM	Not sure
118412896331	Sep 07 2023 06:13 PM	High paying, high wage, high skill jobs
118412890506	Sep 07 2023 06:04 PM	small businesses, unique industry
118412887918	Sep 07 2023 06:02 PM	Health care Disability support Clean industry to provide jobs
118412836296	Sep 07 2023 05:09 PM	tech, health, information services. In order to attract high value industries you have to have TOP rated schools for their children. We do not have that.
118412846268	Sep 07 2023 05:06 PM	Software development, Industrial and Manufacturing.
118412757994	Sep 07 2023 03:27 PM	marine, recreational, small manufacturing
118412758667	Sep 07 2023 03:22 PM	Services, manufacturing
118412734192	Sep 07 2023 02:46 PM	Technology
118412727587	Sep 07 2023 02:40 PM	Limit small strip malls , many empty stores with zero forward planning . Limit growth of Car Washes Farming and agriculture
118412614818	Sep 07 2023 02:37 PM	SMALL Businesses that are owned and operated by the residents of the county!
118412692190	Sep 07 2023 01:59 PM	Not sure
118412625727	Sep 07 2023 01:07 PM	More local business friendly,
118412577534	Sep 07 2023 12:25 PM	Farming, fishing, manufacturing
118412604413	Sep 07 2023 12:21 PM	Do not expand
118412584746	Sep 07 2023 12:11 PM	Banking, insurance, technology (including AI), media, eco-tourism
118412581870	Sep 07 2023 11:56 AM	None
118412570889	Sep 07 2023 11:49 AM	Marine
118412561131	Sep 07 2023 11:40 AM	Keep commercial fishing in Salerno one of the few working waterfronts left
118412561301	Sep 07 2023 11:37 AM	No sure
118412564962	Sep 07 2023 11:37 AM	N/a
118412471852	Sep 07 2023 10:09 AM	No need to attract anymore businesses since we already have or they are approved already but putting up historical buildings and highlighting what martin county was or used to be would be a wonderful idea.
118412441705	Sep 07 2023 09:59 AM	I think MC has potential for more service based business, marine manufacturing, energy production and probably transshipment capacity on 95 and the turnpike. I would love to see more higher education, but fear that ship has sailed.
118412441759	Sep 07 2023 09:25 AM	Medical, educational, technology
118412391097	Sep 07 2023 08:19 AM	Manufacturing and tech.
118412394856	Sep 07 2023 08:12 AM	Technology
118412355164	Sep 07 2023 07:06 AM	Clean business

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118412349924	Sep 07 2023 07:04 AM	Anything involve it the three industries that founded our communities. Fishing, ranching, farming
118412342198	Sep 07 2023 06:54 AM	Higher wage occupations. Higher education. Can we piggyback onto biotech? What are leading skills now and in the future?
118412348395	Sep 07 2023 06:51 AM	None
118412316970	Sep 07 2023 06:02 AM	Software development, engineering r and d, fuel cell development and hydrogen production
118412314159	Sep 07 2023 05:43 AM	Demolishing apartment buildings
118412079392	Sep 06 2023 09:20 PM	Mental health services, career training like Indian River SC, medical infrastructure sorely lacking.
118412061488	Sep 06 2023 08:58 PM	Aerospace manufacturing. The space coast is just up the road and growing. These are high tech and high paying skilled jobs.
118412040753	Sep 06 2023 07:55 PM	Tech companies
118412016562	Sep 06 2023 07:09 PM	Support our boat businesses. Support service industry distribution
118411999821	Sep 06 2023 06:48 PM	I think the focus should be on an independent supply change to reduce dependency on importing. Especially food and medical needs. The overall goal should be supply chain independence as much as possible.
118411973774	Sep 06 2023 06:24 PM	Technology; Insurance (i.e., finding incentives for insurance companies to stay in Florida and to continue to conduct business in Florida.
118411980432	Sep 06 2023 06:22 PM	Whatever businesses are attracted should be able to flourish in lower populations density than counties to the south of us. The "old Florida" atmosphere is worth preserving.
118411985515	Sep 06 2023 06:21 PM	Marine, aeronautical, small business
118411958040	Sep 06 2023 05:39 PM	Technology, Trade Schools
118411949735	Sep 06 2023 05:25 PM	marine, air and tourism already get a lot of support. We need other options for people without degrees to be able to train and earn a living wage or beyond
118411934315	Sep 06 2023 05:00 PM	Better grocery stores. Not much else unless it's in the business development areas.
118411924343	Sep 06 2023 04:56 PM	Keep the BDB in place, they incubate, support and grow businesses. Martin county needs a vocational center out of the high schools that adult Ed can be done at.
118411921633	Sep 06 2023 04:47 PM	Clean industry marine and aviation oriented
118411920964	Sep 06 2023 04:39 PM	Higher education, health care
118411914461	Sep 06 2023 04:34 PM	Aerospace
118411610300	Sep 06 2023 11:15 AM	Tech
118410980743	Sep 05 2023 05:05 PM	Restaurants like Brassica, BIBIBOP. Trader Joe's, maybe REI. Fitness and health-conscious.

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118410750617	Sep 05 2023 01:26 PM	Without investing a lot (\$500m +) in higher Ed institution(s), I think we've already headed too far down the road of tourism/boats/retiring to make other cluster (except maybe marine) worth investing. Everyone loves ecotourism because it also helps prevent sprawl/preserve lifestyle, so I'd continue to focus there. "Construction" is a losing money "investment" from a community POV as it's just another service economy (like fast food) - necessary, but not good at generating follow on investment
118410692397	Sep 05 2023 11:53 AM	First assure we truly need economic development. Then revitalize existing commercial areas for new personal service tenants. We need more vocational/trade expertise, so apprenticeship programs/schools for professional trades (eg plumbers, electricians, car repair) would be a welcome addition.
118410651605	Sep 05 2023 11:11 AM	Any technology , finance businesses that are currently relocating from other states to palm beach and miami. WE have a much better life style but people outside of here especially young people are not aware of this. Also, no jobs for them here. I just went through this with my 25 year old son. There are very few jobs for college educated young people in MC.
118410650720	Sep 05 2023 11:05 AM	Marine, financial, space / technology
118410514583	Sep 05 2023 09:09 AM	Green tourism
118410531665	Sep 05 2023 09:02 AM	Technology based,
118410496062	Sep 05 2023 08:19 AM	Water quality improvement industries, environmental services, shoreline stabilization
118410445463	Sep 05 2023 07:13 AM	None. Martin county has enough of everything
118410423911	Sep 05 2023 06:37 AM	STEM companies/businesses and agriculture (e.g., environmental firms, farms & ranches, laboratories, tech companies, engineering and law firms, medical industry types), small businesses & utility companies (e.g., trades, retail, food) larger state and federal agencies.
118410195335	Sep 04 2023 10:16 PM	None
118410143526	Sep 04 2023 07:59 PM	Restaurants , entertainment
118410053346	Sep 04 2023 04:08 PM	no more giant corporations. independent small business
118409955774	Sep 04 2023 12:53 PM	Local businesses.
118409895559	Sep 04 2023 11:22 AM	Research and development in the computer fields.
118409880786	Sep 04 2023 10:54 AM	Businesses that encourage a healthy and active lifestyle, like bars/restaurants that have games/activities - line dancing, backyard games, axe throwing, mini golf, etc. this attracts the younger crowds. But better accessibility is key - communities that are accessed by bike can support this lifestyle

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
118409835533	Sep 04 2023 09:37 AM	Agritourism! We are losing the beauty of MC. Our waterways are dirty, the lake is filthy.
118409792373	Sep 04 2023 08:24 AM	Ecotourism
118409777435	Sep 04 2023 08:15 AM	Boating and technology and most importantly agriculture. With climate change many areas of the country are unable to get the crop yields they have in the past. Martin county should promote our agriculture lands to supply food and reduce the environmental impact created by trucking food to our area.
118409760413	Sep 04 2023 07:30 AM	clean industries that pay competitive salaries, ie tech, medical care
118409476102	Sep 03 2023 08:10 PM	Not sure
118409464343	Sep 03 2023 07:20 PM	Not Costco!
118409438579	Sep 03 2023 05:46 PM	Organic foods and medicines. Natural fabric clothing stores. Maybe the hospitality industry-
118409407404	Sep 03 2023 03:53 PM	We are best suited to boating/fishing industries, tourism, eco recreation. Industries that connect with the water.
118409391835	Sep 03 2023 02:44 PM	No idea. Not a priority. We want residents.
118409379151	Sep 03 2023 01:58 PM	Tech
118409318277	Sep 03 2023 10:55 AM	None. Let's fix what we got.
118409301342	Sep 03 2023 10:16 AM	Improving the Treasure Coast Mall Supporting downtown businesses and Ocean Blvd
118409297047	Sep 03 2023 10:02 AM	Industries/businesses that are environmentally respectful and sustainable.
118409277317	Sep 03 2023 09:00 AM	Better quality shopping, grocers, entertainment
118409145415	Sep 03 2023 12:22 AM	Light industry Anything Medical Agriculture and food processing Drug and alcohol rehabilitation
118409112450	Sep 02 2023 09:59 PM	Martin County and Florida should be discouraging growth.
118409092224	Sep 02 2023 09:38 PM	Arts, restaurants, nature preserves/parks with activities like bicycling, swimming, canoeing & hiking. Educational institutions focused on environmental preservation.
118409106520	Sep 02 2023 09:24 PM	Not sure,
118409093156	Sep 02 2023 08:34 PM	Maufacturing...NO MORE BUIDLING
118409007724	Sep 02 2023 03:38 PM	MEDICAL
118408994057	Sep 02 2023 02:55 PM	Don't feel it's necessary. Business should take care of itself without using taxpayer money.

**What industries/businesses do you feel the County should expand or attract to enhance economic development?**

Respondent ID	Response Date	Responses
		We have a wealth of resources already here just by virtue of our location. The bike trails (esp. on Hutchinson Island) are dangerous and not maintained. If we keep up what we already have, our robust tourism industry will remain so. Keeping sludge out of the rivers, limiting what we can from Lake O, limiting overhead signage and keeping our buildings at 4 stories, enhancing walkways and bus stops (in the heat and rain we need designated bus stops to protect and encourage use by passengers), an expanded bus route, that would accomodate island users and connect to downtown, encouragement of uber/lyft to decrease vehicle traffic downtown....let's look at what we HAVE and work on improving that, otherwise we end up making the mistakes that other cities to the south of us have and now bear the burden of overcrowding, crime, understaffing for essential employees (police, medical, fire, etc). We do not need to increase the population here to stay relevant and to attract our own to move back here. We need to elevate what we already HAVE.
118408990291	Sep 02 2023 02:47 PM	
118408993748	Sep 02 2023 02:46 PM	None
118408879510	Sep 02 2023 02:25 PM	Information technology, manufacturing, engineering.
118408968790	Sep 02 2023 01:38 PM	Small business
118408851169	Sep 02 2023 09:05 AM	None
118408821211	Sep 02 2023 07:54 AM	Higher education, aero-space, solar and alternative energies.
118408811670	Sep 02 2023 07:38 AM	Hi Tech
118408787590	Sep 02 2023 06:08 AM	None
118408723253	Sep 02 2023 02:36 AM	don't know
118408642626	Sep 01 2023 09:49 PM	Technology, Finance, Recreation, Entertainment, Special Events, Rooftop Bars in Downtown Stuart, Primary Care Doctors
118408641700	Sep 01 2023 09:44 PM	Tech companies, research Clean industries Marine research Space technology
118408637008	Sep 01 2023 09:32 PM	Small and local. Artisans, crafters, artists, restaurants showcasing local food—not chains! Make it more of what people like about Stuart.
118408615749	Sep 01 2023 08:30 PM	Better medical specialists. more blue collar jobs,
118408566692	Sep 01 2023 06:41 PM	Local small businesses. That is the way of the future.
118408520884	Sep 01 2023 05:18 PM	Mechanical, medical, research, any business with internship opportunities for young adults
118408504068	Sep 01 2023 04:53 PM	None-Martin county is awesome just how it is! Leave it alone!
118408478947	Sep 01 2023 04:21 PM	don't know

***What industries/businesses do you feel the County should expand or attract to enhance economic development?***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118408479392	Sep 01 2023 04:10 PM	Boating
118408471193	Sep 01 2023 04:05 PM	Green Roof Industries, Light Industrial, Structural Building Component Industries
118408444904	Sep 01 2023 03:26 PM	Tech
118408437895	Sep 01 2023 03:11 PM	Manufacturing business
118408387571	Sep 01 2023 02:10 PM	Entertainment hotel restaurant w
118408384633	Sep 01 2023 01:57 PM	Tech companies, medical, boating.
118408357915	Sep 01 2023 01:26 PM	Medical centers, University
118408295433	Sep 01 2023 12:39 PM	Marine, resort, other enterprises that cater to tourists. Guided tours, boat and canoe rentals, other businesses that take advantage of Martin's pleasant and unusual environment.
118408308865	Sep 01 2023 12:28 PM	Fishing, watersports
118408278452	Sep 01 2023 11:56 AM	retail sales, hospitality, restaurants



***Are there other issues you feel should be discussed during the EAR process? Please elaborate.***

<b>Respondent ID</b>	<b>Response Date</b>	<b>Responses</b>
118501210022	Dec 26 2023 12:58 PM	Growing amount of homeless persons and, especially, seniors in Martin County. This topic is often a by-product of the lack of affordable housing.
118499191555	Dec 21 2023 08:44 AM	The quality of water in our waterways, the impact of the water elevation with climate change, the impact of the infrastructure due to recent development, the importance of improved sewage to all of our communities
118496806078	Dec 18 2023 09:24 AM	Yes, stop pushing big multi-developments out west. The residents who live west of the turnpike bought out west to live somewhat of a rural lifestyle and the constant building/expanding has really altered the vehicle traffic and rural lifestyle many of the residents enjoy. Just because land is vacant doesn't mean it has to be developed.
118495672524	Dec 16 2023 12:47 PM	Do not allow the comprehensive growth plan to be rewritten by those with financial gain agenda
118495581239	Dec 16 2023 09:30 AM	NEW COMMON SENSE COMMISSIONERS, LOOKING OUT FOR TAX PAYERS. SUSTAIN WHAT WE HAVE HERE NOW. IMPROVE ACCOUNTABILITY IN ALL DEPARTMENTS. REALLY NEED REVIEW CITIZEN GROUP TO KEEP TRACK OF AND CORRECT THE WASTE GOING ON!!!
118495577688	Dec 16 2023 09:30 AM	Maintaining the protections in place to prevent over-development, overcrowding, and the destruction of our quality.
118495027889	Dec 15 2023 02:37 PM	Concentrate on the current issues and you will uncover more issues.
118495065437	Dec 15 2023 01:50 PM	I believe big developers ignore the area surrounding their projects and make no attempt to be in harmony with the look, culture and feel of our county. More squeezed into less for \$\$\$.
118495036392	Dec 15 2023 01:07 PM	Commission must work to keep growth within the urban services boundary. If there is a need for growth, do the due diligence, community surveys impact studies before expanding outside the urban corridor.
118495033831	Dec 15 2023 12:57 PM	Traffic congestion, lack of major arterials and collectors to deal with increasing traffic demands or limit development to control traffic. Protection of existing property values and neighborhood values. Limit additional apartments and high density rentals
118495012521	Dec 15 2023 12:38 PM	You lost me re "EAR: Not sure what you mean!
118494977932	Dec 15 2023 12:06 PM	Fast modes of transportation that connects to other counties to facilitate commuting while keeping car traffic at a minimum. For example ,public funded trains similar to the tri-rail. It will also help connect Martin County residents to major airports.

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118494953780	Dec 15 2023 11:43 AM	I think that future housing communities should be asked to not have landscaping that requires irrigation. There should be incentives to have native landscaping that would not require irrigation. It would benefit insects, birds and other native creatures.
118494960367	Dec 15 2023 11:36 AM	Love our Martin County Community
118494954867	Dec 15 2023 11:31 AM	There should be infrastructure in place.. schools, roads prior to building all these new apartments and developments. I feel like we ruining why many people moved to Stuart.
118494926177	Dec 15 2023 11:04 AM	Concurrency
118492454298	Dec 12 2023 07:37 PM	Maintaining the Urban Service Boundary Protection of the 20 Acre Minimum Agriculture Requirement Open Space The Four-Story Height Limit Shoreline Protection
118490122402	Dec 09 2023 07:53 PM	<p>Yes, I feel that the pricing to get into local high school events should be discussed. Pricing for students should only be around \$2 or \$3....and the pricing for concessions stands should be mandated as well....a bottle of water should not be \$3. A student should be able to attend the even and get a bottle water and a hot dog or slice of pizza for less than \$10. While Martin County is known for being a rich district, they also have many people at or below poverty and all students should have the opportunity to show school pride and attend. Also parents put out so much money to pay for their child to be in band, football, etc that there should be a waver that the parent shouldn't have to put out so much money to see their child play a game or perform.</p> <p>Another thing that should be discussed is the fact that Martin County Schools should NOT have school on veterans Day so that the students can honor the veterans in the local Stuart Veterans Day parade. Imagine no bands, no JROTC units, no children with drumsticks marching while beating on buckets, and imagine no children at the parade seeing the veterans and thinking "I want to be like them someday."</p> <p>Also, I think raises for teachers and secretaries are important. Teachers don't make much for what they deal with on a daily basis and secretaries in Martin County don't even make \$25000 a year while our surrounding counties, Port St Lucie and West Palm start their secretaries at \$38000 year.</p>
118490015464	Dec 09 2023 01:50 PM	Avoid establishing new free-standing urban service districts The need to retrofit previously-developed areas to further reduce adverse impacts on water quality

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118484276815	Dec 03 2023 10:51 AM	The proposed amendments to the Comp Plan allowing free standing urban services areas outside the current boundary changes the character of the County. What is your vision? People I know moved here because of the low density and would like to keep it that way.
118484210301	Dec 03 2023 07:00 AM	Not at this time
118484016398	Dec 02 2023 05:32 PM	Bring in educators and ask them what they need. We have lost 42% of our teachers. I moved here for the small town feel and great schools. That is no longer the case.
118483059347	Dec 01 2023 10:01 AM	Traffic is awful. Build west
118482881190	Dec 01 2023 05:34 AM	Timing of roadway construction during rush hours, uncontrolled density, school overcrowding, teacher shortage, and overall welfare of our communities
118482619962	Nov 30 2023 08:13 PM	Reverse the trend of developing currently green spaces, even on major routes. We are going to end up like Palm Beach County, all concrete!!
118479517052	Nov 27 2023 04:04 PM	Work against climate change, work to keep rivers clean, rampant growth of apartments and condominiums are taking over the county!
118478764668	Nov 26 2023 04:52 PM	Future development to the west
118478657373	Nov 26 2023 10:50 AM	Government should focus on infrastructure and let the marketplace react to that. Palm Beach County government where I live has failed in several expensive ways trying to influence development. You should study Palm Beach County's failures. Palm Beach County has thrown out their comp plan. Anything goes yet no one is funding the roads. PB County is becoming unlivable. Infill "affordable" housing is largely housing for recent immigrants who overtax other services (hospitals, etc).
118476020423	Nov 21 2023 10:38 PM	<ol style="list-style-type: none"> <li>1. The Comp Plan should adequately address long term realities related to increasing population, need for public services to address (and not limit) that increase, and allow county residents to accept the loss of agricultural land use and plan for the inevitable.</li> <li>2. The Comp Plan should address county related planning issues solely as a planning document and not as a document created and crafted primarily by those wishing to limit/prevent development.</li> <li>3. The EAR process should involve seeking out, interviewing and listening to those oldest (&gt;90 years old) few residents that have lived all of their lives in the county. Their prospective on historical population and economic growth is almost never taken into consideration when planning for our future.</li> </ol>

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118475606306	Nov 21 2023 12:29 PM	When it comes to many decisions and discussions by the county government, a lot of people may look at all the acronyms, abbreviations, technical vocabulary and be simply overwhelmed by it all. They might not feel comfortable to give their opinion for fear of looking ignorant. Providing more easily accessible and easily consumable (yet THOROUGH) information could help improve community engagement and give people the voice they want to have because they will feel better informed and confident.
118475109670	Nov 20 2023 10:24 PM	Keep Martin county small; Development could be closer to the highways NOT the water...
118473943215	Nov 19 2023 12:59 PM	Continue to support the Martin county sheriffs department and how to strengthen their resources to keep Martin county safe. How to stop all these new multi family developments as they don't belong into our county!
118473841588	Nov 19 2023 08:59 AM	1. Manatee Protection Plan is 22? years obsolete. Should have been updated long ago, so if through EAR that's the best way to get it done-let's go! 2. Form a special taxing district to regularly maintain the St. Lucie Inlet, like most of the responsible ocean inlets in FL 3. Accommodate the trains (freight and passenger) in earnest instead of fighting, and solve the bridge/noise/ traffic crossing challenges 4. Accommodate futuristic forms for human travel (automated vehicles, neighborhood electric vehicles, personal flying vehicles?)
118473738975	Nov 19 2023 02:09 AM	No growth, leave Martin county the way it is. Stop tearing down preserved and building
118472906940	Nov 17 2023 01:38 PM	Please stop destroying Martin County
118472832785	Nov 17 2023 12:40 PM	Saving the habitats. Stop the insanity. Martin County is far too over developed. The commissioners are allowing developers to destroy what is left.
118472779001	Nov 17 2023 11:33 AM	Stop New Development and fix roads they are looking old. What happened to fines for littering I see trash on highways and roads
118472642515	Nov 17 2023 09:08 AM	Preserving land, adequate parking and utilities for developments.
118472252403	Nov 16 2023 08:47 PM	Slow the growth. Resend Rural Lifestyle. Do something to preserve and protect our quality of life and our natural treasures
118472244582	Nov 16 2023 08:30 PM	Stop building apartments/affordable housing
118472232355	Nov 16 2023 08:08 PM	Stop building, condominiums apartments, shopping malls, and leave Martin county alone with its wild and green spaces

118472218191 Nov 16 2023 07:53 PM	I feel that too many new housing developments and apartment complexes have been approved, with more in the pipeline. We are becoming Broward County and losing the very reasons most of us love Martin County. Quality of life is going downhill quickly with all the new building. Brightline is a nightmare and brings nothing to our county.
118472065812 Nov 16 2023 05:11 PM	STOP THE DAMN GROWTH! THE QUALITY OF LIFE IN MARTIN COUNTY IS DECREASING DAILY DUE TO OVER GROWTH AND CONGESTION.
118472048797 Nov 16 2023 04:06 PM	You mentioned climate change which I'm assuming is about sea level rise ect. That's not really an actionable issue. I'm much more concerned about water quality issues in the st lucie and the intracoastal. The water bodies are a huge part of the value of our towns and county and needs to be a high priority in my view. Impact from septics, industrial pollution and water management can all be heavily influenced if not directly improved by the county.
118471874612 Nov 16 2023 01:15 PM	<p>I would love to see an expansion of the Marty bus system. Just from observation it seems like Marty is mostly used by older individuals. As someone born and raised in Martin county, I never felt safe getting on the Marty bus because I never saw younger people riding it</p> <p>I think it would be great if there were more stops near neighborhoods with lots of children who want to get to downtown, a park, the mall, or the movie theater</p> <p>Maybe im not looking hard enough but I'm not seeing ridership breakdown based on age in the last TDP major update</p> <p>Personally would love to see a stop on 96th street (in front of the older community St Lucie Falls)</p> <p>Martin county is so beautiful and has so much to offer I just think young people aren't coming back because there's not a job for them. Even myself when I was in undergrad I couldn't find an internship anywhere (urban planning student). I called and emailed everywhere so I had to stay in my collegetown for my Internship even though I really wanted to return to Stuart :(</p>

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118471825526	Nov 16 2023 12:21 PM	The county needs to focus more on involving their constituents, if they are ever concerned about the job security, with the current climate of the US, transparency and engagement are essential to ensuring success within our communities. Any attempt to hide development or land grabs are a quick way to be voted out and will be a true reveal of character.
118471790792	Nov 16 2023 11:39 AM	Please stop overdeveloping by allowing all the building on every bit of undeveloped land. You are turning Martin County into Broward.
118471787429	Nov 16 2023 11:36 AM	There will be major flooding and environmental issues if the county continues to allow clearing of greenspace and building on what was once the surgical water table.
118471779157	Nov 16 2023 11:31 AM	No more new development on currently undeveloped land should be allowed. Only allow development on property that currently is developed, and limit that to below 4 stories and keep density down as low as possible for any new residential development. All development should have a buffer of heavy landscaping at all roadways to limit the sight of new blight. Do not allow any more "big box" stores in Martin County.
118468103857	Nov 12 2023 11:43 PM	Government overreach pertaining to construction and acquisition of land.
118467947073	Nov 12 2023 04:50 PM	Not a fan of overdevelopment, and or all the fake save the planet stuff.
118467614740	Nov 11 2023 10:13 PM	Protection of wild lands. Making sure that we balance our county's human development with the preservation and protection of our undeveloped wild areas. These spaces are vital habitat for the wildlife and plants that give this county so much beauty and ecological resilience.
118467537834	Nov 11 2023 04:54 PM	Infrastructure and conservation
118467493431	Nov 11 2023 02:23 PM	Traffic. It's a nightmare.
118467472770	Nov 11 2023 01:23 PM	Open areas. Agricultural areas. Clean water.
118467359225	Nov 11 2023 08:47 AM	Illegals being processed in S Stuart, (where will they live? Affordable Housing?) Climate change occurs periodically (see how long is lasted while Notre Dame Cathedral was under construction and the good it brought to Europe). Look up definitions of of capitalism vs socialism.
118467329908	Nov 11 2023 06:56 AM	Why bother you raised our taxes could not find did not cut spending parks and rec out of control! A developer told me he does not CARE about us! You have ruined Martin

<p>118467035734 Nov 10 2023 04:28 PM</p>	<p>I believe through better implementation of funds we could create revenue stream to better out water quality which is ultimately the main reason people have moved here. I.e Virginia Beach Virginia has one of the most exciting and beneficial perks of being a waterfront resident. They too once had a severe water quality crisis. Through reduced tax incentives for the waterfront homeowner they have a state/ county implemented program where they could enroll in an “oyster spat program” once enrolled the volunteer/ city officials show up and place the oyster spat behind the house enrolled. Over time these oysters began filtering the water at record rates. More homeowners took initiative based on tax incentive and the non-waterfront and waterfront residents both benefited from the water quality improvements. I believe we could implement both a “natural shoreline” incentive with mangrove and oyster restoration efforts. We would see our water and fisheries greatly improve. Ultimately increasing revenue in alternative forms as well as the desire to use our waters instead of fearing them.</p>
<p>118466931784 Nov 10 2023 02:02 PM</p>	<p>martin county is being destroyed by over development and lack of planning.</p>
<p>118466898794 Nov 10 2023 01:37 PM</p>	<p>I think a discussion should include how best to plan for our community and identify key employment corridors, appropriate extensions for water and sewer that are for the betterment of our community and environmental stewardship, how best to accommodate the need for diverse housing options, and a balanced approach to growth to meet the needs of our residents and the next generation of those who have been raised here and who want to return home but are limited to do so due to limited employment and housing options.</p>
<p>118466795572 Nov 10 2023 11:41 AM</p>	<p>Encouraging the sustainability and use of existing agricultural and agribusiness lands verses turning these green spaces into housing developments. Growth is exciting but once it is done, it follows the law of entropy - lower energy and greater disorder. This is not the legacy we want for our children and children's children.</p>
<p>118466763617 Nov 10 2023 10:43 AM</p>	<p>Slow the growth, it is ruining Martin cty.</p>
<p>118466741335 Nov 10 2023 10:33 AM</p>	<p>When a land owner sells to a developer there has to be regulations on how close to the roadway these high density communities are. I would rather see vegetation than retaining walls.</p>
<p>118466735449 Nov 10 2023 10:14 AM</p>	<p>Tax revenue and incentives to help facilitate proper growth</p>
<p>118466728318 Nov 10 2023 10:02 AM</p>	<p>Don't build higher than 4 stories</p>
<p>118466719257 Nov 10 2023 09:57 AM</p>	<p>Long term effects of development on wildlife</p>

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118466707212	Nov 10 2023 09:45 AM	Quit building housing development on already overwhelmed traffic roads.. i.e. Kanner,Federal and Dixie. Apartment complexes at Indian and Federal seemed to triple the traffic and congestion at lights..adding over 800 people to an previously busy intersection.. housing will happen...but look at zoning it to off roads like Cove and Salerno closer to 95
118466706682	Nov 10 2023 09:37 AM	Stop building
118466643986	Nov 10 2023 08:28 AM	Accessable food sources, jobs and transportation for the entire county. Everything is focused on Stuart and they have most services already
118466617915	Nov 10 2023 07:46 AM	BOCC corruption. We need a COMPLETE forensic audit on every Commissioner, City and County. Transparency is crucial to trust
118466603708	Nov 10 2023 07:26 AM	Overdevelopment and environmental impacts from that. E.g.. areas of flooding of Champions golf course due to new housing development.
118466583509	Nov 10 2023 06:51 AM	Sound walls along the turnpike and I-95.
118466559960	Nov 10 2023 06:18 AM	Quit building on open land. Farm that! That's the back bone of America!
118466337359	Nov 09 2023 10:03 PM	No more discharged
118466319773	Nov 09 2023 09:28 PM	Stop building, protect the estuary, get rid of septic tanks, increase nature preserves
118466302188	Nov 09 2023 08:58 PM	The current County Commissioners could care less about this county and its residents. This is clear. Start with Doug Smith who is the worse thing to happen to Jensen Beach in 20 years. I am sure he is out looking for the next high schooler to help enable him to close the election again. I'm sure Chase Lurgio is still around or asking Ron Rose to find another 18 year old.
118466217321	Nov 09 2023 06:51 PM	Stop over building in our area, you are ruining what is unique about our hometown. Stop taking federal money and stop over building! Keep Martin County special, small and safe!
118466192786	Nov 09 2023 06:27 PM	Think for the future and outside the box. Consult with other cities and counties that are trying to accomplish the same as here with the small town with a higher aesthetic and socioeconomic status.
118466197270	Nov 09 2023 06:20 PM	Sewer upgrades and expansion to eliminate the impacts caused by septic systems on our waterways. This is critical and Martin County is way behind
118466183030	Nov 09 2023 06:11 PM	A community pool would be neat. An arcade for the kids would be cool. A nightclub in Hobe Sound would be nice. There's nothing to do in Hobe Sound except go to the bar.
118466163581	Nov 09 2023 05:39 PM	Stop building homes
118459081564	Nov 01 2023 07:16 PM	Gentrification of older neighborhoods
118456388552	Oct 30 2023 01:22 PM	Sustainable agriculture



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118455901997	Oct 29 2023 01:11 PM	all new development out in sprawl should have at a minimum the 70%-30% natural area to developed area split as Newfield, with access easements to allow future off-street transit/bike trails to connect them and other townlets together as they form
118455015772	Oct 27 2023 04:11 PM	Limit spread
118454679897	Oct 27 2023 04:00 PM	Reviewing LDR's to encourage a more walkable, bikable, affordably liveable development. With a strong sense of identity, as a community you can grow up, live in, work in, and build a business in.
118454964363	Oct 27 2023 03:24 PM	Many communities have banned the use of herbicides in their public spaces. New research has just been released proving herbicides are a contributing factor to many blood cancers like leukemia. We really need to get the chemicals out of our environment.
118454698774	Oct 27 2023 10:45 AM	CRA's need to be rewritten. As written they prohibit what the whole reason for them exist
118454683127	Oct 27 2023 10:31 AM	I feel more hotels and rental cottages could be built in areas to sustain our economy. Stop building houses/apartments/townhouses for people that we do not have infrastructure to support. Instead build hotel/cottages for people to come on vacation, spend money and LEAVE.
118447581632	Oct 20 2023 10:05 AM	Traffic signal for Emerald Lakes residents to safely navigate the growth on Cove Road!
118444325343	Oct 16 2023 07:32 AM	Don't Browardize Martin County

118443960204 Oct 15 2023 05:24 PM	<p>I want a greater adherence to the Comprehensive Plan that we have had. Stop trying to make changes to it all the time.</p> <p>Stop trying to go outside the present urban service boundaries. Now they have been breached by the Rural Lifestyle Amendment and Atlantic Fields by Discovery Land. The county was overly ambitious with their initial plan for the RLS Amendment. Don't go any further into open and agric. land than the present RLS area now. Don't start attaching more and more areas to the 1,000 contiguous acres that either touch or are separated by a road from the present USB.</p> <p>STOP OVERDEVELOPMENT. Traffic is HORRIBLE.</p> <p>The plans for the new fairgrounds near Indiantown, are outside the USB. I've heard a convention center is also planned and more development that is not needed there and is not in line with the Comp Plan.</p> <p>Marty does not make it easy to get to for people to use instead of driving. West Palm Beach has a plan where people can call for free rides around their downtown area. We need a larger area, not just downtown, where at least there is a free tram. Could the county have some type of reasonably priced ride service available for people to contact and have the ride come to them and maybe connect with Marty? Covid made taxis and others who ran small rides available to out of business. I used to pay \$10 for a ride. I have not used Uber or Lyft but I hear they are expensive. I used one ride still left after Covid, when my car broke down. The man charged me \$20 to go from the plaza by Office Depot to Coral Gardens, one way. Transportation companies now charge \$50 or so just to transport someone from home to a Dr. appt. just around Stuart. Those who cannot drive, don't</p>
118443922568 Oct 15 2023 02:38 PM	<p>I think we need to continue to preserve the cow pastures along Bridge Rd./Pratt Whitney and not allow housing developments to just pop up. With the development of High Pointe by the baptist church there, it is very worrisome to us that the land there is going to be developed into housing and shopping plazas. We don't need more of that. Not at all.</p>
118443592678 Oct 14 2023 06:46 PM	Over development
118443383511 Oct 14 2023 09:50 AM	Float a bond to purchase land near coastal and sensitive areas
118443381959 Oct 14 2023 09:42 AM	Preserving Wetlands and climate change are the issues.
118441592748 Oct 12 2023 08:55 AM	Storie! 4000 units in SW Martin County? That's about 12,000 people!
118441251567 Oct 11 2023 10:13 PM	<p>Reduce grass areas that need maintained along roadways, provide more low maintenance native plants that support wildlife instead. Install bio swales.</p>
118440150933 Oct 10 2023 07:04 PM	<p>Since more homes and many apartments are currently being built Martin county needs to enlarge and improve the roads as more people will be moving into the county.</p>

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118440120455	Oct 10 2023 06:15 PM	Listen to the constituents and not the builders providing the donations. Most have moved here to get away from that type of corruption.
118440106100	Oct 10 2023 05:56 PM	Stop cutting down all the trees. It has a devastating environmental impact, it's killing so many animals, it's changing the feel of the city. Funds spaces that are cleared, or redevelop existing sites
118439533704	Oct 10 2023 07:47 AM	The over-development is not sustainable. Our infrastructure cannot maintain it. We are also building too quickly to see the effects to our community. I request considering a pause in new development projects until we can see the true effects of our community.
118439339813	Oct 10 2023 12:47 AM	Over development. Every type.
118439301616	Oct 09 2023 11:20 PM	Get rid of Sarah Heard.
118439198454	Oct 09 2023 07:34 PM	St Lucie River waterway and negative impact of increased FEC and Brightline railroad bridge closures on mariners, limiting our access to the waterways, adversely restricting and affecting the safety of our boating communities and decreasing residential property values.
118439190434	Oct 09 2023 07:11 PM	Control growth Traffic is awful.
118439136145	Oct 09 2023 05:36 PM	how martin county will ,minimize growth impact on existing neighborhoods AND manage increased traffic
118438862125	Oct 09 2023 12:35 PM	We were very disappointed that Ms. Hetherington campaigned on a no growth platform and as soon as she took office she voted for every new growth project that came up for vote. That is patently fraudulent to the voters who elected her.
118438784416	Oct 09 2023 11:10 AM	Environmental issues including septic systems upgrades and use of nontoxic pesticides which with are leaching into our waterways and water supplies. Urban planning to prevent sprawl and increased traffic congestion. Climate change and the effects on waterway erosion, higher water temperatures killing marine life and corals. Clean water initiatives need to be implemented and enforced.
118438726980	Oct 09 2023 09:49 AM	urban sprawl west needs to be addressed
118438708673	Oct 09 2023 09:25 AM	The takeover of the school board by right wing zealots is one of the most destructive developments I've seen happen here. This on top of the state-wide push to do away with inclusiveness in education, It's shameful that this has been brought to the local level as well. Does not bode well for the county.
118438701744	Oct 09 2023 09:16 AM	Traffic.

118438679668	Oct 09 2023 09:03 AM	Holding developers responsible for 10 years after completion to resolve any drainage issues so taxpayers don't pay for it, get everyone on sewer system within 10 years, quit spending money on bathtub beach and the road leading to it as climate change and Mother Nature will reclaim it, provide grant \$ to business along main corridors for revitalization/redevelopment, include Palm City on Marty route, consider payments to private landowners to "store water" on their lots by not developing them, consider urban thermal effect and plant trees to mitigate that without creating allergy problems by selecting the correct species and gender of trees, re-construct confusion corner to be less confusing, consider parking garage downtown Stuart and really evaluate drainage issues since we live in a swamp.
118438661916	Oct 09 2023 08:31 AM	I would love to consider more land conservation and the ability to open natural areas for public use--hiking, horseback riding, driving tours.
118438624314	Oct 09 2023 07:04 AM	Help Port Salerno. Do not let back door dealings prevail.
118438372892	Oct 08 2023 08:01 PM	Apartment density versus road ability to handle traffic
118438303379	Oct 08 2023 04:25 PM	Traffic flow & lights to make smoother. Mass transit (buses) not very productive in M/C currently. NEED TREES REPLACED! More trees, etc HELPS w/"climate change".
118438172054	Oct 08 2023 10:38 AM	Limiting development, continue to limiting building height, limit density, keep recreational opportunities currently available, protect the charm and peaceful environment that makes Martin county what it is. Don't all us to become what south Florida has become.
118438173416	Oct 08 2023 10:25 AM	A "minimum" code for single family housing, to include adequate garage space and covered outdoor patio space for all "affordable" housing. It would only add a couple of thousand to the unit price but give the tenant a much more "livable" home. Would also eliminate the slum look of many of the new construction we see being built now. Affordable doesn't have to be tenement style.....
118438131015	Oct 08 2023 08:13 AM	Train Bridge and negative impact Brightline is having on real estate & boating on North Fork
118438114024	Oct 08 2023 07:12 AM	INFRASTRUCTURE. FLOODING
118438054774	Oct 08 2023 03:27 AM	Height restrictions and density issues that should not be issues variances. Especially height restrictions should be kept at all costs.
118437966430	Oct 07 2023 11:08 PM	Slow down the developments until the infrastructure is in place...look at all the flooding now
118437827090	Oct 07 2023 02:38 PM	Commissioners are supposed to be the voice of the people, and local government should respect what their residents want a lot more than they do

<p>118437772132 Oct 07 2023 12:15 PM</p>	<p>The traffic is so bad and people are irritated. The brightline is constant and causes traffic backup. Cargo train should be scheduled to pass thru during slow traffic times, not when people are trying to get to work. Too many vacant buildings just rotting away.</p>
<p>118437464885 Oct 06 2023 08:20 PM</p>	<p>Please address the SOS, CRA, Heard/Crowley debacle in plain view. Please require all commissioners to disclose all contributions. I'd love a concise list of the legal bills that our tax dollars have paid for.</p>
<p>118437456009 Oct 06 2023 07:53 PM</p>	<p>Please stop building, Ive seen more people move in and build and the county cant handle the volume, restaurants, roads there isnt any upgrade to infrastructure to handle this</p>
<p>118437437137 Oct 06 2023 07:15 PM</p>	<p>Martin County needs to build in harmony with Nature like Hilton Head. Here they come in wipe every living plant off the property poison the soil and the hell with all the creatures that lived there. When in Hilton Head a number of years ago I couldn't even find the post office there were so many trees. When my parents built their home the came in and put ribbons around ONLY the trees they could cut down. Not here in Fl, just destroy it all!</p>
<p>118437430113 Oct 06 2023 06:55 PM</p>	<p>Maintain open spaces and preserves</p>
<p>118437414222 Oct 06 2023 06:24 PM</p>	<p>No mass development</p>
<p>118437384740 Oct 06 2023 06:14 PM</p>	<p>Oversight on spending. Bidding contracts should be offered to local businesses first. Then abroad to ensure price gouging isn't taken place. Affordable single family homes need to happen. Our children who grew up here can not return from school and afford to live here. The burden of tax/property insurance increases handcuffs the parents to allow them to stay home. In order for this county to thrive we must be able to provide a place for a nuclear family to start their lives and contribute in the community they live in. Small businesses need the tax breaks along with capped/regulated insurance costs to take those saved dollars and offer a living wage to prospective long term employees. With out that, minimal growth will happen which discourages willingness of families growing and prospering in our county.  As a local business owner, property owner both residential and commercial, the increases alone in taxes have directly affected the possibility of raising the wages of my 4 employees this upcoming year and has squashed the notion of adding on 2 more potential employees. Along with financially supporting local youth organizations, school functions and donations in this county.</p>

118437394801 Oct 06 2023 05:55 PM	<p>Yes, the rampant growth that is currently happening unchecked and unchallenged. Why do we need to clear cut and entire old growth forest for yet another gas station and car wash? Who even asked for this? Why does everything beautiful about this town need to be destroyed for profit? Everything that made Martin beautiful, such as small town charm and endless peace and beautiful waterways and nature is being destroyed by rampant urban sprawl and congested traffic ways. We do not have the infrastructure for all of these people being crammed into this town, and I have now been rear ended twice, and will usually witness at least one accident a week. The growth needs to slow down before we turn into something utterly unrecognizable, and to be honest, we are already there. How is urban sprawl going to save our waterways and stop toxic algae from growing? What steps are you making to preserve any kind of wild or nature? That needs to be discussed because that is what matters, not clear cut forests for a Costco that literally no one asked for. Redevelopment should come before cutting down trees for redundant storefronts.</p>
118437379575 Oct 06 2023 05:48 PM	<p>Let's not destroy this beautiful county the way they have south of us. Let's plan to keep Martin County, Stuart, Palm City, Jensen Beach, etc the family friendly place that drew us here in the first place.</p>
118437380374 Oct 06 2023 05:34 PM	<p>Brightline obstruction of waterways and traffic crossings. Reduced high density housing as there is never enough related infrastructure to support the population increase making life less desirable to most tax payers.</p>
118437374408 Oct 06 2023 05:22 PM	<p>Create more opportunities in trades to allow young people to remain here and raise families if they choose.</p>
118437363245 Oct 06 2023 05:08 PM	<p>I'd like to see an indoor competitive pool/enclosure with dive tower at Sailfish Splash.</p>
118437347077 Oct 06 2023 04:44 PM	<p>Height restrictions should be kept in place and density variances should be stopped</p>
118419844107 Oct 06 2023 03:52 PM	<p>Keeping our working fishing dock protected. We are a unique fishing village and we need to preserve our history.</p>
118437305653 Oct 06 2023 03:52 PM	<p>Don't encourage more people to move here, NO high rise (over 3-4 stories), stop tearing down our beautiful area &amp; building.</p>
118437281452 Oct 06 2023 03:22 PM	<p>Term limits for the county commission.</p>
118437228648 Oct 06 2023 02:37 PM	<p>To return to SLOW GROWTH, which was the plan for many years. More single family homes that are affordable for young families. Recreational parks, dog parks etc. Emphasis on residential communities.</p>
118437153632 Oct 06 2023 01:15 PM	<p>Over development.</p>

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118437010844	Oct 06 2023 11:09 AM	We need more trash cans around town, and the litter law signs with fines need to be installed everywhere. In Brevard County signs are posted and fines nearer the waterways are higher and that place is far cleaner than Martin County.
118436978790	Oct 06 2023 10:32 AM	I firmly believe that we are over-building in our area. Too much housing which makes for more traffic, more pollution and more problems.
118436907874	Oct 06 2023 09:44 AM	stop development before it's too late
118433303715	Oct 02 2023 10:35 PM	septic runoff into the river must be corrected and no new septic tanks should be permitted
118432614133	Oct 02 2023 09:59 AM	Western lands and supporting agriculture
118432035300	Oct 01 2023 12:50 PM	Have the courage to require and enforce community beautification and impact costs. Retain and enhance the true natural appeal of this area, don't try to imitate or recreate other areas. Other communities have been able to accomplish this. Go visit them!
118432001776	Oct 01 2023 11:07 AM	Enforce the local comprehensive plan vigorously
118431704190	Sep 30 2023 07:39 PM	stop land use and zoning changes to increase density for developers
118431523469	Sep 30 2023 12:35 PM	Keep Martin County a mid sized town we love it the way it is also stop raising taxes because between inflation and the tax hikes it is becoming unaffordable to live here!
118431503173	Sep 30 2023 12:01 PM	Planned undeveloped open space
118427052448	Sep 29 2023 09:23 AM	more public golf courses instead of private, zoning restrictions to limit size of new single family houses
118429707443	Sep 28 2023 11:57 AM	Protection of wildlife corridors, environmentally important lands and farms.
118427690754	Sep 26 2023 09:57 AM	Buffered shorelines and stormwater mitigation
118427087126	Sep 25 2023 04:12 PM	The key attributes and characteristics that make our county a good place to live, and how we should be very reticent to whore-out these non-renewable features to the line of developers whose sole interest is profit at the expense of others. These resources belong to our community for the benefit, use and enjoyment of the community not some carpetbaggers offering an artificial panacea.
118427022981	Sep 25 2023 02:43 PM	I believe there is a stigma using the word affordable when discussing housing. It's important to share with the community who would live in "affordable" housing; teachers, firemen, restaurant workers, etc. Unfortunately, for whatever reason, affordable has a negative connotation to it. We do need controlled growth in our community and allow for businesses/corporations to come to the area. It is a way to keep the residential taxes affordable - simple economics.
118427010222	Sep 25 2023 02:43 PM	Employee, staff housing for recreation/leisure services, mixed-use zoning overlays outside CRAs, Type 5 buffer requirement along Indian River Drive, Use of commercial roads to access residential use.

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118426997642	Sep 25 2023 02:19 PM	housing affordability issues and actual solutions
118427007056	Sep 25 2023 02:13 PM	keep up the good work
118426995581	Sep 25 2023 02:05 PM	Long term planning to set aside land for roads and other infrastructure, as well as needed future uses.
118426800785	Sep 25 2023 11:20 AM	We need to have a real community discussion and some leadership direction in deciding: where and when to expand the urban services boundary; how to help the CRAs grow and develop in ways that are supported by the people who live and work there; requiring more rules as to landscaping, buffering and architectural guidelines so our main roadways are more aesthetically pleasing (i.e. Tequesta & Jupiter) rather than the unattractive and sparse look that we have on US and our other north/south and east/west streets.
118426732474	Sep 25 2023 10:13 AM	The EAR should focus on good, smart, appropriate growth. Do not focus on NO growth, that will not work; but rather find the right location for future growth and support that through the EAR.
118426407509	Sep 24 2023 11:53 PM	Keeping Building height limits
118426188150	Sep 24 2023 12:01 PM	Clean up the areas behind the main strip and reuse instead of new areas on the western, southern border
118426067440	Sep 24 2023 04:18 AM	The large homeless population
118426032147	Sep 24 2023 01:42 AM	<p>Measures that strengthen the shoreline and coastal protections. need to be considered. Erosion issues on the island.</p> <p>Cycling on the island is becoming an issue. Large groups of cyclists are impeding access to A1A and riding 3 or more abreast. I think the county may need to consider measures similar to those on Jupiter Island.</p> <p>I sincerely hope #19 is not trying to hint that 40 foot building cap might be removed on the island. Island residents will rally against that,</p> <p>The majority of these questions are about growth development and construction. Why does the county seem intent on destroying everything that makes Martin County special and attracts people to the area? The Comp Plan does not hold us back. It has allowed Martin County to remain unique and special. The city and county should be embracing and celebrating that uniqueness instead of trying to do away with it in the new of growth and prosperity.</p>
118425953732	Sep 23 2023 07:09 PM	Without further study I am unable to give an educated answer
118425842769	Sep 23 2023 01:32 PM	Stop the building!



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118425213386	Sep 22 2023 01:25 PM	Yes, I believe that we are not really following the current comprehensive plan. There are too many loopholes. Also, wetland protection need to be prioritized. And many Martin County subdivisions and golf courses are polluting the rivers through rainwater runoff containing pesticides and fertilizers. It's not just the farms.
118424912217	Sep 22 2023 07:01 AM	The amount of new high density housing north of the Roosevelt bridge is too much for the roadways. Start dealing with traffic issues now.
118424702982	Sep 21 2023 11:16 PM	There is too much building, too much land is being used up it is terrible and Martin county should be ashamed!!!! It is getting too crowded, especially when the snowbirds come, it takes me 25 mins to get over the Jensen beach causeway in season and it should only take 5 mins. You should fix up older areas, not let builders come in and tear down trees. The new wawas that is being built was terrible when they knocked down all of the trees!!!!
118424674546	Sep 21 2023 10:04 PM	Stop building and destroying land and killing the wildlife. You are ruining this town
118424627908	Sep 21 2023 08:41 PM	Make more parks with green spaces. No more building of multi family homes. Schools, roadways, medical, community unable to support needs of residents
118423829472	Sep 21 2023 07:53 AM	Marty going to palm beach airport, contracting for services at County facilities (beach, golf, water park)-let restaurant business run restaurant, not government
118423536391	Sep 20 2023 11:08 PM	Grandfathering in the entombment of gopher tortoises is a disgusting thing. Every parking lot is a grave yard for these endangered species.
118423487196	Sep 20 2023 10:02 PM	Make sure the steering committee/ board, subcommittees, consultants, citizen groups are populated by people who are characterized by diversity ( age, gender ID, socio-economics, education, work, religion / creed, language, etc.).
118423292495	Sep 20 2023 04:44 PM	Stop expanding
118422805103	Sep 20 2023 09:03 AM	Stopping development of land which is single access off of a primary roadway. Requiring interconnected, walkable communities. Incentives to redevelop existing sites to multi-use sites rather than develop vacant parcels. Incentives (requirements) to develop residential subdivisions that that offer a variety of housing types, rather than just single family develop, or just town house development, etc. Require a mix. Requirement that anything under the newly passed "rural lifestyle" joke to be OPEN FOR PUBLIC USE. We need less privatized outdoor space.
118422285068	Sep 19 2023 05:58 PM	How to protect wetlands in light of the Supreme Court's Sackett ruling.

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118422178717 Sep 19 2023 03:59 PM	<p>Reviewing Marty routes and stops since misses a number of "underserved communities", i.e. Banner Lake, Pettway, Monterey on Seville (drives by but no stop).</p> <p>Most complain about traffic but too many employees must drive in from other counties since limited obtainable housing.</p>
118422074554 Sep 19 2023 01:58 PM	containing/limiting growth outside of urban corridor
118421794272 Sep 19 2023 09:33 AM	Our commissioners have an unhealthy alliance with developers, monies interchanging, deals made behind the scenes. I have no trust or faith in our commissioners.
118421711402 Sep 19 2023 07:49 AM	Septic hook up to legion heights should be moved up on priority and whoever is working needs to be reevaluated on how they work and what the priorities are.
118421673274 Sep 19 2023 06:53 AM	access to Martin County amenities by Port St Lucie and St Lucie County Residents - LOS in PSL and SLC is not keeping up with population growth
118421329918 Sep 18 2023 07:32 PM	How do we support the amount of growth approved when our roads cannot support it, where is all the water for these developments going to come from and if affordable housing gets such large tax breaks who is funding the schools, etc.
118421159888 Sep 18 2023 03:53 PM	<p>If building - 2 story height limit. No high density.</p> <p>Stop development approval when traffic does not flow but stagnates as when sitting through one light change as is now what happens at Kanner and Monterey or Kanner and US-1. It's painful to see First Responders have to wait for traffic!</p> <p>Agricultural lands should be used for agricultural purposes only.</p> <p>Protect urban service boundaries.</p> <p>No commercial in residential area.</p> <p>Lower the dang taxes.</p> <p>Protect Martin County! We Are NOT like Dade, Broward, Palm Beach and St. Lucie counties! Quality of life should take precedence over all else.</p>
118421050083 Sep 18 2023 01:30 PM	<p>Yes. There are thousands of unrecorded PAMP documents that exist in Martin County that effect real property. These documents need to be removed from enforcement as per the Comprehensive Plan. Martin County also has wetland delineation rules that are not congruent with state regulations these changes should also be made to be more inline with the rules for the State of Florida. In particular is the protection of non-delineated wetlands that can be protected based on hunches and feelings not science. This is not congruent with state law.</p>

118420752414 Sep 18 2023 09:39 AM	Reduction of car culture in Martin County. I have young children and would like them to grow up here. As you consider the trajectory of development for Martin County please consider the future of the children living here and what they will inherit. Climate change is the number 1 threat to their health and well being. We are in the midst of a mass species extinction crisis. You are the local leaders responsible for making or breaking the delicate ecosystem we have here, and the health and well being of our children. It is up to you to lead the way in stopping habitat destruction (look up the 30x30/50x50 plan), reducing vehicle use/greenhouse gas emissions, and greening our county with habitat restoration and organic local food production. Our economic system is secondary, and depends on the health of our citizens and natural environment. Sick people are a drain on the system. Paving over Martin County is a race to the bottom.
118420694374 Sep 18 2023 06:58 AM	Please do not ruin the coastal charm of our county.
118420356630 Sep 17 2023 04:20 PM	Traffic is out of control, and the development over the past three years has pushed it beyond the brink. There are bottlenecks on US 1 and Kanner Highway even outside of rush hour. Our traffic is worse than the traffic far south of us, in Palm Beach County.
118420284246 Sep 17 2023 12:35 PM	Stop building and taking away the beauty of a small beach town
118420270710 Sep 17 2023 12:09 PM	Stop building out-of-character buildings with no setback, no green space. Don't allow the developers to build what they want without upgrading the neighborhood surrounding their project. Examples include: roads, schools, parking enough for their new building residents.
118420222635 Sep 17 2023 09:49 AM	Reject efforts to spur growth / development
118420190016 Sep 17 2023 07:48 AM	Capping rents!
118420116399 Sep 17 2023 02:54 AM	Commercial areas should not be allowed to intrude on residential areas
118420000312 Sep 16 2023 05:57 PM	Please stop building on every green space we have, we can't sustain this
118419988129 Sep 16 2023 05:27 PM	The expansion of protected green space.
118419970758 Sep 16 2023 04:18 PM	Ask mcso to increase patrols and step up speed enforcement and reckless driving. Us 1 is a death trap. How many more people need to be killed to slow traffic down?
118419940901 Sep 16 2023 03:13 PM	RESTRICTING GROWTH WITHOUT INFASTRUCTURE IMPROVEMENTS, THE CURRENT GROWTH OF TRAFFIC IS HORRIBLE

<p>118419944443 Sep 16 2023 03:02 PM</p>	<p>No reduction in the protection of wetlands          No waivers or exceptions to the four-story height limit;          Continued vigilance in avoiding expansion of the Urban Services District boundary and several-fold increases in residential densities;          No creation of new free-standing Urban Services Districts.          More reliance on green infrastructure and low-impact development;          Development and implementation of a land conservation strategy that will acquire unprotected ecologically valuable lands and link public lands and preserves through creative greenway corridors; and that          A study of lands outside the Urban Services District is necessary to develop strategies to keep non-polluting agriculture as a sustainable component of Martin County's economy.</p>
<p>118419939499 Sep 16 2023 02:55 PM</p>	<p>Raise the bar and expectations of developers for higher quality developments. Less focus on low end high volume development.</p>
<p>118419932423 Sep 16 2023 02:31 PM</p>	<p>Tell the state to leave us alone.</p>
<p>118419896288 Sep 16 2023 01:07 PM</p>	<p>Slow growth and land preservation and conservation through strong land use zoning laws and complying with comprehensive growth plan and freezing the urban boundary lines and implement a moratorium on all future building development, and use federal, state, and local tax dollars to purchase all available land in Martin County.</p>
<p>118419822204 Sep 16 2023 10:31 AM</p>	<p>There should be more information on grants to help people</p>
<p>118419813209 Sep 16 2023 10:06 AM</p>	<p>Stop the massive amount of building homes &amp; apartments in Martin County</p>
<p>118419802019 Sep 16 2023 09:30 AM</p>	<p>no new builds, no teardown, conserve existing vacant commercial properties</p>
<p>118419786529 Sep 16 2023 08:55 AM</p>	<p>Retain greenways, stop removal of wetlands through "mitigation", stop encroachment of preserves</p>
<p>118419759105 Sep 16 2023 07:54 AM</p>	<p>With all of the multi family units going up across this county and the traffic running between St. Lucie and Palm Beach. Traffic is a big issue for me. Look at when the Roosevelt bridge shut down, I live north of the bridge and it was a big headache for me and a lot of other people. Today if that was to happen again, it would be 10 times worse. And all I see are yellow signs for redevelopment through a Jensen, Beach, and Martin, County and I do believe landowners have the right to do what they can with their property, but not controlling the amount of people coming into this area with multi family units is not right. Some of these areas would be perfect for \$1 million home instead you're putting multi family units there I don't get it?</p>

## Draft 01-30-2024

118419770004	Sep 16 2023 07:53 AM	Stop overdeveloping the waterfront and vacant lands. Think about the River
118419765402	Sep 16 2023 07:45 AM	Possibility of eminent domain purchase of endangered costal areas with prohibition to rebuild after major storm damage
118419552567	Sep 15 2023 07:44 PM	Limit anything that increases car traffic.
118419466973	Sep 15 2023 06:05 PM	Please maintain the integrity of our Martin County Comprehensive Plan as it exists today so the 4 story limit on buildings is retained, our wetlands are protected, "green" infrastructure is utilized as much as possible, and new Urban Service Districts are NOT added. Make sure not to waive the boundaries of existing Urban Service boundaries. and work to redevelop existing "under utilized" areas along major roadways and not expand into undeveloped areas. What we have in Martin County is unique and should be maintained.
118419491415	Sep 15 2023 05:56 PM	No need to limit terms for commissioners.
118419487373	Sep 15 2023 05:29 PM	Overdevelopment of all of these luxury rental apartments. Renters have no vested interest in preserving our community.
118419453980	Sep 15 2023 05:27 PM	When you calculate the inventory for the Urban Services District, you should include the facilities in Indian Town, Stuart, Jupiter Island, Sewalls Point and Ocean Breeze. The Martin County Comp plan does not count the housing, industrial, commercial, parks, conservation or anything else in the City of Stuart even though it is the center of Martin County. The impacted land in the incorporated areas should be redeveloped before expanding the urban services district.
118419457744	Sep 15 2023 04:48 PM	Storm water retention lakes need more native plantings both along shore and especially underwater to actually create a mimic of nature for resident benefits other than current water quality treatments of dubious value. Also foster interest in preserving more native natural vegetation over lawns. This would reduce fertilizer and biocide use that creates groundwater pollutants vs native plantings or preserve patches that reduce none to less of these.
118419454385	Sep 15 2023 04:37 PM	Feel strongly about not weakening what has been a good comprehensive plan, part of the reason we moved to Martin County
118419435365	Sep 15 2023 04:17 PM	Setbacks! Again, The six or seven large four-story apartment buildings along route. One should have included a setback, so they wouldn't be so visible from the road as is the case with Lowe's and Walmart.
118419418061	Sep 15 2023 03:48 PM	Conservation of green spaces, limiting destruction of trees, wetlands, protected species, etc. Human sprawl benefits nothing. Increase the quality of what is already built, let's not be St Lucie or Palm Beach County by expanding low quality high volume development. What happened to the "Martin County Difference?"

## Draft 01-30-2024

118419349095	Sep 15 2023 02:23 PM	Stop rezoning to accommodate developers. Leave the height limit and enforce it. Why should residents have to foot the bill for new infrastructure instead of making the developers pay?
118419318412	Sep 15 2023 02:02 PM	Simplifying the Comp Plan.
118419330921	Sep 15 2023 02:00 PM	How much new development i.e. population growth is acceptable to maintain out lifestyle?
118419317377	Sep 15 2023 01:58 PM	With open space continually disappearing to development in Martin County, there needs to be more discussion of the county acquiring additional lands for conservation, as that's the only way open space will be preserved.
118419327352	Sep 15 2023 01:57 PM	Need to continue push to convert septic to sewers ASAP. Stop dumping Lake O water into lagoon
118419305181	Sep 15 2023 01:28 PM	More bicycle paths are needed. It is silly to require everyone to take a car just to pick up a new pair of socks.
118419281398	Sep 15 2023 01:08 PM	Improving water quality, limiting freestanding urban service districts, prioritization of future infrastructure projects.
118419267217	Sep 15 2023 01:05 PM	Greater funding for Parks and Recreation budgets (maintenance of Parks could be better), Keeping building height to 30' max in Martin County, Keeping Martin County from looking like Ft. Lauderdale, Miami, and Boca Raton, etc. should be a priority
118419240857	Sep 15 2023 12:32 PM	The community does not want the housing and development projects that have been proposed for Jensen beach or Port Salerno. There's been so much development in the last few years, it feels out of control. The citizens that voted these people into office are being ignored. We shouldn't have to feel like the enemy or fight so hard to protect the spaces that are important to us. We are fighting to protect our local culture, the environment, the mangroves, the estuary, our beautiful riverfront. We're fighting because the infrastructure cannot support the amount of people that all the housing will allow. We want to make sure that if we lose the fight in jensen, that these houses will not be able to become short term rentals, catering to tourists instead of locals. I feel like I could go on and on but I won't.
118419133097	Sep 15 2023 11:01 AM	A legitimate scenic multi-use trail system like Van Fleet, West Orange, or Withlacoochee. Perhaps a trail which interconnects JD Park and Atlantic Ridge Preserve or a trail which interconnects Dupuis, Corbett and Hungryland.
118419055056	Sep 15 2023 09:14 AM	Better ways to lay out the process to the public, better utilization of multiple distribution methods to increase reach.
118418731802	Sep 14 2023 11:03 PM	Do not build the riverlight project on Indian River drive. Too many houses especially apartments big no to them. only 2 lane highway. No room fir traffic save our beautiful waterfront

## Draft 01-30-2024

118418707295	Sep 14 2023 10:08 PM	Development needs to be looked at honestly and not with \$\$. Our small coastal community can only support so many people. Roads, traffic and getting on and off the island on a sunny day you are in a traffic. We can only handle so much.  Save our beach town of Jensen Beach
118418637717	Sep 14 2023 07:49 PM	Stop with the clearing of every green space to add more commercial and residential. This area is not conducive to continuing to add residents.
118418587502	Sep 14 2023 06:27 PM	Stay within the comp plan with existing zoning. No more zoning changes!
118418453966	Sep 14 2023 03:44 PM	Do NOT remove the 4 level height restriction.
118418448289	Sep 14 2023 03:36 PM	Residents should have a say on land use. More protected land for nature.
118418444610	Sep 14 2023 03:29 PM	Stop the development by large corporations in the Port Salerno area. Save this area for commercial fisherman
118418434364	Sep 14 2023 03:15 PM	I think if you keep allowing the pillaging of our community to continue, you should all resign.
118418413296	Sep 14 2023 03:02 PM	Our CRA of Martin County is not doing a good job listening to what the districts need. The communities are stepping forward for change, yet they aren't listening to our changing needs
118418232705	Sep 14 2023 12:08 PM	Growth is inevitable and it is coming. I would just hope that some of the issues in play before the recent legislative updates (population density, housing height restrictions, land development) be contained in such a manner as to have a lower impact on the beauty of our local community. I've lived in Miami. I've live in Tampa... I move here in the 90's specifically to avoid that type of growth. Unfortunately since then many of our "low growth" policies seemed to have be challenged or eliminated.
118417750258	Sep 14 2023 12:08 AM	Stop letting our county commissioners be bought by developers. When we moved to Florida 12 years ago we chose Martin county because of the small town feel. It is losing that quickly.
118417669006	Sep 13 2023 09:33 PM	Stop building, keep Martin County Florida's jewel. There are enough urban areas in Florida for those who want them.
118417582907	Sep 13 2023 07:07 PM	KEEP THE 4 STORY LIMIT!
118417287674	Sep 13 2023 01:43 PM	Slow down the building in Martin County. Protect the environment and people who already live here. Fisherman and Agricultural folks, too.
118417086585	Sep 13 2023 10:41 AM	Clean up the canals
118416924586	Sep 13 2023 07:14 AM	homeless problem
118416587430	Sep 12 2023 08:11 PM	Yes the over building in the area of homes. All land is being taken over leaving little for wildlife and green areas to reduce emissions.

## Draft 01-30-2024

118416553313	Sep 12 2023 07:05 PM	More policies to support septic to sewer conversion. Septic tanks in coastal community is terrible for the health of our waterways which is the key gem that we must protect
118416493641	Sep 12 2023 05:42 PM	Traffic, density and Climat Change
118415961698	Sep 12 2023 03:59 PM	I would urge that we continue to remember what we are and why we are so highly esteemed in South Florida - a great little town with a high quality of life.
118416361304	Sep 12 2023 02:58 PM	Overdevelopment
118416321576	Sep 12 2023 02:19 PM	Environmental conservation as well as benchmarking with other southern counties on their rising sea level initiatives
118416254939	Sep 12 2023 01:19 PM	Stop catering to the builders lobby!
118416214584	Sep 12 2023 12:36 PM	Too many vacant storefronts and too many storage facilities.
118416204566	Sep 12 2023 12:34 PM	I'm very worried this process will result in drastic changes to a comprehensive plan that has been highly praised and is working very well. Just because developers think there's more room to grow doesn't mean we have to accommodate them. Zoning designations and comp plan guidelines ought to mean something. Changes shouldn't be made just to benefit a few people who want to put their own interests ahead of the community's.
118416207468	Sep 12 2023 12:29 PM	Stop overdevelopment of open spaces! Preserve the wildlife and water corridors!
118416188330	Sep 12 2023 12:28 PM	Find ways to maintain the integrity of the original Martin County Comprehensive Land Use Plan and prevent future zoning changes! If a person buys a piece of property that is not zoned for their intended use, then too bad. Buy a property that is appropriately zoned for your current and future needs.
118416191689	Sep 12 2023 12:21 PM	Need safer bike lanes. Traffic patterns need to be considered since so many commuters come from the northern and the western regions
118416180201	Sep 12 2023 12:18 PM	Please, please, please stop the land development. As a local full-time resident, few things break my heart and anger me more than seeing clear cut lots that appear overnight. It is so unnecessary and, for lack of better terms, disgusting.
118416029913	Sep 12 2023 09:52 AM	there are far too many housing developments going on without the roads and infrastructure to allow for smooth flow of traffic. It's a mess.
118415955149	Sep 12 2023 08:21 AM	Environmental issues that specifically impact MC. We have an abundance of beautiful waterways that need to be protected. Make an all-out effort to educate county residents of the importance of protecting our communities. Start a campaign to get everyone involved and give them something tangible that would allow them to participate; like banning Roundup, more recycling effort, more organized events for cleanups. Create a slogan like MMCB, Make Martin County Beautiful. You get the picture.



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118415785153	Sep 12 2023 02:23 AM	Every new development project should be evaluated on its projected use of resources, especially water consumption, and its impact on land. Wetlands should be left alone and enhanced so that they are allowed to maintain the quality of our lands.
118415668723	Sep 11 2023 09:51 PM	In the past Martin County was more aware of protecting our beautiful preserves and the wildlife in them. Now it appears that is no longer a priority and tremendous growth is taking place even on Cove Rd alone, this can be seen. Martin county is losing its uniqueness and charm. US 1 is extremely unattractive with one ugly strip mall after another and unattractive apartment complexes. Now everywhere you turn developers are decimating acres of land and putting in one development after another. It's very disappointing to see this occur and knowing that the majority of county commissioners are allowing it to happen. Martin County will no longer stand above the rest because it's becoming exactly like all of the other counties, over developed and no longer protecting the natural beauty that originally drew the majority of us to it. Please stop allowing all of this development and let us preserve the little bit of nature we still have.
118415668459	Sep 11 2023 09:43 PM	Keep our 4-story limit and limit density to help keep traffic from becoming much worse.
118415647678	Sep 11 2023 08:49 PM	Get rid of commissioners who are being bought off by big developers.
118415645950	Sep 11 2023 08:48 PM	Follow the comp plan Slow down on development esp along Cove Rd. The street cannot handle all the proposed development
118415636843	Sep 11 2023 08:29 PM	Don't want to become "Port Saint Lucie "
118415631170	Sep 11 2023 08:17 PM	Martin county is at its development limit. Let's not turn into areas south of us.
118415604408	Sep 11 2023 08:03 PM	The approval of development on land that was previously disallowed or designated as rural/agriculture.
118415564970	Sep 11 2023 06:36 PM	I have done some research on the home buildings in Martin County, and the reviews regarding the builders quality of work and material used in other places are not so good and I am surprised they are allowed to build in Martin County.
118415568089	Sep 11 2023 06:31 PM	Slow down developments without discussions on impact of schools, hospitals, police, fire department, etc.
118415547727	Sep 11 2023 06:11 PM	How to better deal with the state of education in the state (and our overall low rating in the US). Also, we must deal with and confront the issues causing the loss of teachers and superintendents in our county and the state in general.

118415514229	Sep 11 2023 05:15 PM	Infrastructure. We do a good job controlling growth in Martin county but get a failing grade when it comes to development of the infrastructure to support the growth. We also think about the infrastructure after everything is built instead of before
118415500857	Sep 11 2023 05:05 PM	Don't over build and cause traffic issues year round. Expand parking in downtown Stuart
118415362332	Sep 11 2023 02:52 PM	It sounds dramatic, but we are on the cusp of ruination as a county. The explosive growth we've experienced since 2020 , especially in Port St Lucie, has already contributed to an overall crushing sense of loss to myself and other locals who have witnessed it. US1 traffic is dangerous. The sheer number of high-density developments throughout the county will overburden our infrastructure, if they haven't already. Once people start to move into all of these places that are nearing their completion, our infrastructure will deteriorate further.
118415257900	Sep 11 2023 12:28 PM	We don't want this to become another Fort Lauderdale. It's important to keep Martin County's character.
118415126306	Sep 11 2023 10:13 AM	No buildings over 3 stories
118414613679	Sep 10 2023 05:20 PM	Infrastructure relative to growth
118414294485	Sep 09 2023 08:46 PM	Don't waste any time discussing the climate change hoax.
118414237533	Sep 09 2023 05:33 PM	Protection of wetlands/wildlife. Density controls taking into consideration impact of development area vs. single developments individually, i.e. review the total impact of all developments together. Sufficient and ongoing oversight to ensure developer's compliance with approved commitments. Perhaps there should be a County Project Manager(s) assigned to all major developments who would be responsible for keeping Developers in compliance with specifications. Don't allow changes to previously approved projects. Evaluation of infrastructure requirements/capabilities prior to allowing development. Maintain the integrity of the Martin County Comprehensive Plan to allow for development within the constraints of the Plan. Maintain the low rise building conditions. Ensure communication and engagement of the Martin County residents . Maintaining transparency regarding development plans and considerations.
118414145185	Sep 09 2023 12:54 PM	All these thousands of new housing units - so where are the new schools, hospitals, parks and roads to accommodate all the new residents??
118414094999	Sep 09 2023 11:15 AM	How are we going to operate differently with 32 Brightline Trains/day? There used to be a "replacement" growth process. Replace just the number who leave by any way. Return to that.

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118414086536	Sep 09 2023 10:51 AM	This community can not handle any more new rental homes. I want home owners here. Not enough Doctors, dentists, restaurants and to many cars.
118414020777	Sep 09 2023 07:34 AM	Reduce the occupancy density. We are becoming what others are trying to get away from. We don't need a densely populated county to create revenue. Larger lot sizes, lower condo/rental populations will increase property values and the tax base, as well as require fewer government workers. It's ok if some people can't afford to live here. I stand strongly against the low income/affordable housing as currently structured. Tax exempt/reduced tax property benefits for those using the most services is BS.
118413993676	Sep 09 2023 05:44 AM	Stop building.
118413688661	Sep 08 2023 04:04 PM	No more rezoning agricultural land. Create more parks, and open space. Disregard The Chamber Pot of Commerce, and the Unrealtors.
118413680550	Sep 08 2023 03:43 PM	Keeping major controls in place that will keep Martin county development under carefully planned controls to maintain open spaces, western agricultural areas, and lower population densities.
118413102016	Sep 08 2023 02:54 PM	Stop this insane development that our roads cannot accommodate! Monterey from US 1 to East Ocean is getting close to gridlock especially when there is a train
118413634458	Sep 08 2023 02:50 PM	Climate change has to be a top issue - the impacts of heat sinks - temps on US 1 are several degrees higher than in neighborhoods; vegetation plantings - less palms probably; less beach development or phasing out some of the beach areas impacted by sea level rise instead of trying to protect them; how are services going to be provided and paid for when some large developments are tax free.
118413609245	Sep 08 2023 02:16 PM	Martin County is currently the most desirable county in Florida due to its history of smart, slow growth. This unfortunately is rapidly changing and the county will loose all its charm in a very short time.
118413589966	Sep 08 2023 02:04 PM	Closing down Main Street Stuart to parking during the season one weekend night a year. Seeing how it's more important as a people corridor. I.E. Boulder, Colorado. More restaurants on the water vs. apartments within downtown. Historic preservation database. Incentives for guest houses/long term rentals. Proper front porch depth requirements that make it actually a functional size. Importance of nature/bike ability/parks.
118413600381	Sep 08 2023 02:01 PM	How to really get low income housing. More incentives like tax breaks? Federal programs?
118413576381	Sep 08 2023 01:23 PM	Make sure marinas are running as first come first serve.

118413557519 Sep 08 2023 01:21 PM	I feel there could be better rules in place for developers such as restrictions for wetlands and no clear cutting of any parcel. The trees and wetlands protect us from floods and winds besides being beautiful and enhancing our air quality. That is what will set us apart from other counties along the coast.
118413567175 Sep 08 2023 01:11 PM	Stop over developing and making our county the next broward county. It's disgusting
118413528857 Sep 08 2023 01:10 PM	<p>1. Higher standards in code and greater incentives for developers for engineering solutions : Establishing a requirement for Green infrastructure as a centerpiece of smart regional and metropolitan planning. (provide stormwater prevention, address the needs of wildlife by requiring development to provide systems of corridors or greenways to enable movement through human settlements where applicable, constructed wetlands / enhancement, site-scale smart communities to use green infrastructure for transportation systems green streets and green roofs. )</p> <p>2. ALLOWING Shared Infrastructure on sites with multi use. Not requiring standalone sites.</p> <p>3. Establish a level of PUD Benefit Matrix (to include energy efficient construction, additional tree preservation etc.) to ENSURE there is a level of expectation and understanding for both the county and the developer.</p> <p>4. Strengthening the pedestrian and bicycle elements to create more regional connections, not just 6' sidewalks.</p>
118413525138 Sep 08 2023 12:55 PM	There is a major lack of support for the commercial boating industry. The marinas have been bought up by national corporations and most do not allow passenger boats to board passengers and do not want commercial boats. Maybe there needs to be some public access larger scale marinas that local fisherman, passenger boats, etc can use to fill the need for general tourism and community affordability to get on the water without needing to have your own boat.
118413541724 Sep 08 2023 12:39 PM	Try to defeat SB102
118413529219 Sep 08 2023 12:30 PM	Traffic patterns and enforcement.
118413518923 Sep 08 2023 12:27 PM	Martin County shou not even be subjected to the EAR process!
118413520300 Sep 08 2023 12:26 PM	Stricter environmental concerns, runoff, require solar for all new buildings residential or commercial, get rid of plastic bags, plastic straws. Require more white roofs to reflect the sun. Become a tree city and tree county. Require heat pumps. Roads if possible should be white similar to what they are doing in Arizona.

## Draft 01-30-2024

118413370217	Sep 08 2023 10:33 AM	Efficiency. Consolidation of the County's pathway to redevelopment. More interest in revitalizing our CRA areas where affordable housing will most likely occur. Partnership with Village of Indiantown to accommodate affordable housing along with reliable mass transit for those working throughout Martin County.
118413395050	Sep 08 2023 09:56 AM	The affordable housing that has been built is not affordable to those to need it and an eyesore and congestion for those who do not need it.
118413377026	Sep 08 2023 09:37 AM	RESPONSIBLE growth, IMO these "exceptions" to the rules establish patterns that are of concern in opening the door to "sprawl".
118413350499	Sep 08 2023 09:15 AM	protecting empty land from over development
118413175862	Sep 08 2023 04:22 AM	Tax breaks for long term home ownership in Martin county, not second or third homes
118413065615	Sep 07 2023 11:29 PM	How our commissioners LIED to us about the growth plan! Growth is going to happen, but what has happened in MC in the last 5 years is ridiculous! I lived in this town for four decades and want to move it's so bad! Sad!
118413041340	Sep 07 2023 10:40 PM	Martin county commissioners need to listen to residents and prioritize what the residents want- not push their personal agendas
118413007982	Sep 07 2023 09:41 PM	Sustainable long range planning NOT Based on growth!
118412995140	Sep 07 2023 09:00 PM	Discuss incremental growth strategies - assure that existing infrastructure will support this growth.
118412985521	Sep 07 2023 08:50 PM	Too much growth. Our hospitals and doctors can not keep up with the increased population. Being born and raised in Martin County it is disheartening and dangerous that I can not get a medical appointment in a reasonable amount of time due to the overloaded doctors offices and hospitals.
118412969427	Sep 07 2023 08:12 PM	control of additional agricultural land encouraging raising funds to purchase open land
118412955042	Sep 07 2023 07:53 PM	Please retain the things that make Martin County unique and different from the surrounding counties. Keep open and rural land, rather than turning this county into an area where only the extremely wealthy can afford to live (which will be seasonal, with no personal stake in the community)
118412931982	Sep 07 2023 07:24 PM	Preserving the comprehensive plan. Float a bond issue to save environmental land to connect wildlife corridors. Place a high tax on all plastics that are not recyclable.
118412937033	Sep 07 2023 07:16 PM	Don't destroy Martin County and its residents. We don't want to find ourselves in Palm Beach County 2.0 in 10 years.
118412925077	Sep 07 2023 06:57 PM	Sticking to the Comprehensive Plan and effectively limiting development. Use public funds to buy and preserve land.

118412908125 Sep 07 2023 06:50 PM	CRA - catering to our low income, large Hispanic communities, higher education opportunities and the halt of this aggressive development and overbuilding of our small towns. This town does not have the infrastructure to support the influx of people that are trying to be brought in by large developers and the current commissioners. They are pushing out the locals instead of protecting them. Commissioners are lining their pockets with contractors and developers.
118412914067 Sep 07 2023 06:46 PM	We need more green spaces. When developing land there should be requirements to leave some trees. We need to stop building multi unit housing immediately because the infrastructure cannot handle a large increase of population along with the traffic that comes with it.
118412916562 Sep 07 2023 06:44 PM	Limit building on Bridge Rd - Hobe Sound
118412896331 Sep 07 2023 06:13 PM	Yes. We need to allow developers and landowners to develop. But there needs to be better oversight as to what gets placed where and how that affects the look and feel of the county. Also commissioners should not be able to receive a paycheck or campaign contributions from people who do business at the county level or come before the board for approvals. And the commission and the county workers need to stop making allowances for parking and density and zoning changes every time a developer asks! Let them develop their land BUT according to the zoning, with enough onsite parking, without adjustments or variances.
118412887918 Sep 07 2023 06:02 PM	TRAFFIC.....AND EFFORT TO ALL DRIVE WITHIN SPEED LIMIT....POLICE SHOULD CONTROL SPEEDING
118412836296 Sep 07 2023 05:09 PM	Commissioners keep talking about attracting businesses. Highly educated parents want the best education possible for their kids. Do we have that????? Take a hard look. We are burdened with no being near a major airport nor having a top university that would throw off research opportunities. Can we do something with Cleveland Clinic.
118412846268 Sep 07 2023 05:06 PM	Are there other ways to limit the cost of Fire and Police Protection. The cost for these seems out of control.
118412758667 Sep 07 2023 03:22 PM	Maintains character, accessibility and liveability in conjunction with changes needed to comply with new law.
118412727587 Sep 07 2023 02:40 PM	An overall growth consistent plan seems to be non existent. A hodge podge of stores, businesses with no overall theme. Limit ALL building heights to 3 floors
118412692190 Sep 07 2023 01:59 PM	None known at this time
118412645889 Sep 07 2023 01:24 PM	1) water 2) traffic 3) preservation of wildlife and the land 4) beach preservation 5) homelessness 6) crime

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118412577534	Sep 07 2023 12:25 PM	You need to STOP all of this out of control building. Put a brief moritorium on. We can keep up with the infrastructure. PROTECT YOUR CURRENT RESIDENTS AND THE WILDLIFE/LANDS!
118412604413	Sep 07 2023 12:21 PM	Stop SB 102 Let our commissioners have the final say in our communities!!
118412584746	Sep 07 2023 12:11 PM	Study to limit environmental impact of development in western lands; maintaining or strengthening wetland protections; joint planning agreements between county and municipalities; promoting low-impact development; fiscal neutrality requirement for development proposals; expanded notification requirements for neighbors of developments; pre-application meetings between developers and neighbors; rules against last-minute changes in development proposals; higher standard of approval for rezonings and comp plan amendments.
118412582717	Sep 07 2023 12:06 PM	Keep our Salerno our Salerno. Save our Salerno!
118412570889	Sep 07 2023 11:49 AM	Uncontrollable growth and taxes paying for development
118412561131	Sep 07 2023 11:40 AM	Home owner tax incentives for elderly over 65 as if the taxes keep increasing not only will young people not be able to afford to live here the elderly retired will not be able to either
118412561301	Sep 07 2023 11:37 AM	Lower taxes for 2nd generation families, no sales tax for locals. Higher taxes for out of state residents
118412471852	Sep 07 2023 10:09 AM	Do something now about the roads to accommodate the traffic congestion
118412441705	Sep 07 2023 09:59 AM	There should be more up to date mapping and level of service capacity included in planning and public consultation. Fewer administrative authorization should be allowed and the code enforcement should be more rigorous. Compliance has to be enforced.
118412441759	Sep 07 2023 09:25 AM	Environmental preservation
118412391097	Sep 07 2023 08:19 AM	Widening of major roads.
118412349924	Sep 07 2023 07:04 AM	Curving the growth around our communities. We discuss the Treasure Coast as one community we are not Martin County is the Treasure on this Coast. Preserve our communities and let the growth curve around our county. We are not against growth but this uncontrolled urge to make us Miami or something from down south will be the ruining of Martin County. As a fifth generation resident and property owner save my community and stop destroying it ast such an accelerated pace
118412342198	Sep 07 2023 06:54 AM	Sustainable communities, intelligent growth, water quality, climate mitigation.
118412316970	Sep 07 2023 06:02 AM	Conversion of septic systems and Long term financial planning in light of subsidies,

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118412314159	Sep 07 2023 05:43 AM	What happened to Martin County's growth management. Truly sickening all the development. Commissioners on the take
118412079392	Sep 06 2023 09:20 PM	I don't think heights should ever exceed 4 stories including 1 level parking. There should be a clear line of sensible zoning along US1, for example not a 1 story church next to a 3 or 4 story garage. We need to keep our personality at all costs and that can be done with slow growth. We grow, hopefully prosper but on our terms which is what made us attractive and attractive still to begin with.
118412061488	Sep 06 2023 08:58 PM	Water quality. Our waterways are polluted and it's not just freshwater intrusion from Lake Okeechobee. Much of it is from rainwater runoff and leaching septic systems. We need incentives to convert to water and sewer.
118412040753	Sep 06 2023 07:55 PM	How to preserve the special place Martin County is ... we are very different from South Florida, and we should try to retain our special qualities.
118412016562	Sep 06 2023 07:09 PM	We have more workers here from St Lucie county than live here
118411999821	Sep 06 2023 06:48 PM	The commission as well as the state government has to realize those that bring change are accountable for negative consequences those changes bring. As we have seen negative consequences drive people out areas time and time again.
118411973774	Sep 06 2023 06:24 PM	We must address the blue-green algae problem. If it is not addressed satisfactorily, it will be a very serious obstacle to preparing a good future for our county.
118411980432	Sep 06 2023 06:22 PM	Retirees need to be considered. It's difficult not to overstate that residents and taxpayers should realize they may need to survive on a fixed income. We, and those just starting their working lives are most at risk!
118411985515	Sep 06 2023 06:21 PM	Don't allow the attitude of "No Change" to existing neighborhoods. Growth is coming no matter what. Do plan and implement infrastructure to allow for small business enhancement and growth including public parking.
118411989523	Sep 06 2023 06:20 PM	Stop Allowing Development! We are NOT Miami
118411958040	Sep 06 2023 05:39 PM	Poor planning with infrastructure (roads, safety, environmental ) when green lighting development projects
118411949735	Sep 06 2023 05:25 PM	Make MARTY a real transit option 7 days a week. Save the public schools from destruction. Focus resources (parks, safety, transit, etc) on CRAs and lower income neighborhoods to keep people from leaving the area
118411920964	Sep 06 2023 04:39 PM	Keep open spaces



118411914461 Sep 06 2023 04:34 PM	Allocating money to fixing neighborhoods, such as Golden Gate, streets. All the county has done is make it look more pretty from the street so when tourists drive on Dixie they see center lane flags and plants, not knowing that the neighborhood they are driving beside is consistently ignored.
118411610300 Sep 06 2023 11:15 AM	Our county commissioners need to be more assertive in demanding that the Legislature comply with relevant constitutional amendments approved by the voters -- e.g. the Florida Water and Land Conservation Initiative (2014).
118410980743 Sep 05 2023 05:05 PM	Transparency, Transparency, Transparency. Collusion in regard to the Rural Lifestyle Amendment. Why did the county refuse to have open, televised Community meetings before such a huge change to the Comprehensive Plan.
118410750617 Sep 05 2023 01:26 PM	Fix our deadly roads. No road east of the freeway should be more than 2 lanes each direction (4 total). Crashes are the number one killer of children on the Treasure Coast. "Safety community for kids in Florida", only when you don't count the leading cause of death...
118410692397 Sep 05 2023 11:53 AM	Sustainability/resource capture streams Bike paths for a true transportation option Beach permits for out-of-county visitors Limiting growth
118410651605 Sep 05 2023 11:11 AM	When looking at growing as a county, we do not have the infrastructure to achieve this. We have one main road running North /South and a few annexes out to 95. The traffic is already becoming unbearable for most older drivers. If we expand further this will become a very undesirable place to live. Most people in Martin County are already being priced out by real estate prices, Insurance rates increasing and tax rate increases. This is what affects most of the community of Martin County.
118410650720 Sep 05 2023 11:05 AM	A robust discussion on the planning of the rural lands should be undertaken. The Rural Lifestyle Land Use was a good start and should be looked at further to promote private preservation of rural lands in conjunction with limited development
118410514583 Sep 05 2023 09:09 AM	Climate change impact! Growth density and over development. No more mega wear houses as we see being built on West kanner hwy. Green space preservation. We have lived here 40 years and were originally drawn to Martin County because of the comprehensive plan. It is sad to see it being dismantled by certain county commissioners who don't care what happens to what used to be a beautiful place in which it's citizens cared about quality of life.

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118410496062 Sep 05 2023 08:19 AM	Adjustments to wetland impact and PAMP regulations, as well as landscape and tree requirements for commercial and residential new development and re-developed sites. More and larger trees are needed in public parking lots; ongoing removal of exotic species should be required for developed areas.
118410445463 Sep 05 2023 07:13 AM	Less affordable housing that is putting a strain on the county coupled with horrendous traffic
118410423911 Sep 05 2023 06:37 AM	Financial and government transparency, clarity of reporting for gifts to officials and disclosures of known private-public partnerships, revisiting definitions of the COMP plan and whether or not that happens and/or how often? May citizens participate?
118410195335 Sep 04 2023 10:16 PM	Do not approve the riverlight project in downtown Jensen. Town is perfect the way it is. There is no room especially on highway. Needs to stay the same, or make it a open space park
118410053346 Sep 04 2023 04:08 PM	we are a mish mash of styles. for instance at the base of jb causeway there is an ugly building across the street from another ugly building not in the style of jensen beach beachy style with an overpriced california restaurant with a profane name. coulda been circa 68 but not its circa 69. how was this even approved. oh yea rich guy
118409955774 Sep 04 2023 12:53 PM	Stop the excessive mass development that has happened in the last few years. It is going to make it not feel like a small town anymore, instead we are getting to be as awful as Port ST Lucie with the traffic. I don't think urban blight is helpful to our community. I think that the city of Stuart should not be allowed to annex whatever they want and change the development rules to suit their own desires. We don't want high rises. Suddenly four story buildings are being built everywhere. Why can't you build nice bike trails for people to use? Make our city more walkable/accessible that way? I would never ride my bike on the roads or sidewalks here, there is way too much traffic and people have gotten hit and seriously injured. With all the development is increased crime, etc, but are the school, fire, police, and hospital resources receiving extra funding to compensate for the extra burden this growth has caused? Also, are ecological impacts being considered? I think the homeless population has also become a significant problem that is not being dealt with.

<p>118409895559 Sep 04 2023 11:22 AM</p>	<p>Wife and I moved here because of the limited growth that was put forth by the county reps. We are seeing ever increasing development of not only housing but commercial properties. This land that is being used up goes against the premise of limited development. Why are there so many housing developments being built along Kanner, US1? You are destroying the quiet laid back relaxed communities that have long been the desire of our residents. We have enough housing. You are going to over populate our land. Please tell me about the animals and nature that are being displaced as you use up our vacant land with more and more land clearing? You appear to have violated the development agreement that was made with the people here or that you falsely made these agreements never intending to follow them. Either way you are doing a major disservice to we the people. Never once was I asked if I agreed to any of the developments that are going on. You work for me. To take it upon yourselves to pass the OK on these builds within your core group and not ask the public is unfathomable. You have betrayed the trust of your constituents. You should be fired for malfeasance. You are creating a Palm Beach County North. And you see why the exodus from there to here is occurring. You have the power to stop this before its too late.</p>
<p>118409835533 Sep 04 2023 09:37 AM</p>	<p>Wetland protection, open space, shoreline protection, the four-story height limit, protection of the 20 acre minimum agriculture requirement, and maintaining the urban service boundary. Losing these makes us an undesirable place to live. Residents can just stay in Palm Beach County, there won't be a difference.</p>
<p>118409792373 Sep 04 2023 08:24 AM</p>	<p>Traffic problems; unattractive building</p>
<p>118409777435 Sep 04 2023 08:15 AM</p>	<p>ALL future developments must be built to make sure they are environmentally friendly. Sewers and water containment for irrigation and to reduce any runoff from entering our water ways. We need to hold firm to our density requirements. They need to pay for the expansion of community service and road expansions.</p>
<p>118409760413 Sep 04 2023 07:30 AM</p>	<p>We live off Cove Road near Kanner Hwy. and have seen the traffic increase dramatically, esp. during the school year. With the addition of 3 housing developments and an expansion of the charter school, our concerns are gridlock traffic. Growth is ok but it must be controlled a reasonable pace to not impact existing residents.</p>

118409476102	Sep 03 2023 08:10 PM	County wide bike and walking trails that interconnect.  Better enforcement of designated preservation areas held by HOAs and private landowners. Most I see look like invasive weed infested messes that have limited wildlife benefit and are sources of invasive weed species propagules. Why have the designation if the areas aren't maintained or if random "native plants" installed instead of ecologically appropriate plantings. For example, silver buttonwood and live oak dropped into wetland grass land.
118409464343	Sep 03 2023 07:20 PM	Quality of life, low density, low taxes, ag lands used for ag, not over development/high density/four stories that impacts traffic flow,
118409464943	Sep 03 2023 07:18 PM	i strongly endorse the original slow growth comp plan. Elected officials are trying to destroy the lifestyle that makes this a nice place to live. To much develoment
118409438579	Sep 03 2023 05:46 PM	Four Story Limit. Keep it forever! It really sets Martin County apart.  Maybe we should have a cruise ship motel as an attraction. Maybe build up IRSC to be more like FIT- with marine industries and environmental sciences.....
118409407404	Sep 03 2023 03:53 PM	Watershed is big issue now and will probably be critical in the future. Septic systems go hand and hand with watershed. These must be addressed.
118409379151	Sep 03 2023 01:58 PM	Everyone keeps saying "We're not going to turn Martin County into another Broward County" -- but they keep doing it bit by bit by bit. DON'T.
118409318277	Sep 03 2023 10:55 AM	Enforcement.
118409301342	Sep 03 2023 10:16 AM	Beautifying the roads. Improving the landscaping on main roads. Route 1, Kanner Hwy
118409277317	Sep 03 2023 09:00 AM	Stop clearing land and revitalize current building structures
118409262869	Sep 03 2023 08:19 AM	Noise levels
118409145415	Sep 03 2023 12:22 AM	Yes. Please do NOT change the beach height limit. Please slow down the current out of control construction.
118409112450	Sep 02 2023 09:59 PM	Over-investment in new golf course communities. Martin County must have more golf courses per-capita than any other county in the state. The sport has been experiencing long-term decline, not growth, in participation.

118409092224	Sep 02 2023 09:38 PM	Important to respect the legacy of our culture in line with our Comprehensive Plan. Many of the current residents have invested in this culture and enjoy the associated quality of life. We can always visit the more active communities as desired. We need to place a very high priority on restoration of our environment especially the rivers and coastline which make us unique. Stop the overdevelopment and fight the annexation of properties which are intended to go around our County Comprehensive Plan. We recently allowed a radical change of use which placed a big box store in the middle of a predominantly residential area. This will bring much congestion for residents so people from a wide range to come shop and leave the area with no value added to our local businesses. While presenting potential serious issues to our already serious environmental distress.
118409093156	Sep 02 2023 08:34 PM	A MORITORIUM ON ANY NEW LARGE COMMERCIAL OR RESIDENTAL CONSTRUCTION! YOU ARE RUINING THIS COUNTY!!!
118409064715	Sep 02 2023 06:42 PM	Infrastructure
118409009816	Sep 02 2023 03:47 PM	water quality
118408994057	Sep 02 2023 02:55 PM	Follow the guidelines of our original comp plan. It has served the county and its residents very well. Some discussion should occur about the future land uses for outside the urban boundaries.
118408990291	Sep 02 2023 02:47 PM	please see above.
118408993748	Sep 02 2023 02:46 PM	Total overbuilding in Stuart. Just awful!
118408879510	Sep 02 2023 02:25 PM	Human-caused climate change is a giant hoax aimed at getting people to give up their natural individual rights. The earth has undergone several major climate changes over many millenia that had nothing to do with human activity. Also, the climate changes every day -- it's called weather. Climate studies will come to whatever conclusion desired by the funders of those studies. Finally, technology has existed since the 1950's to manipulate weather -- which can be used to add credence to the human-caused climate change hoax.
118408851169	Sep 02 2023 09:05 AM	No more growth!
118408821211	Sep 02 2023 07:54 AM	Commissioners faking their residence to run in a district. Perhaps change to at-large representation.
118408811670	Sep 02 2023 07:38 AM	cleaning up our waterways
118408787590	Sep 02 2023 06:08 AM	Overdevelopment, residential and commercial.
118408723253	Sep 02 2023 02:36 AM	Need more focus on building transportation infrastructure for bicycling and walking well separated from automobile routes
118408642626	Sep 01 2023 09:49 PM	Increased landscape projects tied to road improvements, such as the one completed on Mapp Rd in Palm City. This is a wonderful enhancement to this area

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118408637008	Sep 01 2023 09:32 PM	Overgrowth. Protecting the natural environment. How clean water affects and is an integral part of the tourist industry and quality if life here.
118408615749	Sep 01 2023 08:30 PM	Yes, the over building of the county, changing zoning to please developers and the lack of infrastructure, water quality
118408600966	Sep 01 2023 07:48 PM	Please keep natural areas, land, preserves! We don't want to be a paved south florida with tons of strip malls and cookie cutter developments
118408566692	Sep 01 2023 06:41 PM	Yes. LISTEN TO YOUR CONSTITUENTS ONCE AND FOR ALL, AND STOP THE CORRUPTION OF LINING YOUR OWN POCKETS. GOD IS WATCHING.
118408537902	Sep 01 2023 05:40 PM	Stop Brightlines control of the Stuart waterways. They want a bridge, let them pay for it, then start their train use.. or take it West. Stop Cosco on Kanner, nightmare decision
118408520884	Sep 01 2023 05:18 PM	Traffic flow especially along A1A in Port Salerno and US1 heading north. Underground power lines. Safer railway crossings
118408504068	Sep 01 2023 04:53 PM	Yes, please share will ALL residents the "comprehensive plan". I, and most people do not know what it is and do not trust the commissioners or developers.
118408478947	Sep 01 2023 04:21 PM	Commissioners and their staff ned to stop facilitating development and allowing questionable zoning changes for the developers. It's pretty simple really, Commission and staff need to stop helping developers skirt our comprehensive plan. If Commissioners would just follow the rules as they are written and stop helping developers work around those rules, Martin County will remain a nice place to live. If Commissioners continue down the path they are on, Martin county will be just another clone of Dade,Broward, Palm Brach, and St Lucie. Also, if Commissioners could stop giving themselves and county employees plush pay raises, that would be great.
118408479392	Sep 01 2023 04:10 PM	Yes, let's please get rid of the Marty, seaside cafes, and mooring fields to private companies. Our government isn't responsible for these things.
118408471193	Sep 01 2023 04:05 PM	Transit Orientated Development (TOD), Bio-swales, Green Roofs
118408441865	Sep 01 2023 03:31 PM	The urban services boundary should not be expanded. Elements of the exiting comp plan that limit development should be kept as-is.
118408437895	Sep 01 2023 03:11 PM	Make new developments pay for and install infrastructure
118408357915	Sep 01 2023 01:26 PM	Speed limits Reduced noise pollution Fewer new gas station
118408295433	Sep 01 2023 12:39 PM	Please leave our comp plan alone, and let it continue to protect Martin and its residents.
118408308865	Sep 01 2023 12:28 PM	Yes, no more annexing, or wetland development on wetlands

118408278452 Sep 01 2023 11:56 AM Preservation of agricultural lands and eliminating site-specific Comp Plan Amendments. Protecting wildlife and natural resources.

**APPENDIX B**  
**PUBLIC INFORMATION WORKSHOP #1 SLIDES**



Martin County  
Comprehensive Growth Management Plan  
*Evaluation and Appraisal Report (EAR)*



Public Information Workshop

Tuesday, August 29, 2023  
Treasure Coast Regional Planning Council

Draft 01-30-2024

# MARTIN COUNTY

## COMPREHENSIVE GROWTH MANAGEMENT PLAN

EVALUATION AND APPRAISAL REPORT (EAR)



### PUBLIC WORKSHOP TUESDAY, AUGUST 29TH, 2023 6:00 PM

The Treasure Coast Regional Planning Council (TCRPC) is working with the Martin County Growth Management Department (GMD) on the public outreach component of the state mandated Evaluation and Appraisal Report (EAR) to review and update the county's Comprehensive Growth Management Plan. Every seven years the state requires that all municipalities and local governments update their comprehensive plans to, at a minimum, reflect recent legislative changes. In addition, the EAR process is also an opportunity for local governments to address community concerns and desires within the comprehensive plans.



### LOCATION

**The Blake Library**  
2351 SE Monterey Rd.  
Stuart, FL 34996

### FOR MORE INFORMATION, PLEASE CONTACT:

Dana Little  
dlittle@tcrpc.org  
(772) 221-4060

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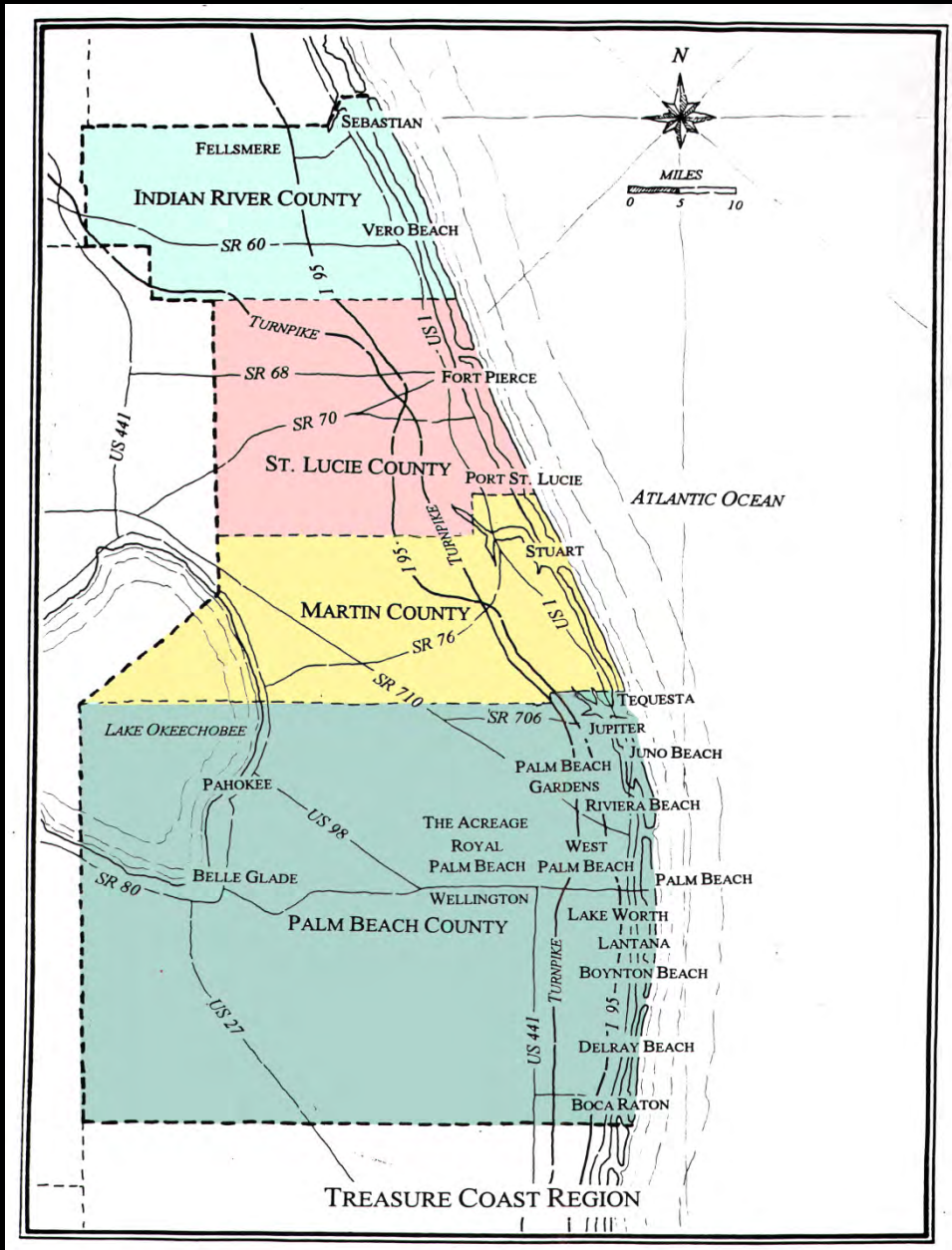
Those attending virtually this evening can comment on Facebook, Twitter and YouTube, but there will not be live responses or interaction. As the social pages are part of public record, comments will be included in the project report and the future workshop.

**Martin County Florida**  
Your **County**. Your **Community**.



2401 SE Monterey Road, Stuart, FL 34996  
Phone (772) 288-5400

# Treasure Coast Regional Planning Council



## Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2.1 million people
- 3,700 square miles
- Provide Technical Assistance to Local Governments

Draft 01-30-2024



# Process To Date

TCRPC engaged by MC in  
May, 2023

TCRPC doing Public Outreach  
Component of the EAR

GMD Reviewing F.S. changes  
to Growth Management Policies

TCRPC conducted 29 Individual  
Interviews to date

This is Workshop #1

# Tonight's Discussion

EAR Process and Objectives

Key 2023 Legislation

Public Outreach Process

Other Issues Important to the Community

*Just a Reminder...*

## Two Key Growth Management Documents

Martin County  
Comprehensive  
Growth  
Management Plan

Martin County  
Land Development  
Regulations

The Evaluation and Appraisal Report (EAR)  
is a Review of the Comprehensive Plan

163.3191 Evaluation and appraisal of comprehensive plan.—(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

# Martin EAR Process

- Review changes to State Statutes over last 7 years
- Compare F.S. changes to the 19 Chapters of the Comprehensive Plan
- Identify areas within the Comprehensive Plan where updates might be needed (i.e. references to Indiantown)
- Notify the State of Florida of County's Intent to Develop EAR and Potential Changes



# Martin EAR Process


- Items discussed and identified in the EAR process may or may not result in changes to the Comprehensive Plan
- IF there are recommended/required changes to the Comprehensive Plan, those will have their own required public hearings

*Often Statute Changes are Minor,  
however...*

2023  
was a BIG Year  
for Growth Management  
Legislation

# 2023 Legislative Session

**SB102**  
**ATTAINABLE HOUSING**  
**FOR FLORIDA'S WORKFORCE**  
**BY SENATOR CALATAYUD**  
**LIVE LOCAL**



**2023 FLORIDA LEGISLATIVE SESSION**  
**HOUSE BILL 1379**

This comprehensive environmental protection legislation supports the goals of Executive Order 23-06 (Achieving Even More Now for Florida's Environment), which was signed by Governor DeSantis in January of this year, and builds on our historic investments and accomplishments over the last four years in advancing the protection of our environmental resources.

**STRENGTHENS BASIN MANAGEMENT ACTION PLANS (BMAPs)**

LIST OF IDENTIFIED PROJECTS	AGRICULTURAL NONPOINT SOURCES	INCREASED COORDINATION
Requires a list of projects that achieve 5-year implementation milestones and meet Total Maximum Daily Load allocations.	Specific list of regional projects to achieve nutrient reductions established for agricultural nonpoint sources.	Requires DEP to increase coordination with local governments, water management districts and other stakeholders to identify projects.

**ENHANCES INDIAN RIVER LAGOON (IRL) PROTECTIONS**  
Enhances protections for the IRL by establishing dedicated funding for restoration projects, a comprehensive water quality monitoring program and new requirements and prohibitions on septic systems within the IRL watershed.

\$100 MILLION	JANUARY 1, 2024
Secures \$100 million for water quality projects to benefit the IRL.	Start date for prohibition on the installation of new septic systems (if not previously permitted) where sewer is available.
RESTORATION PLAN UPDATES	JULY 1, 2030
Requires IRL BMAPs to be updated every five years.	Deadline for existing septic systems to connect to central sewer or upgrade to enhanced nutrient-reducing system.

**EXPANDS AND IMPROVES WATER QUALITY PROTECTIONS**  
Expands and improves water quality protections for areas within a BMAP or Reasonable Assurance Plan (RAP) through more stringent requirements for septic systems and wastewater treatment.

NEW CONSTRUCTION REQUIREMENTS	WASTEWATER FACILITIES UPGRADES
New construction on lots 1 acre or less will be required to connect to central sewer if available, or upgrade to enhanced nutrient-reducing system if unavailable.	By 2033, all wastewater facilities discharging to an impaired waterway must be upgraded to Advanced Wastewater Treatment.

**EXPANDS WASTEWATER GRANT PROGRAM**  
Expands the eligible projects and project areas.

EXPANDS ELIGIBLE PROJECTS	EXPANDS ELIGIBLE AREAS
Expands eligible projects to include stormwater, agriculture and repairs to aging wastewater treatment facilities.	Expands to include projects to benefit any waters not attaining water quality standards.

**IMPROVES LOCAL GOVERNMENT LONG-TERM COMPREHENSIVE PLANNING**  
Improves local government long-term comprehensive planning to support environmental restoration.

INCLUSION OF BMAP PROJECTS	SANITARY SEWER	JULY 1, 2024
Requires local governments to include BMAP projects in their comprehensive plans so that these projects can be better prioritized to achieve restoration benefits.	Except for rural areas of opportunity, requires local governments to assess the feasibility of providing sanitary sewer for developments of more than 50 lots, on a 10-year planning horizon.	Deadline for comprehensive plans to be updated with new sanitary sewer requirements.

# “Live Local Act”

## **LIVE LOCAL ACT of 2023 (aka SB 102) Effective July 1, 2023**

### **State Housing Strategy – Statement of Legislative Intent**

It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal. [420.0003(1) – pg. 67 SB102]

# “Live Local Act”

## Pre-emptions of Local Government Authority

A. County may approve affordable on existing commercial or industrial zoning if at least 10% of units are affordable (not new)(not a pre-emption)

1. Affordable is per F.S. 420.0004 i.e. income at 30% to 120% of AMI
2. For Martin County, AMI is \$84,500; thus \$23,500 to \$101,400 for a family of 4
3. Note that lower limit is calculated differently per 420.0004 therefore not 30%
4. Not a new provision – in the Statutes since 2020
5. Not a pre-emption. It is new flexibility for local governments
6. Identical provisions for municipalities
7. See 125.01055(6) on pg. 11 of SB 102

# “Live Local Act”

## **Pre-emptions of Local Government Authority**

- B. County must authorize multi family and mixed use residential in commercial, industrial, or mixed-use zoning if at least 40% of units are affordable
1. May not require a land use or zoning change or a comprehensive plan amendment
  2. May not restrict density below the “highest allowed density” on any unincorporated land in the county where residential development is allowed
  3. May not restrict height below the “highest currently allowed height” for commercial or residential development within “its jurisdiction” within 1 mile of the proposed development OR 3 stories – whichever is higher
  4. Must administratively approve the proposed development without action by the Board of County Commissioners if it meets land development regulations – including parking and setbacks for example and is otherwise consistent with the Comprehensive Plan
  5. Must consider reduced parking requirement if development is within ½ mile of a “major transit stop” and the stop is accessible to the development
  6. Development must comply with all other state and local laws
  7. In effect for 10 years
  8. Identical provisions for municipalities
  9. See 125.01055(7)(a) on pgs. 12-13 of SB 102

# Septic to Sewer Bill

An Act Relating to Environmental Protection;  
Revising the Required Components of a Local  
Government Comprehensive Plan Capital  
Improvements Element and General Sanitary  
Sewer, Solid Waste, Drainage, Potable Water,  
and Natural Groundwater Aquifer Recharge  
Element;

*Excerpt from Introduction to the Bill*

# Septic to Sewer Bill

2. The element must ~~shall~~ describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element must ~~shall~~ address coordinating the extension of, ~~or~~ increase in the capacity needs of, or upgrade in treatment of facilities to meet future; prioritizing advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features.



# Septic to Sewer Bill

3. Within the local government's jurisdiction, for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this element by July 1, 2024, and as needed thereafter to account for future applicable developments. This subparagraph does not apply to a local government designated as a rural area of opportunity under s. 288.0656.

# Septic to Sewer Bill

*As the Implications of this Bill  
are Better Understood,  
MC GMD will Provide Further  
Public Outreach and Education*

2023 Legislative Session

# These are Pieces of Legislation That Warrant Our Attention



Significant Bill **975**

# Community Concerns

## Some of the Input Received During the Interview Process



Additional Issues for Discussion 976

# Community Concerns

## Western Lands

*Strategies for Maintaining Rural/Agricultural Character*

*Methods to Reduce Sprawl*



Additional Issues for Discussion 977

# Community Concerns

## Resiliency

*Climate Change and Effects*

*Heat Gain*



Additional Issues for Discussion 978

# Community Concerns

## Growth and Development Trends

*Where Should New Growth Go?*

*Strategies to Direct Growth to Appropriate Locations*



Additional Issues for Discussion 979

# Community Concerns

## Transportation and Mobility

*Can We Improve Our Existing System?*

*Ways to Grow that Support Transit*



Additional Issues for Discussion 980



# Community Concerns

## Affordable Housing

*Different Ways to Increase Inventory*

*Maintaining a Multi-Generational County*



Additional Issues for Discussion 981

# Community Concerns

## Recent Legislation

*Ways to Tailor “Live Local Act” for Martin County*

*Continued Education on “Septic to Sewer”*



Additional Issues for Discussion 982

# Community Concerns

Tonight We Want to Hear  
Your Thoughts



Additional Issues for Discussion 983

# Public Information Survey

Martin County Evaluation and Appraisal Review (EAR) Community Survey  
Questions

Will Launch By September 1<sup>st</sup> 2023  
and will be live  
Through the end of 2023

The survey will take about 10 minutes to complete.

OK

Additional Input on MC Issu 984

# Next Steps

- Get Input and Direction This Evening
- Launch Survey September 1<sup>st</sup> 2023
- Enhance Project Website at <https://www.martin.fl.us/>
- Assemble Public input by Year's end
- Workshop #2 in January 2024 (to present Summary of Public Input)

# *Thank You*



**APPENDIX C**  
**PUBLIC INFORMATION WORKSHOP #2 SLIDES**

Martin County  
Comprehensive Growth Management Plan  
*Evaluation and Appraisal Report (EAR)*



Public Information Workshop #2

Thursday, January 18, 2024  
Treasure Coast Regional Planning Council





# MARTIN COUNTY PUBLIC WORKSHOP

An opportunity to address local community-specific interests for consideration in the Comprehensive Growth Management Plan



**THURSDAY**  
**JANUARY 18, 2024**



**6:00 PM**



**THE BLAKE LIBRARY**  
**2351 SE Monterey Rd. | Stuart**

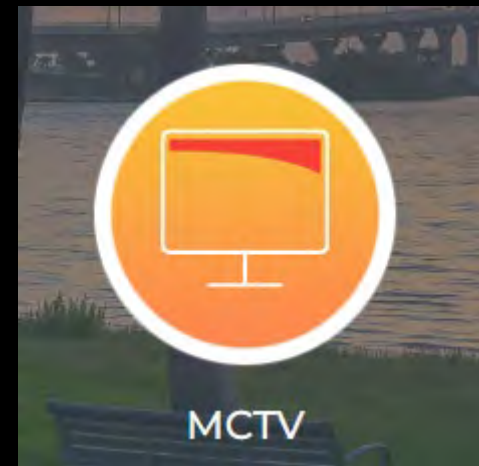


The Comprehensive Growth Management Plan is reviewed every seven years as part of a state mandated process called the Evaluation and Appraisal Report (EAR). Plan is reviewed every seven years as part of a state mandated process called the Evaluation and Appraisal Report (EAR).

**For more information**

**Dana Little**  
Treasure Coast Regional Planning Council  
✉ [dlittle@tcrpc.org](mailto:dlittle@tcrpc.org) | ☎ 772.221.4060

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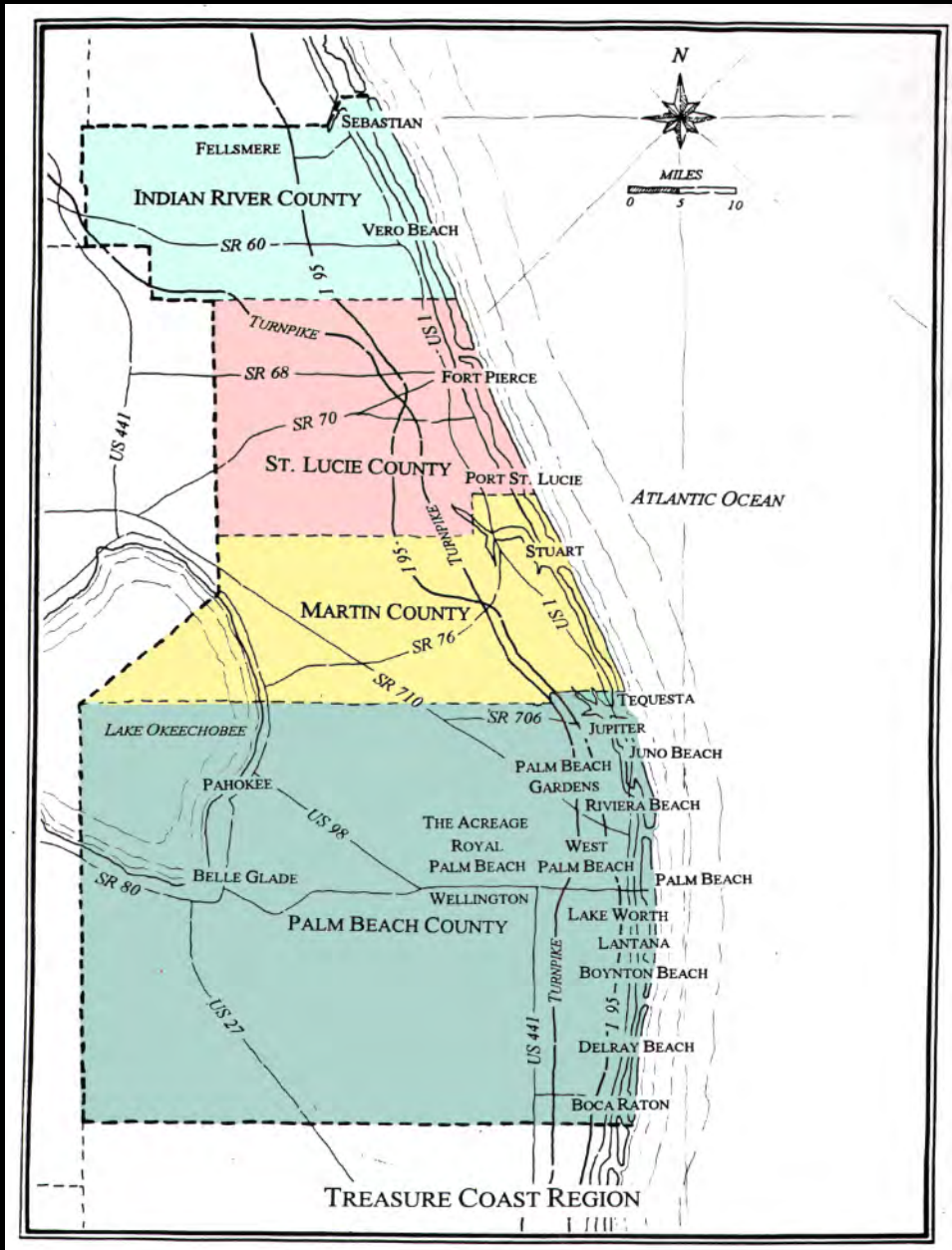
Those attending virtually this evening can comment on Facebook, Twitter and YouTube, but there will not be live responses or interaction. As the social pages are part of public record, comments will be included in the project report and the future workshop.

**Martin County Florida**  
Your **County**. Your **Community**.



2401 SE Monterey Road, Stuart, FL 34996  
Phone (772) 288-5400

# Treasure Coast Regional Planning Council



## Fun Facts

- Public Agency
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2.1 million people
- 3,700 square miles
- Provide Technical Assistance to Local Governments

Draft 01-30-2024



# Process To Date

TCRPC engaged by MC in  
May, 2023

TCRPC doing Public Outreach  
Component of the EAR

GMD Reviewing F.S. changes to  
Growth Management Policies

TCRPC conducted 30 Individual  
Interviews to date

Workshop #1 August 29, 2023

Online Public Input Survey  
9/1/23 – 12/31/23

This is Workshop #2

# Tonight's Discussion

EAR Process and Objectives

Key 2023 Legislation

Review of Public Input and Survey

Other Issues Important to the Community

*Just a Reminder...*

## Two Key Growth Management Documents

Martin County  
Comprehensive  
Growth  
Management Plan

Martin County  
Land Development  
Regulations

The Evaluation and Appraisal Report (EAR)  
is a Review of the Comprehensive Plan

163.3191 Evaluation and appraisal of comprehensive plan.—(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

# Martin EAR Process

- Review changes to State Statutes over last 7 years
- Compare F.S. changes to the 19 Chapters of the Comprehensive Plan
- Identify areas within the Comprehensive Plan where updates might be needed (i.e. references to Indiantown)
- Notified the State of Florida in December 2023 of County's Intent to Develop EAR and Potential Changes

# Martin EAR Process

- Items discussed and identified in the EAR process may or may not result in changes to the Comprehensive Plan
- IF there are recommended/required changes to the Comprehensive Plan, those will have their own required public hearings


*Often Statute Changes are Minor,  
however...*



2023  
was a BIG Year  
for Growth Management  
Legislation

# 2023 Legislative Session

**SB102**  
**ATTAINABLE HOUSING**  
**FOR FLORIDA'S WORKFORCE**  
**BY SENATOR CALATAYUD**  
**LIVE LOCAL**



**2023 FLORIDA LEGISLATIVE SESSION**  
**HOUSE BILL 1379**

This comprehensive environmental protection legislation supports the goals of Executive Order 23-06 (Achieving Even More Now for Florida's Environment), which was signed by Governor DeSantis in January of this year, and builds on our historic investments and accomplishments over the last four years in advancing the protection of our environmental resources.

**STRENGTHENS BASIN MANAGEMENT ACTION PLANS (BMAPs)**

LIST OF IDENTIFIED PROJECTS	AGRICULTURAL NONPOINT SOURCES	INCREASED COORDINATION
Requires a list of projects that achieve 5-year implementation milestones and meet Total Maximum Daily Load allocations.	Specific list of regional projects to achieve nutrient reductions established for agricultural nonpoint sources.	Requires DEP to increase coordination with local governments, water management districts and other stakeholders to identify projects.

**ENHANCES INDIAN RIVER LAGOON (IRL) PROTECTIONS**  
Enhances protections for the IRL by establishing dedicated funding for restoration projects, a comprehensive water quality monitoring program and new requirements and prohibitions on septic systems within the IRL watershed.

\$100 MILLION	JANUARY 1, 2024
Secures \$100 million for water quality projects to benefit the IRL.	Start date for prohibition on the installation of new septic systems (if not previously permitted) where sewer is available.
RESTORATION PLAN UPDATES	JULY 1, 2030
Requires IRL BMAPs to be updated every five years.	Deadline for existing septic systems to connect to central sewer or upgrade to enhanced nutrient-reducing system.

**EXPANDS AND IMPROVES WATER QUALITY PROTECTIONS**  
Expands and improves water quality protections for areas within a BMAP or Reasonable Assurance Plan (RAP) through more stringent requirements for septic systems and wastewater treatment.

NEW CONSTRUCTION REQUIREMENTS	WASTEWATER FACILITIES UPGRADES
New construction on lots 1 acre or less will be required to connect to central sewer if available, or upgrade to enhanced nutrient-reducing system if unavailable.	By 2033, all wastewater facilities discharging to an impaired waterway must be upgraded to Advanced Wastewater Treatment.

**EXPANDS WASTEWATER GRANT PROGRAM**  
Expands the eligible projects and project areas.

EXPANDS ELIGIBLE PROJECTS	EXPANDS ELIGIBLE AREAS
Expands eligible projects to include stormwater, agriculture and repairs to aging wastewater treatment facilities.	Expands to include projects to benefit any waters not attaining water quality standards.

**IMPROVES LOCAL GOVERNMENT LONG-TERM COMPREHENSIVE PLANNING**  
Improves local government long-term comprehensive planning to support environmental restoration.

INCLUSION OF BMAP PROJECTS	SANITARY SEWER	JULY 1, 2024
Requires local governments to include BMAP projects in their comprehensive plans so that these projects can be better prioritized to achieve restoration benefits.	Except for rural areas of opportunity, requires local governments to assess the feasibility of providing sanitary sewer for developments of more than 50 lots, on a 10-year planning horizon.	Deadline for comprehensive plans to be updated with new sanitary sewer requirements.

# “Live Local Act”

## **LIVE LOCAL ACT of 2023 (aka SB 102) Effective July 1, 2023**

### **State Housing Strategy – Statement of Legislative Intent**

It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal. [420.0003(1) – pg. 67 SB102]

# “Live Local Act”

## **Pre-emptions of Local Government Authority**

- B. County must authorize multi family and mixed use residential in commercial, industrial, or mixed-use zoning if at least 40% of units are affordable
1. May not require a land use or zoning change or a comprehensive plan amendment
  2. May not restrict density below the “highest allowed density” on any unincorporated land in the county where residential development is allowed
  3. May not restrict height below the “highest currently allowed height” for commercial or residential development within “its jurisdiction” within 1 mile of the proposed development OR 3 stories – whichever is higher
  4. Must administratively approve the proposed development without action by the Board of County Commissioners if it meets land development regulations – including parking and setbacks for example and is otherwise consistent with the Comprehensive Plan
  5. Must consider reduced parking requirement if development is within ½ mile of a “major transit stop” and the stop is accessible to the development
  6. Development must comply with all other state and local laws
  7. In effect for 10 years
  8. Identical provisions for municipalities
  9. See 125.01055(7)(a) on pgs. 12-13 of SB 102

# Septic to Sewer Bill

An Act Relating to Environmental Protection;  
Revising the Required Components of a Local  
Government Comprehensive Plan Capital  
Improvements Element and General Sanitary  
Sewer, Solid Waste, Drainage, Potable Water,  
and Natural Groundwater Aquifer Recharge  
Element;

*Excerpt from Introduction to the Bill*

# Septic to Sewer Bill

2. The element must ~~shall~~ describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element must ~~shall~~ address coordinating the extension of, ~~or~~ increase in the capacity needs of, or upgrade in treatment of facilities to meet future; prioritizing advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features.

# Septic to Sewer Bill

*As the Implications of this Bill  
are Better Understood,  
MC GMD will Provide Further  
Public Outreach and Education*

2023 Legislative Session

# These are Pieces of Legislation That Warrant Our Attention



Continuing Review of Statutory Changes between 2016 and 2023

Significant Bill **1004**



# Community Concerns

## Stakeholder Interview Process *July 2023 – September 2023*

30 Individual Interview 1005

# Community Concerns

## Some of the Input Received During the Interview Process



Additional Issues for Discussion **1006**

# Community Concerns

## Western Lands

*Strategies for Maintaining Rural/Agricultural Character*

*Methods to Reduce Sprawl*



Additional Issues for Discussion **1007**

# Community Concerns

## Resiliency

*Climate Change and Effects*

*Heat Gain*



Additional Issues for Discussion 1008

# Community Concerns

## Growth and Development Trends

*Where Should New Growth Go?*

*Strategies to Direct Growth to Appropriate Locations*



Additional Issues for Discussion 1009

# Community Concerns

## Transportation and Mobility

*How Do We Improve Our Existing System?*

*Ways to Grow that Supports Transit*



Additional Issues for Discussion **1010**

# Community Concerns

## Affordable Housing

*Different Ways to Increase Inventory*

*Maintaining a Multi-Generational County*



Additional Issues for Discussion 1011

# Community Concerns

## Recent Legislation

*Ways to Tailor “Live Local Act” for Martin County*

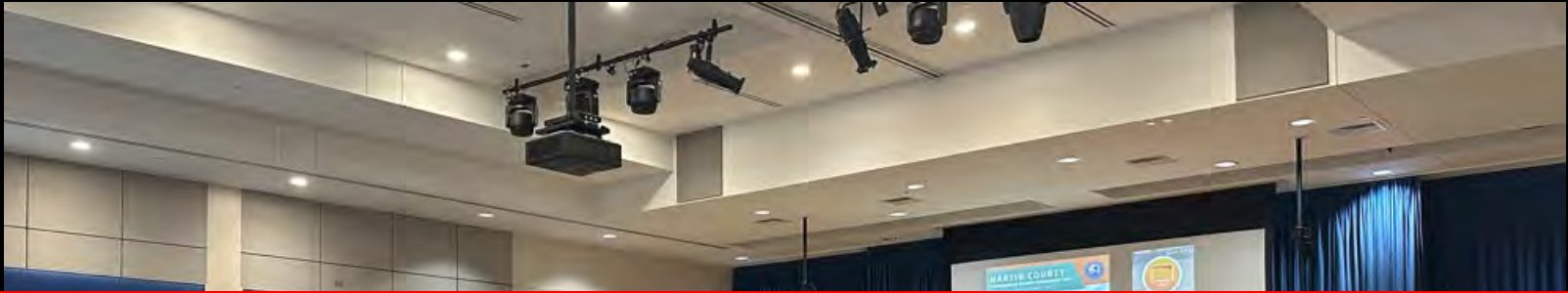
*Continued Education on “Septic to Sewer”*



Additional Issues for Discussion **1012**



# Workshop #1



Nearly 100 Attendees



August 29, 2013

# Workshop #1

- Limit the Amount of New Affordable Housing
- Provide More Affordable Housing/Workforce Housing
- Concerns about Flooding
- Concerns about New Septic Permits – Incent Septic-Sewer Conversions
- Overall Concerns about Growth Creating Congestion and Strains on Infrastructure and Environmental Impacts
- Concerns over Climate Change and the Need to Focus on Resiliency
- County Should Require Green Infrastructure and Implement Low Impact Development Strategies
- Need to Maintain and Protect Marine Industries and Working Waterfronts
- Some Concerns Voiced over SB 102 “Live Local” Act
- Concerns over Future of Western Lands

# Public Information Survey

Martin County Evaluation and Appraisal Review (EAR) Community Survey

Launched the Survey

September 1<sup>st</sup> 2023 ~

and was live until ~ December 31, 2023

Received

**644 Responses!!**

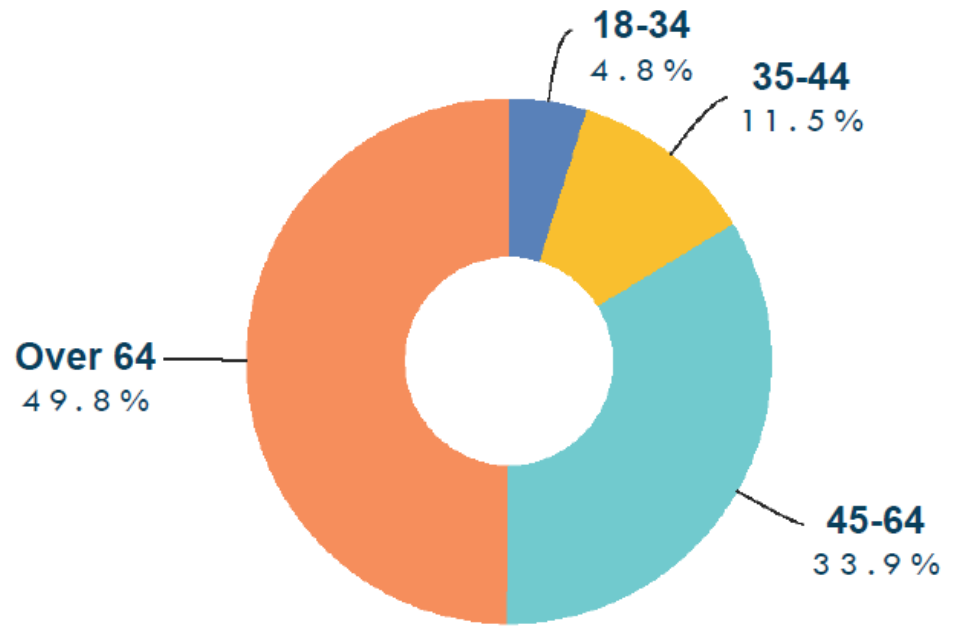
OK

Additional Input on MC Issu<sup>1015</sup>

# Public Information Survey

## IV. PUBLIC INPUT SURVEY

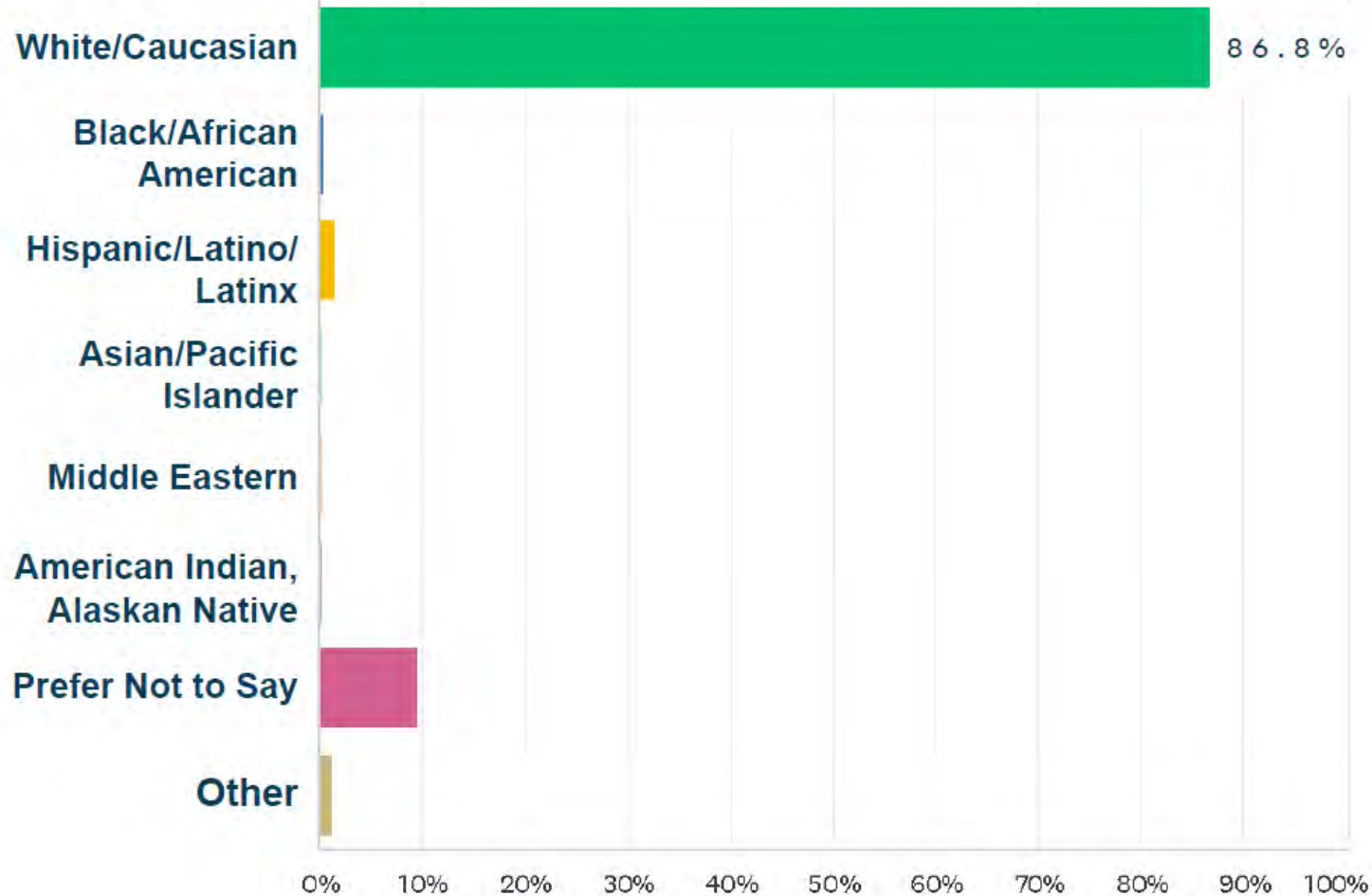
1. What is your age?



0% UNDER 18 PARTICIPATED

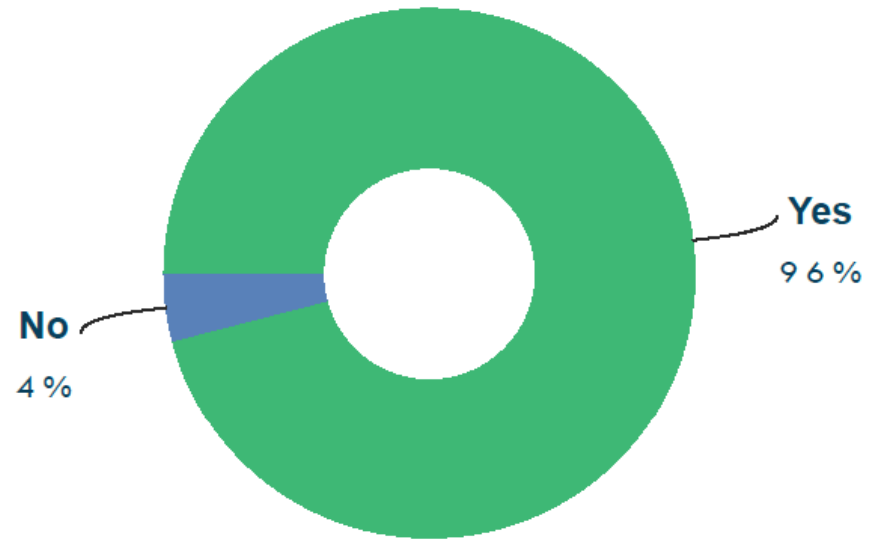
# Public Information Survey

## 2. Which of the following best describes your cultural affiliation or ethnicity?

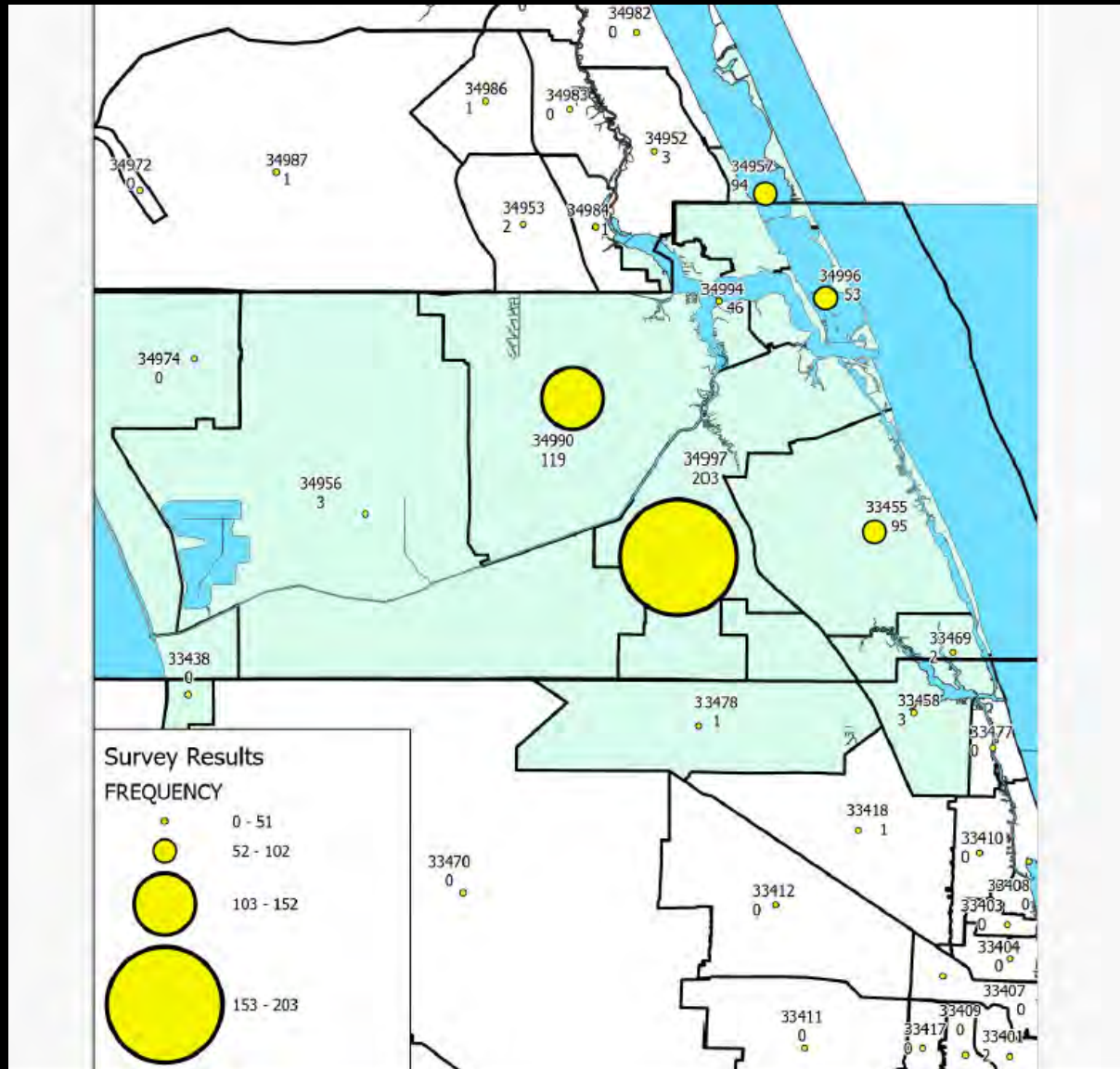


# Public Information Survey

3. Do you live in Martin County?



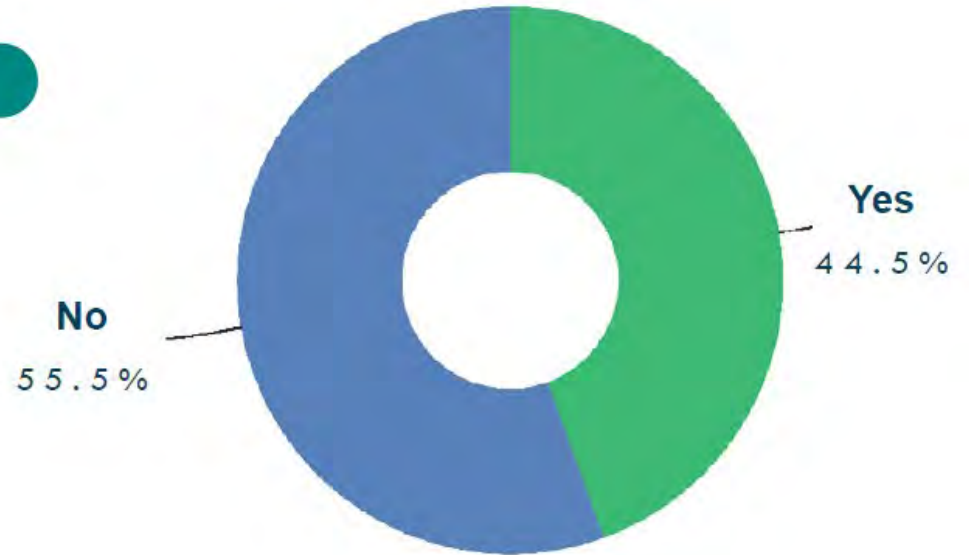
# Public Information Survey



Survey Responses – Per Zip Code 1019

# Public Information Survey

5. Do you work in Martin County?

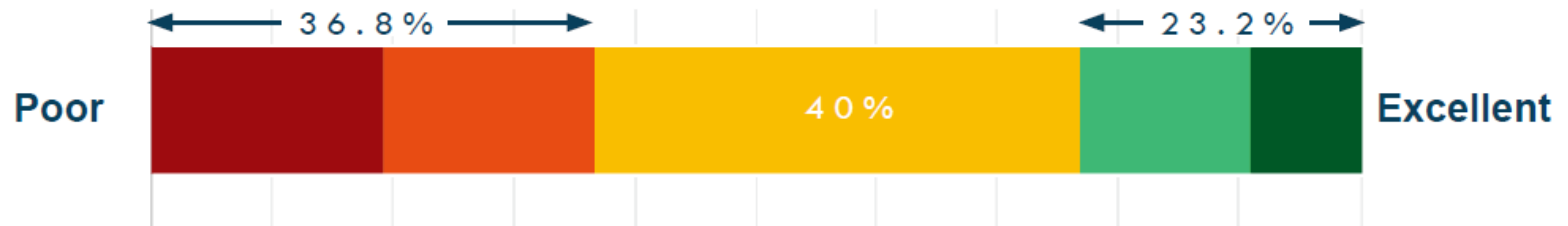






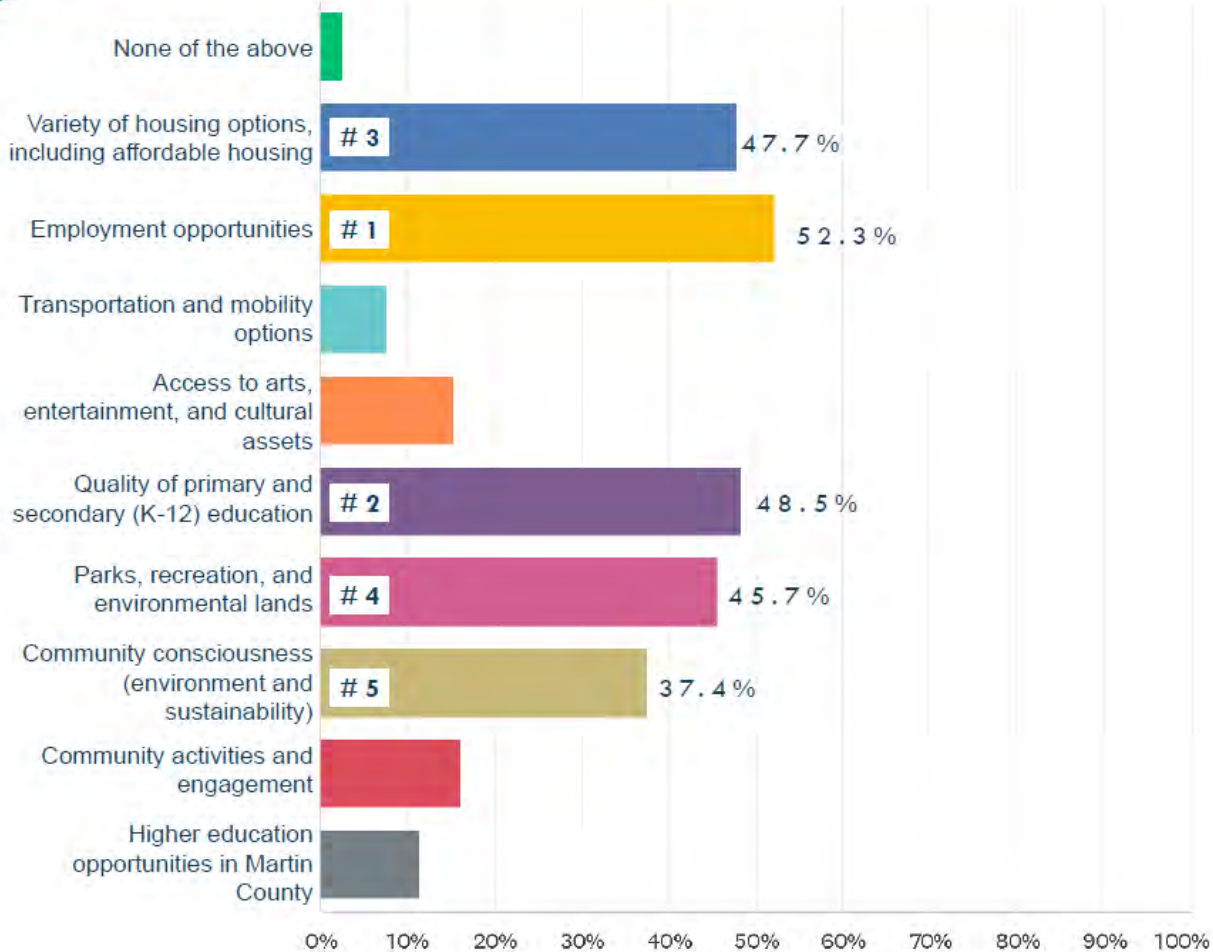
# Public Information Survey

7. How well does Martin County accommodate those young adults who want to return home to live and work and raise a family?



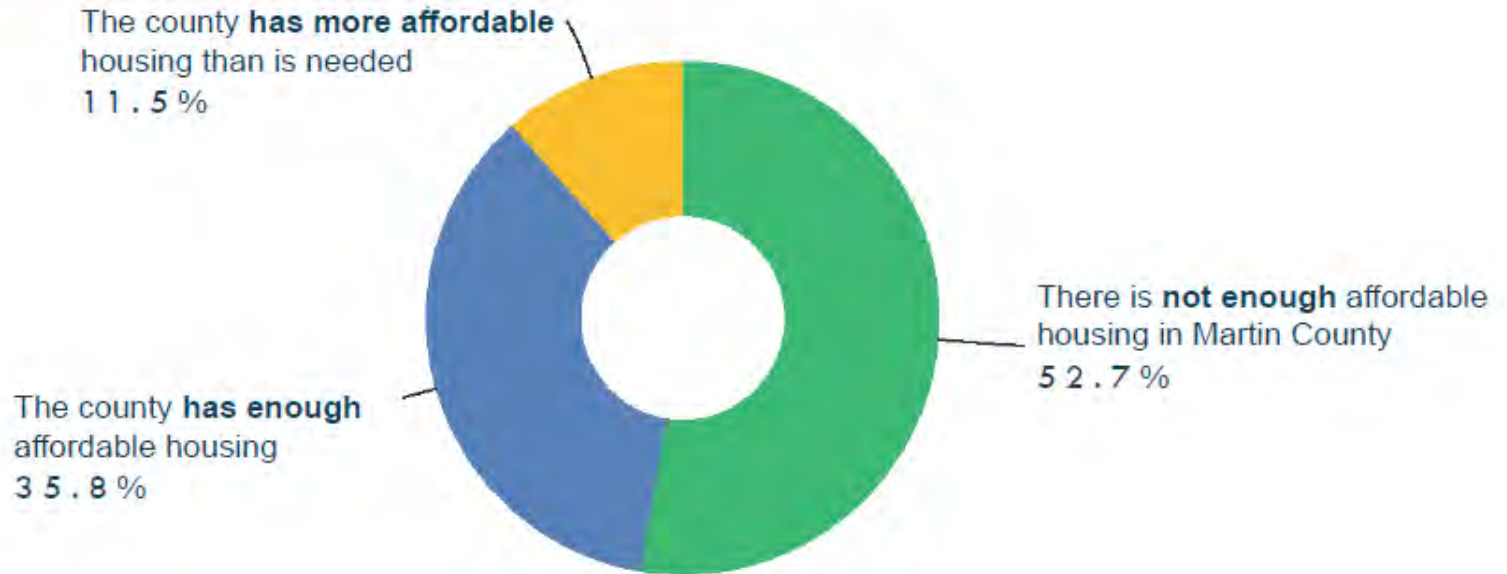
# Public Information Survey

8. What are the three most important areas the county should focus on to accommodate the return of young adults?



# Public Information Survey

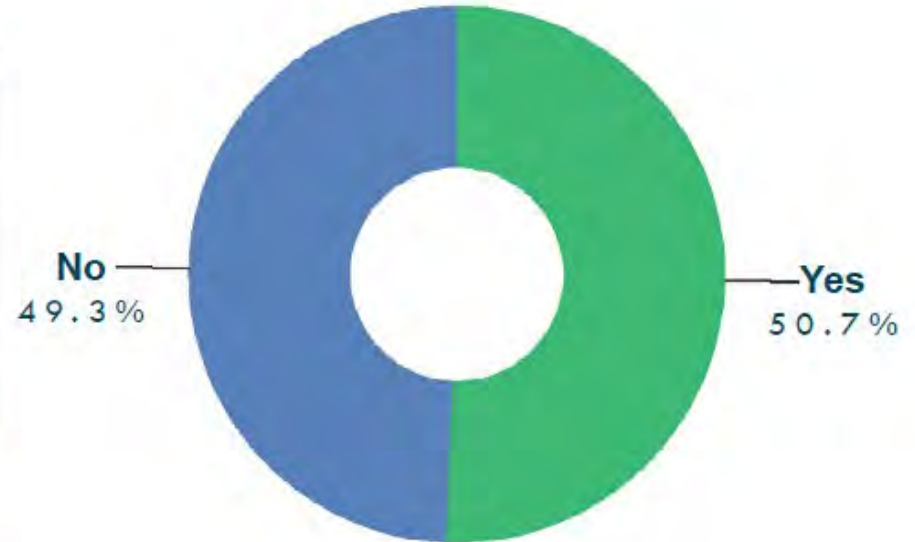
## 9. What are your thoughts on the availability of affordable housing in Martin County?





# Public Information Survey

11. The 2023 legislative session enacted SB 102 “Live Local Act” which enables the development of affordable housing on commercial and industrial properties provided the new development meets certain affordability standards. Are you familiar with this legislation?



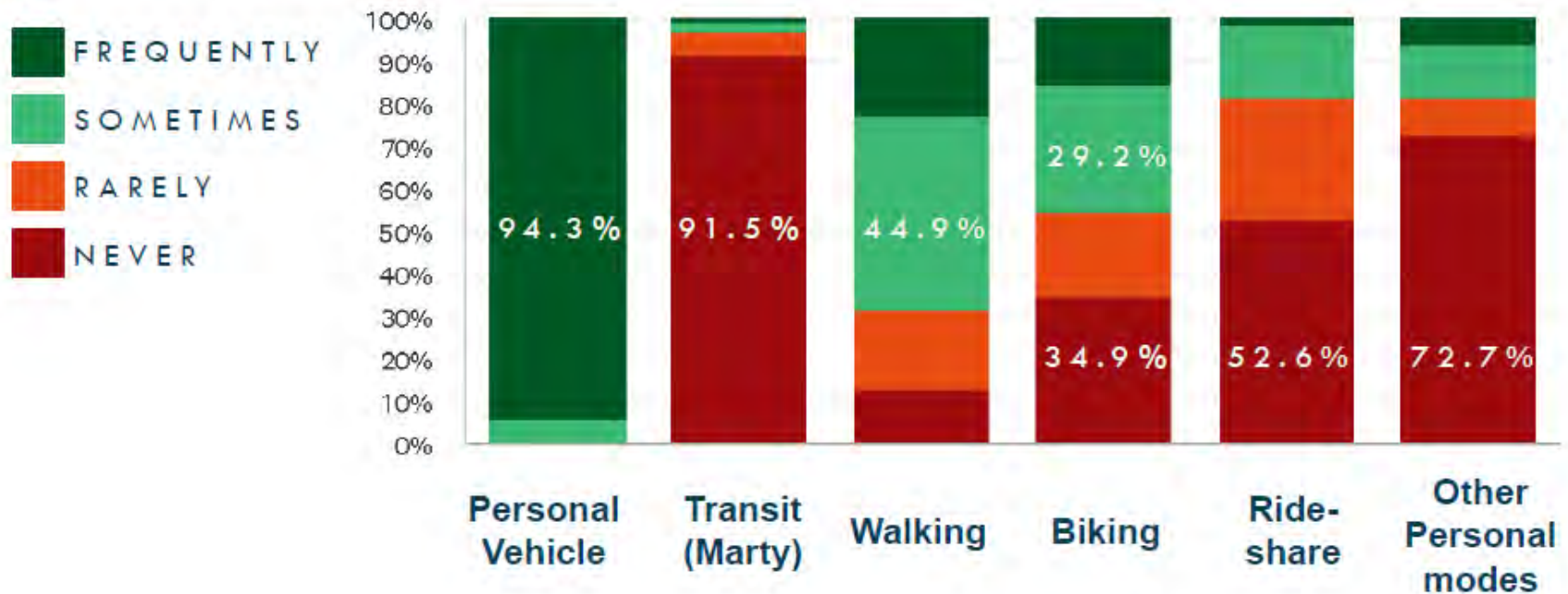
# Public Information Survey

12. If yes, how do you think this new legislation will affect Martin County?



# Public Information Survey

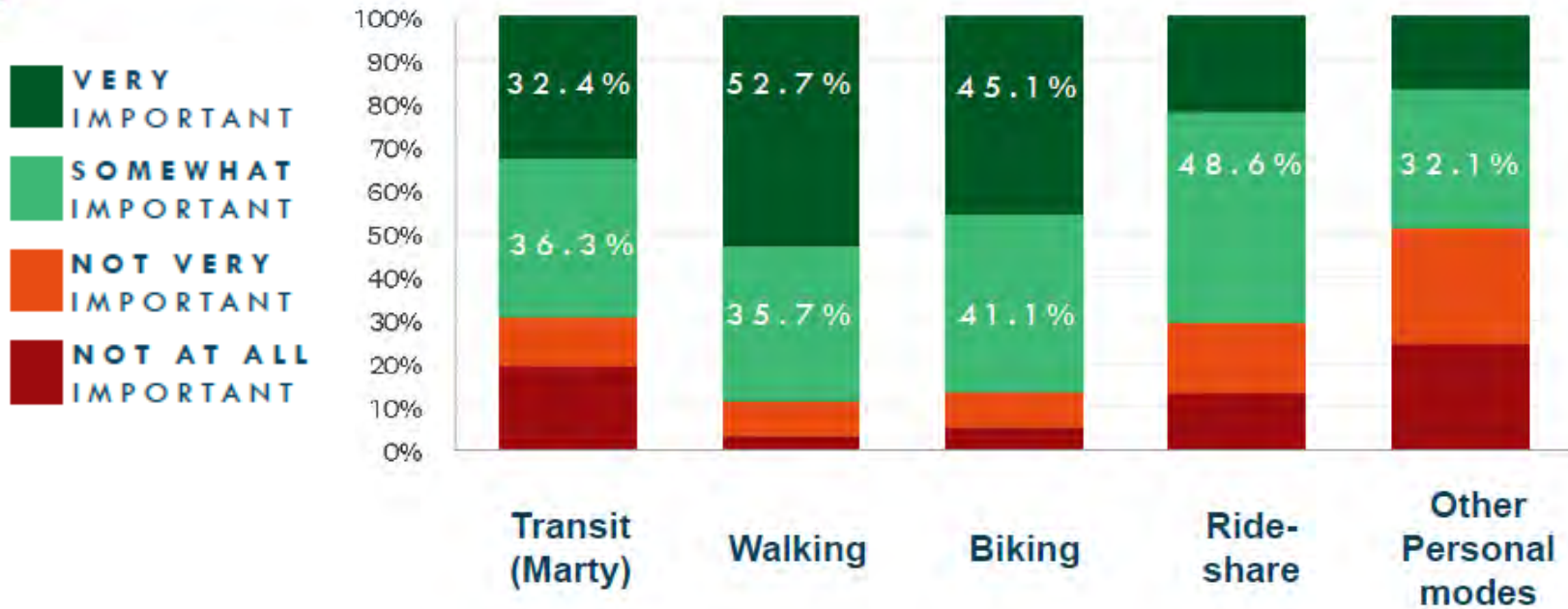
## 13. How often do you use the following transportation modes in Martin County?





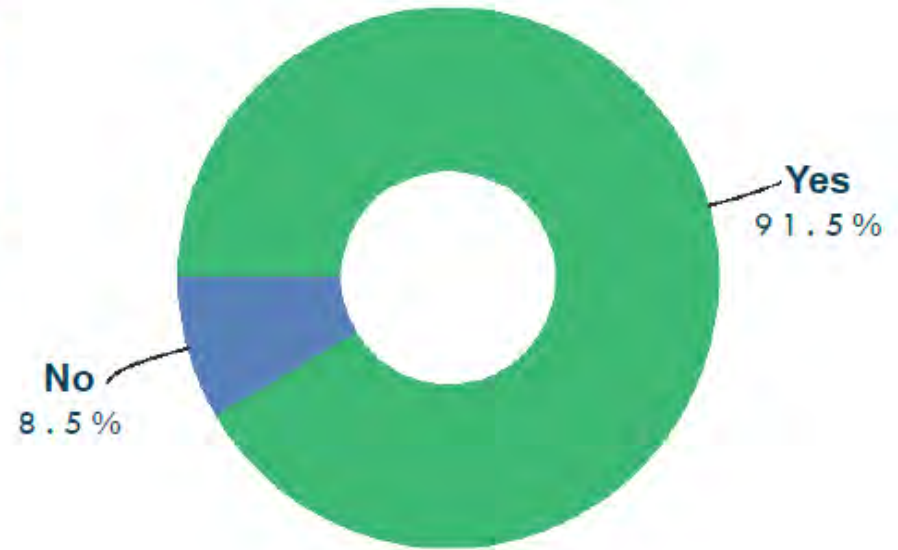
# Public Information Survey

14. Which of the following transportation choices (not including a personal vehicle) are important in your community?



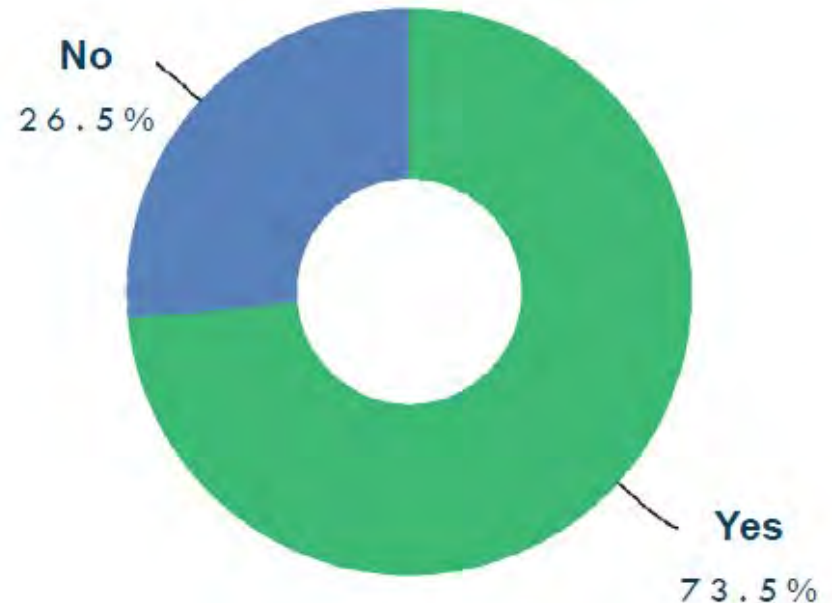
# Public Information Survey

15. Do you feel Martin County should encourage the redevelopment of existing built sites over the new development of vacant lands?



# Public Information Survey

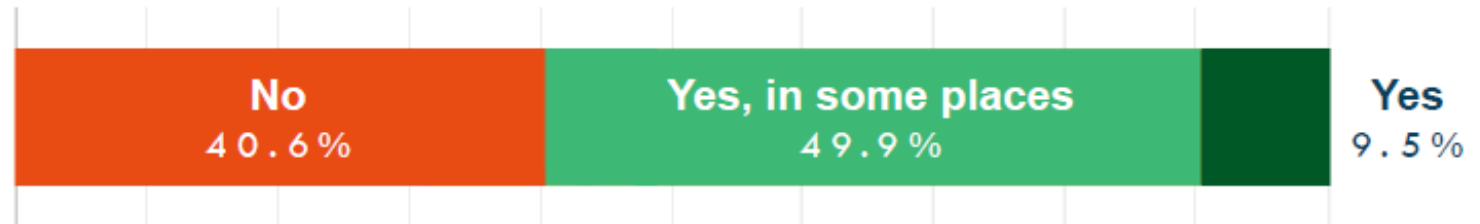
16. Should Martin County encourage redevelopment in strategic locations along its primary commercial corridors (i.e., US-1, Dixie Highway, Mapp Road)?





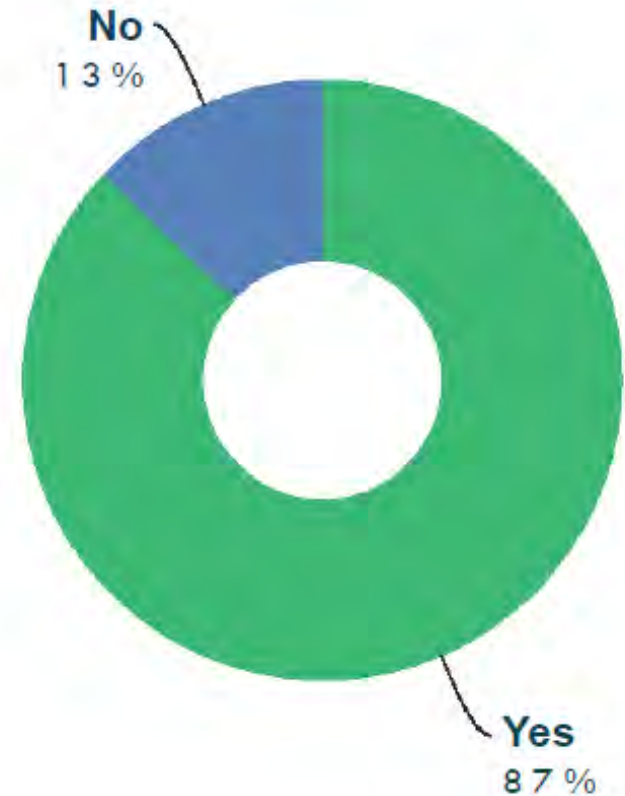
# Public Information Survey

18. Would you support locating small limited commercial uses in proximity to residential uses to minimize and/or shorten travel distances?



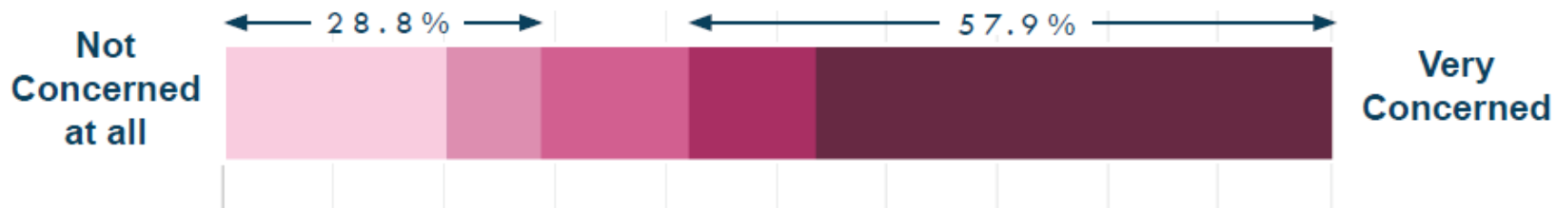
# Public Information Survey

**19. As a coastal community within a coastal state, should Martin County revisit the issues of shoreline treatment and protection within the Comprehensive Plan (i.e., living shorelines, consistency in regulations, seawall heights, and locations)?**



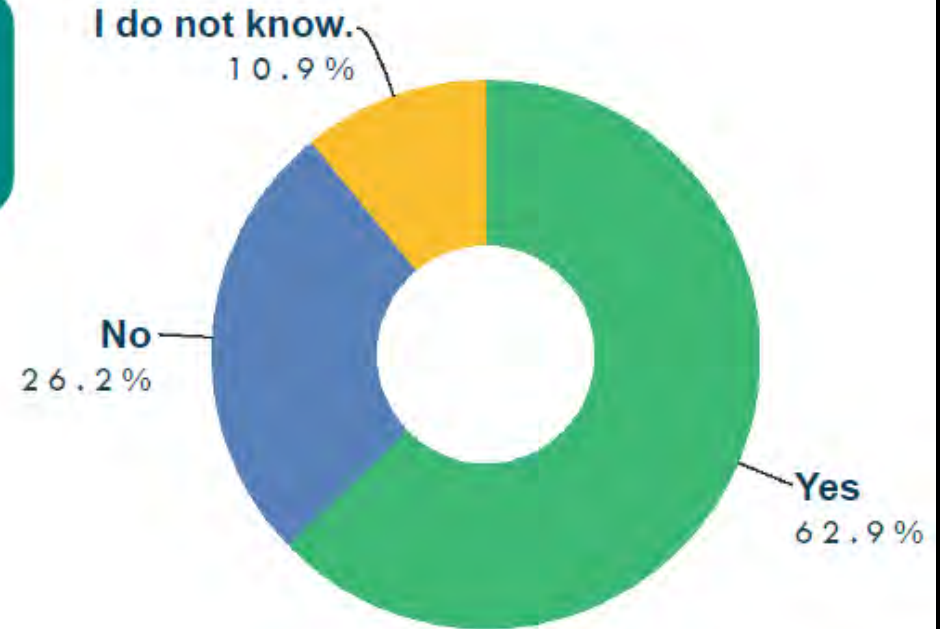
# Public Information Survey

20. How concerned are you about the impacts of climate change in Martin County?



# Public Information Survey

21. Do you feel that issues of resiliency and climate change should be further discussed within Martin County?

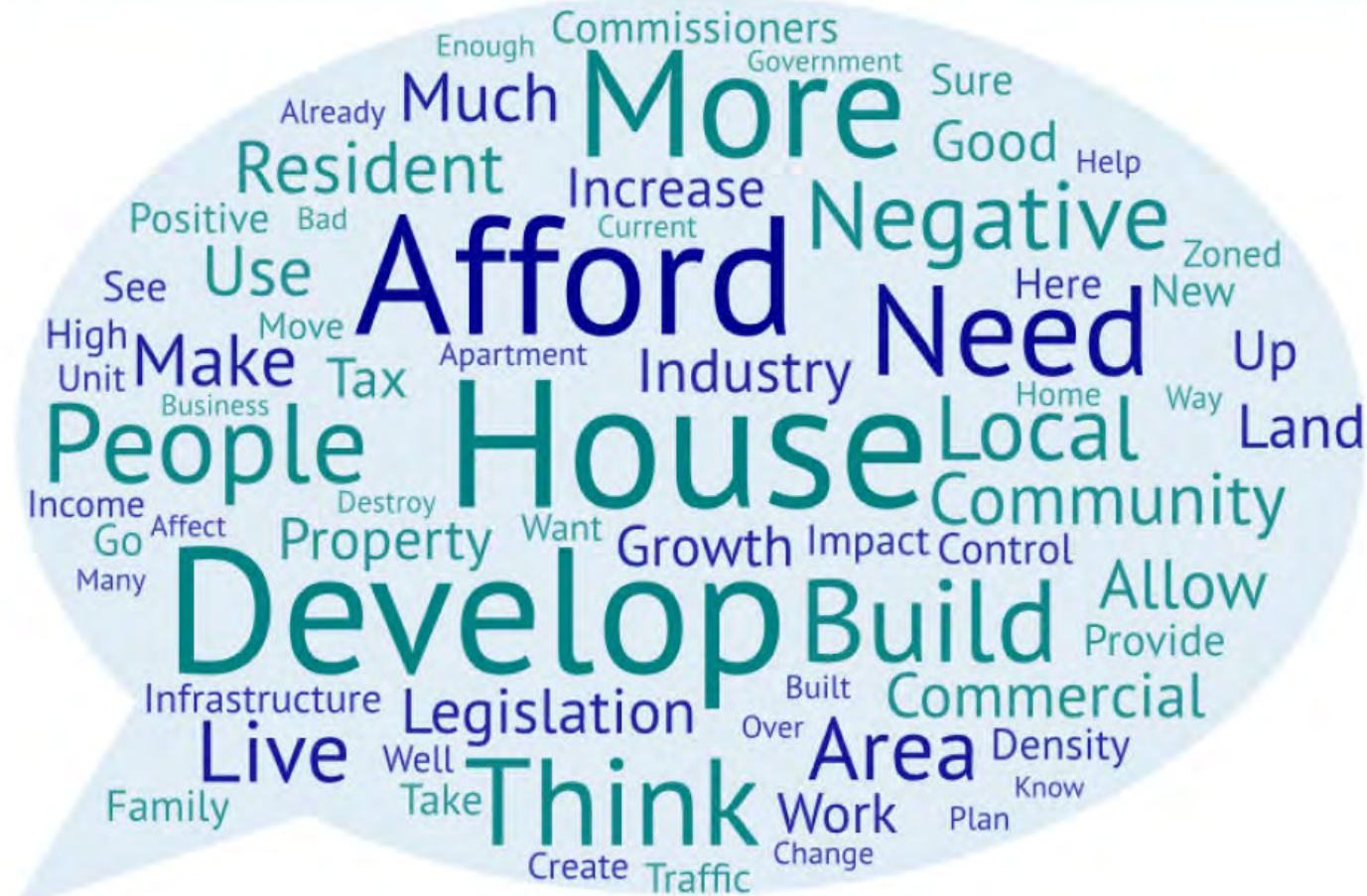






# Public Information Survey

23. Are there other issues you feel should be discussed during the EAR process?  
Please elaborate.



# Public Outreach Report

MARTIN COUNTY  
EVALUATION & APPRAISAL REVIEW  
PUBLIC INPUT SUMMARY



DRAFT JANUARY 2024

PREPARED BY

TREASURE COAST REGIONAL PLANNING COUNCIL

## Table of Contents

- I. Background and Introduction
- II. Interview Process
- III. Workshop #1
- IV. Public Input Survey
- V. Workshop #2
- VI. Items for Consideration

# Next Steps

- Get Input and Direction This Evening
- Incorporate Additional Input into Outreach Report
- Finalize Outreach Report and Submit to Martin County by 1/24/24
- Present Outreach Report to BOCC (*Tentatively*) Tuesday, February 20, 2024.

# Community Concerns

Tonight We Want to Hear  
Your Thoughts



Additional Issues for Discussion **1041**

# *Thank You*





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Chapter 19 PROPERTY RIGHTS ELEMENT .....	1
Section 19.1 Background.....	1
Section 19.2. Goal, Objective and Policies .....	1

## Chapter 19 PROPERTY RIGHTS ELEMENT

Adopted:	November 16, <u>2021</u>	By Ordinance No. 1171
----------	--------------------------	-----------------------

### Section 19.1 Background

Section 163.3177(6)(j), Florida Statutes requires each local government include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

### Section 19.2. Goal, Objective and Policies

**Goal 19.1**To respect judicially acknowledged and constitutionally protected private property rights.

*Objective 19.1A.* Ensure that private property rights are considered in local decision making.

*Policy 19.1A.1.* The following rights shall be considered in local decision making:

- (1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (4) The right of a property owner to dispose of his or her property through sale, or gift.



# Septic to Sewer Bill

3. Within the local government's jurisdiction, for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this element by July 1, 2024, and as needed thereafter to account for future applicable developments. This subparagraph does not apply to a local government designated as a rural area of opportunity under s. 288.0656.

## **Review of Statutory Changes between 2016 and 2023.**

The evaluation and appraisal process is designed to address any changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions. Martin County updated its Comprehensive Growth Management Plan (CGMP) on February 2018 based upon an Evaluation and Appraisal Report produced in 2016/2017.

Due to the legislative changes made in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports (EAR) to the Florida Department of Commerce (the State Land Planning Agency) for a sufficiency determination. Instead, local governments must follow these provisions:

At least every seven years, pursuant to Rule Ch. 73C-49, Florida Administrative Code (F.A.C.), Martin County must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. According to the Evaluation and Appraisal Notification Schedule found on the DEO website, Martin County must make a determination by December 1, 2023.

In addition to the statutory review, Section 1.8 and Objective 2.1B CGMP contain requirements for any EAR report. Below is provided a list of statutory changes that staff must address for each chapter of the Comprehensive Growth Management Plan.

## 2016 Changes in Ch. 163 Florida Statutes

**Chapter 2016-10, section 13, Laws of Florida, effective May 10, 2016;**

**Chapter 2016-148, sections 2-4, Laws of Florida, effective July 1, 2016**

	<b>2016 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Required and Optional Elements of Comprehensive Plan; Studies and Surveys</b> (Chapter 2016-10, section 13)</p> <ul style="list-style-type: none"> <li>Removes language in subsection (6)(a)11., requiring local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent to or closely proximate to existing military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.</li> </ul>	Section 163.3177, F.S.	NA	NA
2	<p><b>Legislative Findings on Compatibility of Development with Military Installations; Exchange of Information Between Local Governments and Military Installations</b> (Chapter 2016-148, section 2)</p> <ul style="list-style-type: none"> <li>Modifies subsection (7) to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.</li> </ul>	Section 163.3175, F.S.	NA	NA

	<b>2016 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
3	<p><b>Process for Adoption of Comprehensive Plans or Plan Amendments</b> (Chapter 2016-148, section 3)</p> <ul style="list-style-type: none"> <li>Amends language of subsection (2)(c) pursuant to changes in section 380.06, F.S., to require a state coordinated review of plan amendments that approve Development of Regional Impact-sized proposed developments; no substantive change.</li> </ul>	Section 163.3184, F.S.	NA	NA
4	<ul style="list-style-type: none"> <li>Adds subsection (5)(e)3 to provide direction that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period.</li> </ul>	Section 163.3184, F.S.	NA	NA

	<b>2016 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
5	<ul style="list-style-type: none"> <li>Amends subsection (7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order. If the final order is not issued in 45 days, the recommended order finding the amendment in compliance becomes the final order.</li> </ul>	Section 163.3184, F.S.	NA	NA
6	<p><b>Sector Plans</b> (Chapter 2016-148, section 4)</p> <ul style="list-style-type: none"> <li>Modifies subsection (1) to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.</li> </ul>	Section 163.3245	NA	NA

## 2017 Changes in Ch. 163 Florida Statutes

None

## 2018 Changes in Ch. 163 Florida Statutes

**Ch. 2018-34, section 1, Laws of Florida, effective March 19, 2018;**

**Chapter 2018-158, sections 7, 8, and 21, Laws of Florida, effective April 6, 2018**

	<b>2018 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Florida Local Government Development Agreement Act; Definitions</b> (Chapter 2018-34, section 1)</p> <ul style="list-style-type: none"> <li>Amends the definition of “development” within subsection (4)(b) to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.</li> </ul>	Section 163.3221, F.S.	Ch. 2.	Review Chapter 2, Overall Goals and Definitions, CGMP.
2	<p><b>Sector Plans</b> (Chapter 2018-158, section 7)</p> <ul style="list-style-type: none"> <li>Updates statutory cross references within subsection (3)(e) and subsection (12).</li> <li>Revises subsection (6) to amend the requirements associated with a master development approval.</li> </ul>	Section 163.3245, F.S.	NA	NA
3	<p><b>Local Government Comprehensive Planning Certification Program</b> (Chapter 2018-158, section 8, Laws of Florida)</p> <ul style="list-style-type: none"> <li>Updates the Local Government Comprehensive Planning Certification Program to modify language of subsections (11), (12), and (14) referencing Developments of Regional Impact.</li> </ul>	Section 163.3246, F.S.	NA	NA

	<b>2018 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
4	<b>Community Planning Act; Definitions</b> (Chapter 2018-158, section 21) <ul style="list-style-type: none"> <li>• Renumbers existing subsections (31) through (51) as (32) through (52) and adds a new subsection (31) to define “master development plan” or “master plan”.</li> </ul>	Section 163.3164, F.S.		Review Chapter 2, Overall Goals and Definitions, CGMP.

## 2019 Changes in Ch. 163 Florida Statutes

**Chapter 2019-3, section 31, Laws of Florida, Effective July 3, 2019;**

**Chapter 2019-106, section 1, Laws of Florida, Effective July 1, 2019;**

**Chapter 2019-144, section 1, Laws of Florida, Effective July 1, 2019;**

**Chapter 2019-155, section 2, Laws of Florida, Effective July 1, 2019;**

**Chapter 2019-157, section 1, Laws of Florida, Effective July 1, 2019;**

**Chapter 2019-165, sections 3-7, Laws of Florida, Effective June 28, 2019**

	<b>2019 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Required and Optional Elements of Comprehensive Plan; Studies and Surveys</b> (Chapter 2019-3, section 31)</p> <ul style="list-style-type: none"> <li>• Updates statutory reference related to affordable workforce housing within subsection (6)(f).</li> </ul>	Section 163.3177, F.S.	Chapter 6 has statutory references to 6(f).	Review Chapters: 6, Housing Element and 2, Overall Goals and Definitions, CGMP.
2	<p><b>Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (HB 207)</b> (Chapter 2019-106, section 1)</p> <ul style="list-style-type: none"> <li>• Revises the section's title.</li> <li>• Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related to impact fees.</li> <li>• Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees.</li> <li>• Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act.</li> </ul>	Section 163.31801, F.S.		Review Chapter 14 Capital Improvements, CGMP.



	<b>2019 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
3	<p><b>Legislative Findings on Compatibility of Development with Military Installations; Exchange of Information Between Local Governments and Military Installations</b> (Chapter 2019-144, section 1)</p> <ul style="list-style-type: none"> <li>• Redesignates existing paragraphs (i) through (n) of subsection (2) as paragraphs (j) through (o).</li> <li>• Adds new paragraphs (i) and (p) to subsection (2) to specify additional local governments that must coordinate with certain military installations regarding the compatibility of land development.</li> </ul>	Section 163.3175, F.S.	NA	NA
4	<p><b>Electric Transmission and Distribution Line Right-of-way Maintenance</b> (Chapter 2019-155, section 2)</p> <ul style="list-style-type: none"> <li>• Restricts local government regulation of tree trimming and removal.</li> <li>• Removes language requiring local government approval of a property owner’s request for electric utilities to perform certain right-of-way vegetation and tree maintenance.</li> </ul>	Section 163.045, F.S. Section 163.3209, F.S.		Review Chapters: 4 Future Land Use, 5 Transportation, 8 Coastal Management and 9 Conservation, CGMP.
5	<p><b>Process for Adoption of Small-Scale Comprehensive Plan Amendment</b> (Chapter 2019-157, section 1)</p> <ul style="list-style-type: none"> <li>• Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments.</li> </ul>	Section 163.3187, F.S.		NA

	<b>2019 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
6	<p><b>Scope of Act (HB7103)</b> (Chapter 2019-165, section 3)</p> <ul style="list-style-type: none"> <li>Amends subsection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date.</li> </ul>	Section 163.3167, F.S.	Refers to municipalities establishing comprehensive plans after incorporation.	NA
7	<p><b>Concurrency (HB7103)</b> (Chapter 2019-165, section 4)</p> <ul style="list-style-type: none"> <li>Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system.</li> <li>Revises subsection (6)(h)2.b. to require a local government to credit certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities and provides the requirements for the basis of that credit.</li> </ul>	Section 163.3180, F.S.		Review Chapters: 5 Transportation 14 Capital Improvements and 17 Public Schools Facilities, CGMP.

	<b>2019 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
8	<p><b>Impact Fees; Short Title; Minimum Requirements: Audits; Challenges (HB 7103)</b> (Chapter 2019-165, section 5)</p> <ul style="list-style-type: none"> <li>• Amends subsection (3) to add minimum conditions that certain impact fees must satisfy</li> <li>• Renumbers existing subsections (4) and (5) as subsections (6) and (7).</li> <li>• Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities.</li> <li>• Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections.</li> <li>• Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government.</li> </ul>	Section 163.31801, F.S.	<ul style="list-style-type: none"> <li>• Chapter 14</li> <li>• Article 6, LDR</li> </ul>	Review Chapters: 5 Transportation 14 Capital Improvements and 17 Public Schools Facilities, CGMP.

	<b>2019 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<ul style="list-style-type: none"> <li>• Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact.</li> <li>• Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees.</li> </ul>			
9	<p><b>Land Development Regulations</b> (Chapter 2019-165, section 6)</p> <ul style="list-style-type: none"> <li>• Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations.</li> </ul>	Section 163.3202, F.S.		NA Related to item 6 above and applicable to municipalities.
10	<p><b>Standing to Enforce Local Comprehensive Plans through Development Orders</b> (Chapter 2019-165, section 7)</p> <ul style="list-style-type: none"> <li>• Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings.</li> <li>• Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply.</li> <li>• Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs.</li> </ul>	Section 163.3215, F.S.	<ul style="list-style-type: none"> <li>• Section 1.12.D (CGMP)</li> <li>• Section 7.14 (LDR)</li> </ul>	Review Chapters: 1 Preamble and 2 Overall Goals and Definitions, CGMP.

## 2020 Changes in Ch. 163 Florida Statutes

**Chapter 2020-2, section 27, Laws of Florida, Effective May 18, 2020;**  
**Chapter 2020-27, sections 4 and 5, Laws of Florida, Effective July 1, 2020;**  
**Chapter 2020-58, section 1, Laws of Florida, Effective July 1,**

**2020;**  
**Chapter 2020-122, section 2, Laws of Florida, Effective July 1, 2020;**  
**Chapter 2020-150, section 28, Laws of Florida, Effective July 1, 2021**

	<b>2020 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Coastal Management</b> (Chapter 2020-2, section 27)</p> <ul style="list-style-type: none"> <li>Amends subsection (2)(k) to update statutory references.</li> <li>Revises paragraphs (b) and (c) within subsection (8) to remove outdated deadlines.</li> </ul>	Section 163.3178, F.S.		Review Chapter 8, Coastal Management, CGMP
2	<p><b>Accessory Dwelling Units</b> (Chapter 2020-27, section 4)</p> <ul style="list-style-type: none"> <li>Amends subsections (3) and (4) to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction.</li> </ul>	Section 163.31771, F.S.		Review Chapter 4, Future Land Use Element, CGMP.
3	<p><b>Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (HB 1339)</b> (Chapter 2020-27, section 5)</p> <ul style="list-style-type: none"> <li>Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district.</li> </ul>	Section 163.31801, F.S.		Review Chapters: 5 Transportation 14 Capital Improvements and 17 Public Schools Facilities, CGMP.

	<b>2020 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
4	<p><b>Impact Fees; Short Title; Intent; Minimum Requirements; Audits, Challenges (SB1066)</b> (Chapter 2020-58, section 1)</p> <ul style="list-style-type: none"> <li>• Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant.</li> <li>• Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution.</li> <li>• Renumbers existing subsections (8) and (9) as subsections (9) and (10).</li> <li>• Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable.</li> </ul>	Section 163.31801, F.S.	Article 6, LDR	Review Chapters: 5 Transportation 14 Capital Improvements and 17 Public Schools Facilities, CGMP.

	<b>2020 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
5	<p><b>Planning Innovations and Technical Assistance</b> (Chapter 2020-122, section 2)</p> <ul style="list-style-type: none"> <li>Adds subsection (4) providing guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less, and to municipalities located within such counties, in determining whether the area in and around a proposed multiuse corridor interchange as described in section 338.2278, F.S., contains appropriate land uses and protections and aiding in amending a comprehensive plan to provide such appropriate land uses and protections.</li> </ul>	Section 163.3168, F.S.	NA	NA
6	<p><b>Concurrency</b> (Chapter 2020-150, section 28)</p> <ul style="list-style-type: none"> <li>Amends subsection (2) to alter the governmental entity that approves onsite sewage treatment and disposal systems from the Department of Health to the Department of Environmental Protection.</li> </ul>	Section 163.3180, F.S.	Chapter 10	Review Chapter 10, Sanitary Sewer Services, CGMP.

## 2021 Changes in Ch. 163 Florida Statutes

Chapter 2021-7, sections 6 and 7, Laws of Florida, Effective July 1, 2021;

Chapter 2021-63, section 1, Laws of Florida, Effective June 4, 2021;

Chapter 2021-161, section 1, Laws of Florida, Effective July 1, 2021;

Chapter 2021-178, section 1, Laws of Florida, Effective July 1, 2021;

Chapter 2021-186, section 1, Laws of Florida, Effective July 1, 2021;

Chapter 2021-195, sections 1-3, Laws of Florida, Effective July 1, 2021;

Chapter 2021-201, section 1, Laws of Florida, Effective July 1, 2021;

Chapter 2021-206, sections 1 and 3, Laws of Florida, Effective July 1, 2021

	2021 Changes to Ch 163, F.S.	Ch. 163, Florida Statutes Citations	Addressed (where/how)	Amendment Needed by Element.
1	<p><b>Agricultural Lands and Practices</b>, (Chapter 2021-7, section 6)</p> <ul style="list-style-type: none"> <li>• Reenacts subsection (2)(b) to provide a definition for “Farm operation.”</li> </ul>	Section 163.3162, F.S.	Chapter 4	Review Chapters: 2 Overall Goals and Definitions and 4 Future Land Use, CGMP.
2	<p><b>Applications for Development Permits; Disclosure and Acknowledgement of Contiguous Sustainable Agricultural Land</b>, (Chapter 2021-7, section 7)</p> <ul style="list-style-type: none"> <li>• Reenacts subsection (3)(b) to provide a definition for “Farm operation.”</li> </ul>	Section 163.3163, F.S.	Chapter 4	Review Chapters: 2, Overall Goals and Definitions and 4, Future Land Use, CGMP.



	<b>2021 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
3	<p><b>Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (HB 337)</b> (Chapter 2021-63, section 1)</p> <ul style="list-style-type: none"> <li>• Adds a new subsection (3) to define “Infrastructure” and “Public facilities.”</li> <li>• Renumbers existing subsections (3) through (11) and rewords existing subsections (3), (5), (6), (8), and (11) for clarity.</li> <li>• Amends existing subsection (4) to provide additional regulations pertaining to impact fee credits. <ul style="list-style-type: none"> <li>○ Include all facilities (not just education)</li> <li>○ Increases limited to 50%</li> <li>○ Increases between 25% and 50% must be spread over four years</li> <li>○ Prohibits increases to no more than once every 4 years</li> <li>○ Prohibits retroactive increases</li> </ul> </li> <li>• Adds a new subsection (6), which prescribes the circumstances under which impact fees may be increased, sets forth limitations on those fee increases, and notes that this section applies retroactively to January 1, 2021.</li> </ul>	Section 163.31801, F.S.	<ul style="list-style-type: none"> <li>• Chapter 14</li> </ul>	Review Chapters: 2, Overall Goals and Definitions 14, Capital Improvements, CGMP.

	<b>2021 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
4	<p><b>Planning Innovations and Technical Assistance</b> (Chapter 2021-161, section 1 and Chapter 2021-186, section 1)</p> <ul style="list-style-type: none"> <li>Repeals existing subsection (4) that directed the state land planning agency to give preference when selecting applications for funding for technical assistance to counties with a population of 200,000 or less, and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections.</li> </ul>	Section 163.3168, F.S.	NA	NA
5	<p><b>Solar Facility Approval Process</b>, (Chapter 2021-178, section 1)</p> <ul style="list-style-type: none"> <li>Creates section 163.3205, F.S., which applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021, to encourage renewable solar electrical generation, define “solar facility”, and set forth an allowance for solar facilities in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts in an unincorporated area.</li> </ul>	Section 163.3205, F.S.	<ul style="list-style-type: none"> <li>Section 3.100.1 (LDR)</li> <li>Policy 4.8C.3. Solar farms (CGMP)</li> </ul>	Review Chapter 4, Future Land Use, CGMP.

	<b>2021 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
6	<p><b>Scope of Act</b> (Chapter 2021-195, section 1)</p> <ul style="list-style-type: none"> <li>Amends subsection (3) to clarify that requirements pertaining to development orders and their incorporation and interaction with comprehensive plans are specifically related to plans for municipalities incorporated after January 1, 2016.</li> </ul>	Section 163.3167, F.S.		NA
7	<p><b>Required and Optional Elements of Comprehensive Plan; Studies and Surveys</b> (Chapter 2021-195, section 2)</p> <ul style="list-style-type: none"> <li>Adds subsection (6)(i) which requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. The statute also provides a statement of rights local governments may adopt in order to meet these requirements.</li> </ul>	Section 163.3177, F.S.	Chapter 19, CGMP.	NA Completed November 16, 2021.
8	<p><b>Amendment or Cancellation of a Development Agreement</b> (Chapter 2021-195, section 3)</p> <ul style="list-style-type: none"> <li>Amends this section to allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners unless the amendment or cancellation will modify the allowable uses or entitlements on such owner's property.</li> </ul>	Section 163.3237, F.S.	<ul style="list-style-type: none"> <li>Section 1.12 (CGMP)</li> <li>Section 7.14 (LDR)</li> </ul>	Review Chapter 1, Preamble, CGMP.

	<b>2021 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
9	<p><b>Land Development Regulations</b> (Chapter 2021-201, section 1)</p> <ul style="list-style-type: none"> <li>• Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions.</li> </ul>	Section 163.3202, F.S.	Chapter 18, CGMP Article 12, LDR	Review Chapter 18, Community Redevelopment, CGMP.
10	<p><b>Scope of Act</b> (Chapter 2021-206, section 1)</p> <ul style="list-style-type: none"> <li>• Revises subsection (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect.</li> </ul>	Section 163.3167, F.S.		NA
11	<p><b>Process for Adoption of Small-Scale Comprehensive Plan Amendment</b> (Chapter 2021-206, section 3)</p> <ul style="list-style-type: none"> <li>• Amends subsection (1)(a) to increase the small-scale development amendment limit to 50 acres or fewer</li> <li>• Revises subsection (3) pertaining to small-scale development amendments for sites within a rural area of opportunity to allow a 100 percent increase to the 50-acre acreage limit now included in subsection (1)(a)..</li> </ul>	Section 163.3187, F.S.		NA

## 2022 Changes in Ch. 163 Florida Statutes

**2022: [Chapter 2022-83, section 1, Laws of Florida, Effective July 1, 2022; Chapter 2022-122, section 1, Laws of Florida, Effective July 1, 2022; Chapter 2022-183, section 5, Laws of Florida, Effective July 1, 2022; Chapter 2022-204, section 2, Laws of Florida, Effective July 1, 2022]**

	<b>2022 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Floating Solar Facilities</b>, (Chapter 2022-83, section 1)</p> <ul style="list-style-type: none"> <li>• Creates 163.32051, which provides legislative findings regarding floating solar facilities.</li> <li>• Defines the term “floating solar facility.”</li> <li>• Requires a floating solar facility to be a permitted use in the appropriate land use categories and requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities.</li> <li>• Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts.</li> <li>• Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project.</li> </ul>	Section 163.32051, F.S.	N/A	Chapter 4, Future Land Use, CGMP.

	<b>2022 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
2	<p><b>Amending Concurrency</b>, (Chapter 2022-122, section 1)</p> <ul style="list-style-type: none"> <li>Amends subsection (6)(h)2. To revise provisions specifying when school concurrency is deemed satisfied.</li> <li>Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer’s legally binding commitment.</li> <li>Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified.</li> </ul>	Section 163.3180, F.S.		Review Chapters: 14 Capital Improvements and 17 Public Schools, CGMP.
3	<p><b>Updating Military Base Names</b>, (Chapter 2022-183, section 5)</p> <ul style="list-style-type: none"> <li>Amends paragraph (n) subsection (2) to update two military base names to Patrick Space Force Base and Cape Canaveral Space Force Station, associated with Brevard County and Satellite Beach.</li> </ul>	Section 163.3175, F.S.		N/A
4	<p><b>Coastal Management</b>, (Chapter 2022-204, section 2)</p> <ul style="list-style-type: none"> <li>Reenacts Subsections (2)(k), (5), and (6) to incorporate the amendment made to Section 311.09 by Chapter 2022-204, Laws of Florida, adding Putnam County to the Florida Seaport Transportation and Economic Development Council.</li> </ul>	Section 163.3178, F.S.		N/A

## 2023 Changes in Ch. 163 Florida Statutes

**Chapter 2023-17, Laws of Florida, Effective July 1, 2023;**  
**Chapter 2023-31, Laws of Florida, Effective July 1, 2023;**

**Chapter 2023-169, Laws of Florida, Effective July 1, 2023**

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
1	<p><b>Housing (SB 102)</b> (Chapter 2023-17 )</p> <ul style="list-style-type: none"> <li>• Amends s.125.0103 and s.166.043 to remove the authority of local government to enact ordinances controlling the price of rents.</li> <li>• Amend s.125.01055(6) and 166.04151(6) to provide that a county or municipality may approve the development of affordable housing, including but not limited to a mixed -use development, on any parcel zoned for commercial or industrial use, so long as at least 10 percent of the housing units in the project are affordable.</li> <li>• This provision is self-executing and does not require the local government to adopt an ordinance or regulation.</li> </ul>	Signed. Effective July 1, 2023.		Review Chapters: 4 Future Land Use and 6 Housing, CGMP.
2	<p><b>Land Use and Development Regulations (SB 1604)</b> (Chapter 2023-31)</p> <ul style="list-style-type: none"> <li>• Comprehensive planning periods extended from 5 to 10 and from 10 to 20 years.</li> <li>• Revised evaluation and appraisal process.</li> <li>• Emphasis of change is ensuring population projections are appropriately high.</li> <li>• Electric substations</li> </ul>	Signed. Effective July 1, 2023.		Review Chapters: 2 Overall Goals and Definitions 4 Future Land Use 6 Housing 10 Sanitary Sewer 11 Potable Water 14 Capital Improvements, CGMP.

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
3	<p><b>Environmental Protection (HB 1379)</b> (Chapter 2023-169)</p> <ul style="list-style-type: none"> <li>• Amends ss.163.3177(3)(a) to include that, where applicable, the capital improvements schedule must include a list of projects necessary to achieve the pollutant load reduction attributable to the local government, as established in a basin management action plan pursuant to s.403.067(7).</li> <li>• Amends ss.163.3177(6)(c) to require that the sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element addresses coordinating the treatment or upgrade in treatment of facilities to meet future needs and prioritizing advanced waste treatment for increased capacity.</li> <li>• Creates ss.163.3177(6)(c)(3) to require that in the sanitary sewer, solid waste, drainage, potabewater, and natural groundwater aquifer recharge element, for any development of more than 50 residential lots, built or unbuilt, with more than 1 onsite sewage treatment and disposal system per 1 acre, the element must: <ul style="list-style-type: none"> <li>○ consider the feasibility of providing sanitary sewer services within a 10-year planning horizon;</li> <li>○ an onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary; <ul style="list-style-type: none"> <li>- onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system;</li> </ul> </li> </ul> </li> </ul>	Signed. Effective July 1, 2023.		Review Chapters: 2 Overall Goals and Definitions 4 Future Land Use 10 Sanitary Sewer 11 Potable Water 13 Drainage and Natural Groundwater 14 Capital Improvements, CGMP.



	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>Environmental Protection (cont'd) (HB 1379)</b> (Chapter 2023-169)</p> <ul style="list-style-type: none"> <li>○ identify the name and location of the intended wastewater facility to receive sanitary sewerflows:.</li> <li>○ after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, inclusive of expected future newconstruction and connections of be updated in the comprehensive plan to include this information by July 1, 2024; and</li> <li>● these new requirements do not apply to a local government designated as a rural area of opportunity.</li> </ul>			
4	<p><b>Natural Emergencies (SB 250)</b> (Chapter 2023-304)</p> <ul style="list-style-type: none"> <li>● Municipalities cannot prohibit a resident from placing a temporary residential structure on their property for 36 months following a natural emergency.</li> <li>● Increase the extension of specified permits following natural emergencies.</li> </ul>	Signed. Effective July 1, 2023.	Section 3.201.C.1.f, LDR	Review Chapter 8, Coastal Management, CGMP.
5	<p><b>Local Government (SB 718 ) (Chapter 2023-305)</b></p> <ul style="list-style-type: none"> <li>● Defines annexation “Feasibility study”</li> <li>● Municipal contraction</li> </ul>	Signed. Effective July 1, 2023.		Review Chapter 2, Overall Goals and Definitions, CGMP.

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
6	<p><b>Local Government Comprehensive Plans (SB 540)</b> (Chapter 2023-115)</p> <ul style="list-style-type: none"> <li>• Prevailing party in adm challenge collects attorney fees.</li> <li>• LDRs do not apply to the Florida College System institutions.</li> <li>• Resolve a split among Florida district courts of appeal by clarifying that the scope of review for a challenge to a local government decision to grant or deny a development order is limited to whether the development order would materially alter the use, density, or intensity of a property in a manner not consistent with the comprehensive plan.</li> </ul>	Signed. Effective July 1, 2023.		Review Chapters: 1 Preamble and 2, Overall Goals and Definitions, CGMP.

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
7	<p><b>Rural Development (HB 1209)</b> (Chapter 2023-202)</p> <ul style="list-style-type: none"> <li>• Removes broadband improvements</li> <li>• Removes requirement of projects being related to specific job creation or retention opportunities</li> <li>• (h) If the agency agreement provides federal or state financial assistance to a county or municipality that is a rural community or rural area of opportunity as those terms are defined in s. 288.0656(2), a provision allowing the agency to provide for the payment of invoices to the county, municipality, or rural area of opportunity as that term is defined in s. 288.0656(2), for verified and eligible performance that has been completed in accordance with the terms and conditions set forth in the agreement.</li> <li>• up to 100 percent of the total infrastructure project cost for a project located in a rural community as defined in s. 288.0656(2) which is also located in a fiscally constrained county as defined in s. 218.67(1) or a rural area of opportunity as defined in s. 288.0656(2)</li> </ul>	Signed. Effective July 1, 2023.		NA
8	<p><b>Flooding and Sea Level Rise Vulnerability Studies (HB 111)</b> (Chapter 2023-231)</p> <ul style="list-style-type: none"> <li>• Renumbers paragraph (b) of subsection (3) of F.S. section 380.093</li> <li>• Creates section 380.0937 - Public financing of construction projects within areas at risk due to sea level rise.</li> </ul>	Signed. Effective July 1, 2023.		Review Chapters: 8 Coastal Management, and 9 Conservation, CGMP.

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
9	<p><b>Department of Transportation (HB 1305)</b> (Chapter 2023-70)</p> <ul style="list-style-type: none"> <li>• Amends Subsection (3) of section 215.616, F.S. to allow the term of state bonds for federal aid highway construction to be 18 years.</li> <li>• Amends Subsection (6) of section 288.9606, F.S. to allow a corporation to use its bond proceeds to finance; and adds paragraph (d) to subsection (7) related to private entities financing the cost of acquisition or construction of a transportation facility.</li> <li>• Amends Subsection (6) of section 311.101, F.S. to allow the FDOT to provide 100% of intermodal logistics center infrastructure projects in eligible rural areas.</li> <li>• Adds subsection (2) to section 316.0777, F.S. related to automated license plate recognition systems; identifies “law enforcement agency”; identifies where and when such systems may be installed; and identifies responsible entity.</li> <li>• Renumbers Subsections (2), (3), and (4) of section 316.0777, F.S. as subsections (3), (4), and (5), respectively</li> <li>• Amends Subsection (7) of section 330.27, F.S. to clarify the meaning of “temporary airport”</li> <li>• Amends subsection (1), paragraphs (a) and (c) of subsection (2), and paragraph (e) of subsection (3) of section 330.30, F.S., which address approval of airport sites and the registration and licensure of airports</li> <li>• Adds Subsection (10) to section 332.007, F.S. to allow for the FDOT to fund 100% of eligible project costs at a publicly owned and operated airport without scheduled commercial service located in a rural community.</li> </ul>	Signed. Effective July 1, 2023.		Review Chapter 5, Transportaion, CGMP

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>Department of Transportation (cont'd) (HB 1305) (Chapter 2023-70)</b></p> <ul style="list-style-type: none"> <li>• Amends subsection (5) of section 334.044, F.S. to include powers and duties for electric vehicles use / charging stations and autonomous vehicles and context design for both.</li> <li>• Adds subsection (36) to section 334.044 to allow funding for trainin, testing, and licensing for full-time employees required o have a valid Class A or Class B commercial drivers license as condition of employment</li> <li>• Amends Section 337.025, F.S. to exclude low-bid design-build milling and resurfacing projects from eligible innovative techniques of highway and bridge design, construction, maintenance, and finance projects</li> <li>• Amends Paragraph (c) of subsection (6) and subsection (7) of section 337.11, F.S. to increase the amount of construction contracts that do not need to be advertised and competitively bid and to set terms for design-build contracts, respectively.</li> <li>• Amends Paragraph (i) of subsection (6) of section 339.175, F.S. to require certain MPOs to submit feasibility reports for consolidation with other contiguous MPOs.</li> <li>• Amends Subsection (1) of section 341.052, F.S. to address eligibility of public transit block grant program to Section 9 and Section 18 providers.</li> </ul>			

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>Department of Transportation (cont'd) (HB 1305) (Chapter 2023-70)</b></p> <ul style="list-style-type: none"> <li>Amends Paragraph (a) of subsection (1) of section 341.061, F.S. to assign the required transit safety standards to fixed-guideway systems located within locally-created independent special district having boundaries within two contiguous counties; requires the FDOT to conduct inspections of . fixed-guideway systems that are raised or have bridges.</li> <li>Amends Subsections (2) and (3) of section 341.071, F.S. to address transit productivity and performance measures related to farebox recovery ratio and where the productivity and performance measures are published, respectively.</li> <li>Adds subsection (5) to section 189.072, F.S. related to dissolution of an independent special district.</li> </ul>			

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
10	<p><b>Florida Shared-Use Nonmotorized (SUN) Trail Network (SB 106) (Chapter 2023-20)</b></p> <ul style="list-style-type: none"> <li>• Amends Section 260.014, F.S. to allow the FDOT to establish a program to recognize local communities as trail towns.</li> <li>• Amends subsections (1) and (4) of section 260.0142, F.S. to change the number, composition, and duties of the members of the Greenways and Trails Council.</li> <li>• Amends paragraph (d) of subsection (2) of section 260.016, F.S. to include prioritization of regionally significant trails.</li> <li>• Amends Subsection (4) of section 288.1226, F.S. to change the number and composition of the members of the Florida Tourism Industry Marketing Corporation.</li> <li>• Amends Paragraph (c) of subsection (4) of section 288.923, F.S. to include the promotion of the Greenways and Trails System and the Shared-Use Nonmotorized Trail Network, coordination with the FDEP, and promotion of heritage tourism as part of the Division of Tourism Marketing’s required 4-year marketing plan.</li> <li>• Amends Paragraph (a) of subsection (4) of section 320.072, F.S. to increase the amount of moneys used for the Shared-Use Nonmotorized Trail Network from \$25M to \$50M.</li> <li>• Amends Paragraph (a) of subsection (4) of section 335.065, F.S. to prioritize funding for regionally significant trails prioritized by or identified as critical linkage and trail connectedness by the Greenways and Trails Council.</li> </ul>	Signed. Effective July 1, 2023.		Review Chapter 5, Transportation, CGMP.

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	<p><b>Florida Shared-Use Nonmotorized (SUN) Trail Network (cont'd) (SB 106) (Chapter 2023-20)</b></p> <ul style="list-style-type: none"> <li>• Amends Paragraph (d) of subsection (7) of section 339.175, F.S. to have MPOs include trails or facilities that are regionally significant or critical linkages for the Florida Shared-Use Nonmotorized Trail Network in their Long Range Transportation Plans.</li> <li>• Amends Section 339.81, F.S. to restate the importance of, to include the wildlife corridor as part of, and to include network components that connect to it a part of the SUN Trail; to restates funding priorities and to establish reporting and coordination criteria for the SUN Trail.</li> <li>• Provides \$200 million as fixed capital outlay in FY23-24 to plan, design, and construct projects on the SUN Trail Network without deleting, deferring, delaying, or otherwise revising SUN-Trail projects programmed in the Department of Transportation's tentative 5-Year work program for Fiscal Year 2023-2024 through 2027-2028.</li> </ul>			



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11	<p><b>HB 425 Transportation (HB 425)</b> (Chapter 2023-197)</p> <ul style="list-style-type: none"> <li>• Amends subsection (1) of section 316.126, F.S. and republishes subsection (6) to include disable motor vehicles in the list of vehicles where a motorist is required to vacate the closest lane or slow to 20 MPH less than posted speed.</li> <li>• Reenacts paragraph (d) of subsection (2) of section 318.18 F.S. to incorporate the amendment above.</li> <li>• Creates Section 316.83, F.S. to establish autonomous vehicle grading standards.</li> <li>• Amends Subsection (2) of section 333.03, F.S. to clarify what criteria should be considered when adopting new airport zoning regulations as they relate to landfills and incompatible uses established in FAA-accepted noise studies.</li> <li>• Amends Subsection (35) of section 334.044, F.S. to clarify the FDOT's power to provide projects.</li> <li>• Creates Section 334.066, F.S. to establish Implementing Solutions from Transportation Research and Evaluating Emerging Technologies Living Lab (I-STREET) program within University of Florida with an advisory board to: <ul style="list-style-type: none"> <li>○ Conduct and facilitate research related to innovative transportation mobility and safety technology development and deployment:</li> <li>○ Be a resource for legislature, FDOT, local govts, MPOs, and private sector:</li> <li>○ Promote intercampus activities; and</li> <li>○ Annually report goals and status.</li> </ul> </li> </ul>	Signed. Effective July 1, 2023.		Review Chapter 5, Transportation, CGMP.

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>HB 425 Transportation (cont'd) (HB 425)</b> (Chapter 2023-197)</p> <ul style="list-style-type: none"> <li>• Amends Section 334.179, F.S. to prohibit someone from misrepresenting an aggregate is certified for use</li> <li>• Creates Section 334.181, F.S. to require local govts to accept electronic proof of delivery of materials on its transportation project.</li> <li>• Adds subsections (15), (16), and (17) to section 337.11, F.S. to require FDOT construction or maintenance contracts over navigable waterways to include marine general liability insurance, to require the FDOT stateize and record its efforts to reduce project costs, and to allow the FDOT to share up to 10% of its cost savings with its consultant; renumbers subsections (15) and (16)</li> <li>• Amends Subsection (1) of section 337.1101, F.S. regarding the resolution of protest of contract award</li> <li>• Amends Subsections (1) and (4) of section 337.14, F.S. regarding the anticipated construction costs of certain qualifying applicants and the expiration of existing certificates of qualification.</li> <li>• Amends Subsection (2) of section 337.168 F.S. to remove the exemption of potential bidders from the provisions of public records.</li> <li>• Amends Subsection (3) of section 337.408, F.S. related to news racks in a local municipality or County right-of-way.</li> <li>• Amends Paragraph (a) of subsection (1) of section 338.223, F.S. to address the timing of legislative approval of a proposed turnpike project.</li> </ul>			<p style="text-align: right;"><b>Page 33 of 36</b></p>

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>HB 425 Transportation (cont'd) (HB 425)</b> (Chapter 2023-197)</p> <ul style="list-style-type: none"> <li>• Amends paragraph (a) of subsection (2), subsection (6), paragraphs (a) and (b) of subsection (7), paragraphs (a) and (c) of subsection (8), and paragraph (c) of subsection (11) and adds paragraph (d) to subsection (11) of section 339.175, F.S. to: require cooperation among MPOs where more than one exists in an urbanized area; prohibit an MPO from producing or delivering capital projects on the State Highway System; and require an MPO to consider projects that improve the resilience of transportation infrastructure in its long range planing.</li> <li>• Creates Section 339.651, F.S. to address the funding, movement, and storage of construction aggregates in its transportation plans</li> <li>• Creates Section 339.84, F.S. to fund and promote career paths in Florida's road and bridge industry.</li> <li>• Amends Section 354.01, F.S. related to special officers assigned for the protection and safety of railroads.</li> <li>• Amends Section 354.02, F.S. related to the powers of the special officer</li> <li>• Amends Section 354.05, F.S. related to the term of office for a special officer</li> <li>• Amends Paragraph (f) of subsection (1) of section 784.07, F.S. related to the assault or battery of a special officer.</li> <li>• Amends Subsections (1) and (4) of section 943.10, F.S. to include special officer in the definitions.</li> </ul>			

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<p><b>Challenges to Local Ordinances (SB 170)</b> (Chapter 2023-309)</p> <ul style="list-style-type: none"> <li>• Chapter 125.66 (3)(a) requires BCC to prepare a business impact estimate and it must be posted on the County website. Does not apply to ordinances relating to Part II of Chapter 163 relating to growth policy, county and municipal planning, and land development agreements, and development permits.</li> <li>• Chapter 125.675(5) This section (5) does not apply to Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits; The preceding sections have the following exemption.</li> </ul> <p>(5) This section does not apply to:</p> <ul style="list-style-type: none"> <li>(a) Ordinances required for compliance with federal or state law or regulation;</li> <li>(b) Ordinances relating to the issuance or refinancing of debt;</li> <li>(c) Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;</li> <li>(d) Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a county government;</li> <li>(e) Emergency ordinances;</li> <li>(f) Ordinances relating to procurement; or</li> <li>(g) Ordinances enacted to implement the following:</li> </ul>	NA		NA

	<b>2023 Changes to Ch 163, F.S.</b>	<b>Ch. 163, Florida Statutes Citations</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed by Element.</b>
	<ol style="list-style-type: none"> <li>1. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;</li> <li>2. Sections 190.005 and 190.046;</li> <li>3. Section 553.73, relating to the Florida Building Code; or</li> <li>4. Section 633.202, relating to the Florida Fire Prevention Code.</li> </ol>			

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

**RESOLUTION NUMBER**

**A RESOLUTION TO INITIATE EAR BASED AMENDMENTS TO THE MARTIN COUNTY  
COMPREHENSIVE GROWTH MANAGEMENT PLAN NECESSARY TO COMPLY WITH  
SECTION 163.3191(1), FLORIDA STATUTES**

**WHEREAS**, the Board of County Commissioners of Martin County, Florida adopted the Comprehensive Growth Management Plan on February 20, 1990.

**WHEREAS**, The Local Community Planning Act, Section 163.3191(1), Florida Statutes, requires that every seven years Martin County determine whether the need exists for amendments to the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated.

**WHEREAS**, Martin County has notified the State Land Planning Agency that it has evaluated its Comprehensive Growth Management Plan, pursuant to Section 163.3191(1), Florida Statutes, and has determined that amendments to the comprehensive plan are necessary to address changes in state requirements.

**WHEREAS**, Section 1-11, Amendment Procedures, Martin County Comprehensive Growth Management Plan, states that the Martin County Board of County Commissioners or the Local Planning Agency may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan.

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

The Martin County Board of County Commissioners hereby initiates text amendments to all elements of the Martin County Comprehensive Growth Management Plan necessary to address changes in state requirements, pursuant to Section 163.3191(1), Florida Statutes.

**DULY PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF MARCH, 2024.**

**ATTEST:**

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

**BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER**

**BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN**

**APPROVED AS TO FORM  
& LEGAL SUFFICIENCY:**

**BY: \_\_\_\_\_  
SARAH W. WOODS  
COUNTY ATTORNEY**

## Providers

Continued from Page 23A

country, said David Bowman, a spokesperson for the Health Resources and Services Administration, which manages the shortage designations. He said more than 80% of clinicians who get such scholarships or loan repayments continue to practice in shortage areas beyond their obligation of several years.

But that doesn't mean they stick around forever. Justin Markowski, a Yale School of Public Health doctoral student, co-authored the Health Affairs study that found the federal shortage designation makes no difference in upping physician density long-term. He is skeptical of policy ideas that promise big primary care fixes. That includes the Biden administration's investment in more scholarships and loan repayments through the National Health Service Corps.

"You're just throwing more money at a set of programs that don't really seem to work," he said. "We'll see in a few years, but I'll be shocked if it actually moved any physicians or any other advanced practice providers."

One possible explanation for the persistence of shortage areas is that such incentives are too small or too fleeting.

But another issue is how shortages are measured. The government considers geographic shortage areas, now numbering just over 1,000, but also population groups such as migrant farmworkers and individual facilities such as prisons that lack enough providers. Yet it's up to state offices to identify populations and locations that might qualify as shortage areas and submit them to HRSA, which then scores the extent of any shortages. The funding and staffing for those state offices vary, creating an uneven foundation from which to map actual shortages.

"Some states became very adept at the equivalent of gerrymandering, where they were piecing together census blocks or census tracts in odd shapes in order to maximize the areas that are eligible," said Stephen Petterson, a senior scholar at the Robert Graham Center, a policy think tank in Washington, D.C., that focuses on primary care.

The federal Government Accountability Office has highlighted such issues since at least 1995, when it released a report identifying widespread data problems with the shortage area system and concluding it had "little assurance that federal funds are used where most needed." The report noted one of the persistent shortcomings is that the system counts only physicians, not other key primary care providers.

Since 1998, federal officials have made three attempts to update the 1970s-era rules that define what counts as a shortage area. The authors of the Affordable Care Act tried most recently, tasking a committee of experts to decide on an update.

Among other things, the committee concluded in its 2011 report that nurse practitioners, physician assis-

tants, and certified nurse midwives should be counted as primary care providers.

But the recommendations fell short by just a handful of votes.

"We failed and the committee as a whole failed and HRSA failed by not moving the process forward," said Petterson, who presented to the committee on how to comprehensively measure primary care.

Steve Holloway, who directs the Colorado health department's Primary Care Office, served on the committee. Without action at the federal level, he led a team to create Colorado's own health professional shortage area designations that factor in nurse practitioners and physician assistants, not just doctors.

He said it's taken about six years to create a tool and map of Colorado to answer a deceptively simple question: "How many actual flesh-and-blood, live clinicians are seeing patients?"

Ed Salsberg, who was the lead federal government representative on that committee and who headed HRSA's National Center for Health Workforce Analysis, said the rest of the nation needs more precise data, too.

"It's so important for the nation to target its resources to the highest-need communities," he said. "It's time again to try one more time to develop an improved methodology."

In the past few years, more readily available data from insurance claims has allowed researchers to distinguish the medical providers who are practicing primary care from those who have specialized or retired.

Candice Chen, an associate professor of health policy and management at George Washington University, used claims data that reflects one large slice of the American population — about 66 million Medicaid beneficiaries — to map the primary care workforce.

Meanwhile, Monica O'Reilly-Jacob, a nurse-scientist who recently moved from Boston College to Columbia University's School of Nursing, studied Medicare claims to conclude that fewer than 70% of physicians typically considered primary care providers were actually providing primary care. The rest, she said, often find more lucrative positions, such as subspecializing or working in hospitals. By contrast, nurse practitioners are likely undercounted. Her study found that close to half are providing primary care.

But such publicly available data leaves out much of the country, given that fewer than 40% of Americans are insured through Medicaid or Medicare.

"There's no government organization that's tracking: Who trained in what, where, and where are they now, and what are they practicing," said Alison Huffstetter, medical director of the Robert Graham Center. "And if we don't know who is doing what kind of care — and where — then there is no way for us to equitably manage the patient-to-clinician ratio across every state."

In Costilla County, Martinez finally found someone to provide primary care: an experienced physician assistant who moved from Texas in December.

The physician assistant's presence should bump

the county out of its dire shortage, according to Colorado's measure. But since he isn't a physician, he'll remain invisible in the national data and Costilla County will likely remain on the books as a federal shortage area.

Data reporter Hannah Recht, data editor Holly K. Hacker, and rural editor/correspondent Tony Leys contributed to this report.

KFF Health News, formerly known as Kaiser Health News, is a national newsroom that produces in-depth journalism about health issues.

Martin County - Growth Management

N/A

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### NOTICE OF PUBLIC PRESENTATION

EVALUATION AND APPRAISAL REPORT (EAR)  
Martin County Comprehensive Plan

The Martin County Local Planning Agency will conduct a public presentation regarding the Evaluation and Appraisal Report on **February 15, 2024**, beginning at **7:00 P.M.**, or as soon thereafter as the item may be heard.

The Martin County Board of County Commissioners will conduct a public presentation regarding the Evaluation and Appraisal Report on **February 20, 2024**, beginning at **9:00 A.M.**, or as soon thereafter as the item may be heard.

Both public presentations will consider the following:

The Treasure Coast Regional Planning Council (TCRPC) conducted two public workshops about the Evaluation and Appraisal Report (EAR) on the Comprehensive Growth Management Plan. These workshops provided the public the opportunity to learn about the process and about changes to state statute.

Every seven years the state requires that all local governments update their comprehensive plans to, at a minimum, reflect recent changes in state statute. Additionally, the EAR process provides an opportunity for local governments to address community concerns and desires within the comprehensive plan.

All interested persons are invited to attend and be heard. Both public presentations 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 SE Monterey Road, Stuart, Florida 34996. Clyde Dulin, Comprehensive Planning Administrator at 772-288-5495 or email: cdulin@martin.fl.us

Persons with disabilities who need an accommodation in order to participate in these proceedings 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 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

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**Board of County Commissioners**

**3/5/2024**

**EAR**

**PUBLIC COMMENT**

**August 23, 2023**

**thru**

**February 9, 2024**

**From:** [Bert Krebs](#)  
**To:** [Dana Little](#)  
**Cc:** [Clyde Dulin](#)  
**Subject:** RE: MC EAR - Interview  
**Date:** Wednesday, August 23, 2023 5:12:25 PM

---



Hi Dana – thanks for speaking with me. I enjoyed the conversation and after we finished I picked up the Civic Art book we touched on and opened it randomly and fell onto the parks and gardens section. It made me think about our conversation on open space, climate change, heat, as well as the State changes with affordable housing. Perhaps as part of the benefits of being able to develop high density housing in the commercial and industrial zones, there should be an extensive, heavy open space/park/tree planting requirement to provide the larger number, denser concentration of people with outdoor space that they/we can all share, utilize and benefit from outside, as well as reduce sun reflecting off paving heating the climate which typically occurs in commercial and industrial sites. Just a thought. Thanks again.

**Bert Krebs**  
[bkrebs@iw-hs.com](mailto:bkrebs@iw-hs.com)

---

**From:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>  
**Sent:** Tuesday, August 15, 2023 5:01 PM  
**To:** Bert Krebs <[BKrebs@iw-hs.com](mailto:BKrebs@iw-hs.com)>  
**Cc:** Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
**Subject:** RE: MC EAR - Interview

Hi thank you for responding and that date and time works. I will send you an invite with a Go To Meeting link.

Dana

---

**From:** Bert Krebs <[BKrebs@iw-hs.com](mailto:BKrebs@iw-hs.com)>  
**Sent:** Tuesday, August 15, 2023 4:59 PM  
**To:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>  
**Cc:** Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
**Subject:** RE: MC EAR - Interview

Hi Dana – sorry to be so long in replying. can we schedule a virtual meeting Wednesday 8/23 at 4pm?

**Bert Krebs**  
[bkrebs@iw-hs.com](mailto:bkrebs@iw-hs.com)

---

**From:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>  
**Sent:** Monday, August 14, 2023 2:38 PM  
**To:** Bert Krebs <[BKrebs@iw-hs.com](mailto:BKrebs@iw-hs.com)>  
**Cc:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>; Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>

**Subject:** FW: MC EAR - Interview

Good afternoon Mr. Krebs.

I am reaching out again to see if you are interested in discussing the County's EAR Process (see previous email below).

The time slots I currently have are:

Friday, August 18<sup>th</sup> (all day)

Tuesday, August 22<sup>nd</sup> (all day)

Wednesday, August 23<sup>rd</sup> (all day)

Interview would be held at our office or virtually which ever you prefer.

I look forward to hearing your response.

Thank you,

Dana

---

**From:** Dana Little

**Sent:** Wednesday, July 19, 2023 2:15 PM

**To:** [bkrebs@iw-hs.com](mailto:bkrebs@iw-hs.com)

**Cc:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>; Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>

**Subject:** MC EAR - Interview

Good afternoon Mr. Krebs.

My name is Dana Little and I am the Urban Design Director for the Treasure Coast Regional Planning Council (TCRPC) based in Stuart, Florida. Our public agency is working with the Martin County Growth Management Department (GMD) on the public outreach component of the state mandated Evaluation and Appraisal Report (EAR) to review and update the county's Comprehensive Growth Management Plan. Every seven years the state requires that all municipalities and local governments update their comprehensive plans to, at a minimum, reflect recent legislative changes. In addition, the EAR process is also an opportunity for local governments to address community concerns and desires within the comprehensive plans.

Part of the TCRPC outreach process is to conduct a number of individual interviews to discuss recent legislative changes and explore those community concerns and desires. You have been selected by County Commissioner Jenkins as one of his candidates to be interviewed. Our team will be conducting the interviews in person at our offices (see address below) or virtually at your request. Each interview will be scheduled for one hour. The time slots that we currently have available are:

Tuesday, July 25<sup>th</sup> (all day except 11:00 am)

Wednesday, July 26<sup>th</sup> (morning)

Thursday, July 27<sup>th</sup> (morning and early afternoon)

Thursday, August 3<sup>rd</sup> (all day)

Friday, August 4<sup>th</sup> (all day)

Additional dates and times will be added after August 4<sup>th</sup> as needed. Please respond via email with your willingness to participate, dates and times that work for you (please keep in mind these are constantly being scheduled), and whether or not you would like to meet in person or virtually. If you prefer the virtual option a link to Go To Meeting will be provided with your email meeting confirmation/invite.

Thank you for your consideration and we look forward to collaborating with you on this important effort.

Dana

**Dana P. Little**

Urban Design Director  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, FL 34994  
Tel. 772-221-4060  
Fax. 772-221-4067  
Website: [www.tcrpc.org](http://www.tcrpc.org)

**From:** [Clyde Dulin](#)  
**To:** [Patricia Higginbotham](#); [Tom Whittington](#)  
**Cc:** [Paul Schilling](#); "[Dana Little](#)"  
**Subject:** RE: Public Workshop  
**Date:** Tuesday, August 29, 2023 4:22:00 PM

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Hello,

Yes. Mr. Whittington is welcome to make public comment on this subject at the workshop tonight. And, this email will be included in the file of public comments included with the Evaluation and Appraisal Report.

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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

From: Patricia Higginbotham <[comaide2@martin.fl.us](mailto:comaide2@martin.fl.us)>  
Sent: Tuesday, August 29, 2023 3:46 PM  
To: Tom Whittington <[tom@manateepocketyachtsales.com](mailto:tom@manateepocketyachtsales.com)>  
Cc: Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
Subject: RE: Public Workshop

Let me forward your question to the Growth Management Division who is overseeing this workshop. This is the flyer that provides more details.

Regards,

Patricia Higginbotham  
Commission Aide-District 2  
Commissioner Stacey Hetherington  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-288-5421 (f) 772-288-5432

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

From: Tom Whittington <[tom@manateepocketyachtsales.com](mailto:tom@manateepocketyachtsales.com)>  
Sent: Tuesday, August 29, 2023 12:00 PM  
To: Stacey Hetherington <[shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)>  
Cc: Justin Beard <[jbeard@miatc.org](mailto:jbeard@miatc.org)>  
Subject: Public Workshop

This Email Sent From External Sender

Thanks for having this.

Our association's concern is the loss of working marinas like Four Fish and Rio.

Even the very nice Atlantic Point Marina is not a working marina.

Would this workshop be an appropriate time for me to voice our concerns?

Thank you.

Tom

Tom Whittington  
Manatee Pocket Yacht Sales  
Tom@ManateePocketYachtSales.com  
"Getting You The Best Possible Price For Your Boat"  
772-834-6390

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#)  
**Subject:** FW: NO COMP PLAN REVISIONS  
**Date:** Tuesday, January 16, 2024 8:43:00 AM

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Public Comment for the EAR

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** Meredith Hughes <meredithshughes@gmail.com>  
**Sent:** Monday, January 15, 2024 4:33 PM  
**To:** Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** NO COMP PLAN REVISIONS



- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Meredith Hughes  
79 N Beach Rd, Hobe Sound, FL 33455  
President, Jupiter Island Garden Club

**From:** [Clyde Dulin](#)  
**To:** "Dana Little"  
**Subject:** FW: No comp plan revisions  
**Date:** Tuesday, January 16, 2024 8:43:00 AM

---

Public Comment for the EAR

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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

From: Kate <katmill@ix.netcom.com>  
Sent: Monday, January 15, 2024 3:03 PM  
To: Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
Subject: No comp plan revisions

This Email Sent From External Sender

- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them Kate Miller Jupiter Island Garden Club



**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#)  
**Subject:** FW: Call to Action  
**Date:** Tuesday, January 16, 2024 12:18:00 PM

---

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** LINDA BOOTHBY <lkb8@aol.com>  
**Sent:** Tuesday, January 16, 2024 12:07 PM  
**To:** Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** Call to Action



No Comp Plan Revisions Please!

## - Limit the influence of developers on growth and development in Martin County

- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them.

Linda Boothby, Jupiter Island Garden Club

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: No Comp Plan Revisions  
**Date:** Thursday, January 18, 2024 8:43:00 AM

---

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Sent:** Wednesday, January 17, 2024 9:49 AM  
**To:** Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
**Subject:** FW: No Comp Plan Revisions

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

---

**From:** Debbie Spoehel <[dews75@mac.com](mailto:dews75@mac.com)>  
**Sent:** Tuesday, January 16, 2024 8:49 PM  
**To:** Debbie Spoehel <[dspoehel@icloud.com](mailto:dspoehel@icloud.com)>  
**Subject:** No Comp Plan Revisions



I would like to add my voice to the following:

- Limit the influence of developers on growth and development in Martin County
- **Do not** change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development

**-- Protect agricultural lands and conservation property, protect wildlife and natural resources**

-- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements

-- Maintain strict density and height limits and require new development to be harmonious with existing development

-- Enforce the rules that are in place; don't change them because developers don't like them!

Respectfully submitted,

**Debbie Spoehel**

Jupiter Island Garden Club

703.867.1247

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: Martin county  
**Date:** Thursday, January 18, 2024 8:41:00 AM

---

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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**From:** Jody Bush <nana2020@comcast.net>  
**Sent:** Wednesday, January 17, 2024 8:55 PM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Martin county



*Dear Commissioners:*

- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Sincerely,  
Josephine Bush

Member of the JIGarden Club

Sent from my iPad

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: Voter request  
**Date:** Thursday, January 18, 2024 8:44:00 AM

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Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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**From:** Carole Hunter <carolehunter@gmail.com>  
**Sent:** Wednesday, January 17, 2024 9:24 AM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Voter request



Dear Legislators, Before your meeting tomorrow, I hope you will remember these guidelines for consideration. Please remember how special Martin county is and how voters want to keep it that way. Thank you, Carole Hunter, Member of the Jupiter Island Garden Club

Limit the influence of developers on growth and development in Martin County

- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: No Comp Plan Revisions  
**Date:** Thursday, January 18, 2024 12:23:00 PM

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Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** Susan Cathcart <susanscathcart@gmail.com>  
**Sent:** Thursday, January 18, 2024 10:54 AM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** No Comp Plan Revisions



Dear Martin County Commissioners,

I am writing you regarding protecting Martin County from further development. Please.....

- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Thank you for your consideration regarding this very serious matter.

Sincerely,  
Susan Cathcart  
Jupiter Island Garden Club member

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: Do Not Change the Comp Plan  
**Date:** Thursday, January 18, 2024 10:39:00 AM

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Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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**From:** Dutch Jones <ecdutchman2@gmail.com>  
**Sent:** Thursday, January 18, 2024 10:37 AM  
**To:** Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Do Not Change the Comp Plan



Dear Commissioners,

We came to Hobe Sound because of the rural nature of this part of the county, and the beauty of the St Lucie and Loxahatchee rivers. I fish both of these rivers, and I am very concerned about the impact of development on these threatened waterways.

Please, do not give in to the pressure from developers to modify the Comp Plan. We like Hobe Sound and the Bridge Road corridor the way it is. We are supporters of the Loxa-Lucie Headwaters Initiative, and we ask you to support the agenda of the Guardians of Martin County:

- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements



- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Thank you for considering our views.

E. C. Jones and Leslie M. Jones,  
Residents of the Medalist Village in Hobe Sound.

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: No Comp Plan Revisions  
**Date:** Thursday, January 18, 2024 1:30:00 PM

---

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Sent:** Thursday, January 18, 2024 1:26 PM  
**To:** Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>  
**Subject:** FW: No Comp Plan Revisions

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

---

**From:** Diane Nachtwey <[pnachtwey@ymail.com](mailto:pnachtwey@ymail.com)>  
**Sent:** Thursday, January 18, 2024 10:52 AM  
**To:** Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Subject:** No Comp Plan Revisions



- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirement
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Diane Nachtwey, Resident Martin  
9716 SE Sandpine Lane, Hobe Sound Florida 33455

*Diane Nachtwey*  
[pnachtwey@ymail.com](mailto:pnachtwey@ymail.com)  
917-696-7981

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: NO COMPREHENSIVE PLAN REVISIONS  
**Date:** Thursday, January 18, 2024 12:35:00 PM

---

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

---

**From:** Lyda Roth <lyda52@aol.com>  
**Sent:** Thursday, January 18, 2024 12:25 PM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** NO COMPREHENSIVE PLAN REVISIONS



ATTENTION,

MARTIN COUNTY COMMISSIONERS: Ms. Sarah Heard, Mr. Harold Jenkins, Mr. Edward Ciampi, Mr. Doug Smith, Ms. Stacey Hetherington, Mr. Don Donaldson

COMPREHENSIVE PLANNING ADMINISTRATOR: Mr. Clyde Dulin

GROWTH MANAGEMENT DIRECTOR: Mr. Paul Schilling

As a resident homeowner in Martin County, I urge you to consider the following items related to "NO COMPREHENSIVE PLAN REVISIONS"

-- Limit the influence of developers on growth and development in Martin County

-- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner

-- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development

-- Protect agricultural lands and conservation property, protect wildlife and natural resources

-- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements

-- Maintain strict density and height limits and require new development to be harmonious with existing development

-- Enforce the rules that are in place; don't change them because developers don't like them

Respectfully submitted,

Jeffrey W. Roth and Lyda E. Roth  
Martin County Residents/Homeowners  
Medalist Village Club

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#); ["Jessica Seymour"](#)  
**Subject:** FW: Comp Plan  
**Date:** Thursday, January 18, 2024 9:13:00 AM

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Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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**From:** Carolyn Rubenstein <carolynrubenstein1@me.com>  
**Sent:** Thursday, January 18, 2024 9:10 AM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** Comp Plan



Dear Commissioners,

I have been a resident of Martin County since 2006. I moved here because it reminded me of "old Florida". I liked that you limited the height of buildings and that signs were low. Please do not change the comp plan or we will become like Boca.

PLEASE:

- Limit the influence of developers on growth and development in Martin County
- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be harmonious with existing development
- Enforce the rules that are in place; don't change them because developers don't like them

Carolyn Rubenstein  
6236 SE Moss Ridge Pointe  
HOBE SOUND, FL, 33455

[carolynrubenstein1@mac.com](mailto:carolynrubenstein1@mac.com)

**From:** [Clyde Dulin](#)  
**To:** ["Dana Little"](#)  
**Subject:** FW: No Comp Plan Revisions  
**Date:** Monday, January 22, 2024 11:58:00 AM

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**From:** Peter Nachtwey <phnachtwey@outlook.com>  
**Sent:** Saturday, January 20, 2024 9:10 PM  
**To:** Sarah Heard <sheard@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>  
**Subject:** No Comp Plan Revisions



Dear Commissioners and Officials

I am writing to you as a concerned citizen of Martin County regarding planning for the inevitable growth that our County is, and will continue to, experience. I am not a NIMBY by nature, however one of the things that attracted me to Hobe Sound and Martin County is the wonderful beauty of our natural surroundings, and ensuring we do not let developer interests exploit our natural assets for short term profits is a huge concern for me and my constituents.

In that light, I respectfully ask that you prioritize the following as you consider updates to, and implementation of, our COMP plan:

## - Limit the influence of developers on growth and development in Martin County

- Do not change the Comp Plan on a development-by-development basis; address growth in a holistic manner
- Prevent traffic from choking our roadways; consider how traffic patterns will be impacted by proposed development
- Protect agricultural lands and conservation property, protect wildlife and natural resources
- Provide incentives for developers to create affordable housing and monitor and enforce affordable housing requirements
- Maintain strict density and height limits and require new development to be



harmonious with existing development

-- Enforce the rules that are in place; don't change them because developers don't like them

I would be happy to speak, or meet with any of you, in person on the future direction of our wonderful County!

Sincerely yours,  
Peter H. Nachtwey  
President, Medalist Village HOA

Sent from my iPhone

**From:** [Paulette MacDonald](#)  
**To:** [Clyde Dulin](#)  
**Subject:** Building  
**Date:** Saturday, January 27, 2024 5:11:44 PM

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This Email Sent From External Sender

Sent from my iPhone stop all the building in Martin county there is so much land in Florida we do not want to be overwhelmed

**From:** [lauren Cohen](#)  
**To:** [Doug Smith](#); [Harold Jenkins](#); [Stacey Hetherington](#); [Sarah Heard](#); [Edward Ciampi](#); [Clyde Dulin](#)  
**Subject:** Stop the bleed  
**Date:** Sunday, January 28, 2024 8:31:34 PM

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Please stop the overdevelopment! We don't want it, save our county! Did you sell your souls to the devil? Destroying our community is not why you ran for office, please stop the hemorrhaging now!

Elections are fast approaching and we the community are watching!

Lauren Cohen  
772-341-2614

[Sent from Yahoo Mail for iPhone](#)

**From:** [Kevin Sharkey](#)  
**To:** [Clyde Dulin](#)  
**Subject:** Uncontrolled Growth  
**Date:** Sunday, January 28, 2024 3:49:07 PM

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This Email Sent From External Sender

Clyde, I sent this to all the commissioners. You have worked for the county under several administrations. Some good, some not so good. What is being allowed now makes me sick and I'm hoping you will try to guide them in a different direction. When a contractor tells you enough is enough, please take it to heart! (SEE BELOW)

Sincerely

Kevin

Mrs. Hetherington, as a resident of Martin County for over 35 years and a contractor I have seen growth but never like today. Take a drive down Becker Road, is that what you want for Martin County? It has to stop on your watch or frankly I don't know anyone that will support you or the other Commissioners. The tide has turned and we look to you to stand up and call a halt to this insanity. Yes, I am sending this to the other Commissioners. This is a small town, we all know each other, and I know your heart is in saving Martin County, please have a change of heart on this issue. As you can put a good list of your accomplishments, so can I. Recognize that the winds have shifted and change your course. Sincerely, Kevin Sharkey

Kevin Sharkey  
Sharkey Air LLC  
Sent from my iPhone

**From:** [David Evans](#)  
**To:** [Clyde Dulin](#)  
**Subject:** Over development  
**Date:** Saturday, February 3, 2024 11:48:53 AM

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What the hell ! How can you approve of all this development!  
I'm beyond disappointed, I'm shocked and saddened by this out of control development!!!!  
I'm a voter and I've had it !

**From:** [Ron Dawes](#)  
**To:** [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Clyde Dulin](#)  
**Cc:** [Daryl Dawes](#); [anncapozzi@yahoo.com](mailto:anncapozzi@yahoo.com); [pmc3831@aol.com](mailto:pmc3831@aol.com)  
**Subject:** Comprehensive Growth Plan  
**Date:** Monday, February 5, 2024 8:53:41 AM

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Ladies and Gentlemen,

First of all, thank you for your time and efforts during this high growth period. I know we can't and don't want to stop progress, however, like anything else, there can be too much, too soon. I sincerely hope you have the current residents in mind when you consider all your options for our county. Most of us came here rather than north or south of Martin County because of the scenic areas nearby and a somewhat country way of life. Personally, we have enjoyed many happy years in Martin County as did my father before us. I know growth is inevitable, but it appears to be going now at supersonic speed. You know better than me, however, it does appear that many of the sites being developed are done so with exceptions such as number of dwellings per acre which usually mean homes built very close to each other which maintains our already cookie cutter development reputation.

There are sincere concerns about dilutions of our current Comprehensive Growth Plan. I won't try to mention all the reasons for careful and thoughtful reasoning as we progress into the future. You have heard them all. Do we want to be a great place to live, or do we end up with an average area reputation with too much traffic like the Gulf area and areas south of us? Many of the current homeowners know that we will have growth, but does it really bode well for our collective futures taking shortcuts and planning poorly? What is our collective good if we continue to do what we are doing?

I hope you don't think the rate of growth and the type of growth we are seeing now is positive for all your constituents. It really is not. All I ask is that, as my mother always said, think before you do what you are considering and how it will affect the family. Your Martin family doesn't appear to like what is going on. I'm very concerned too. Please don't turn our beautiful and scenic county into an amusement park, like the Villages atmosphere.

Thank you for your consideration.

Ron, Ronald, Dawes  
1250 SW Eagleglen Pl  
Stuart Florida 34997

313-910-0397

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: LID Con Links  
**Date:** Thursday, February 8, 2024 4:34:35 PM

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**From:** Jim and Kim Moir <[benchcat@aol.com](mailto:benchcat@aol.com)>  
**Sent:** Thursday, August 31, 2023 1:48 PM  
**To:** Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>  
**Subject:** Fw: LID Con Links

Hi Dana,

I hope you are feeling better and test negative soon. I think the COMP plan workshop was successful at gaining public input and probably for putting County Administration on notice that there is substantial dis-satisfaction with the way the county is managing growth. Obviously "town hall" meetings and "workshops" attract a certain segment of a community and we are likely living in ever increasingly complex echo chamber. I'm forwarding to you an electronic copy of our marketing brochure for the LID/ Green Infrastructure Conference on October 19th and 20th, up in Rockledge FL. I would be honored if you could share the information as far and wide as you are able. I'd be extra pleased if you could attend in person. I do think that some of legislative preemptions are likely to make some of the benefits of LID even more attractive to local municipalities if the conversation is had in light of the changing environment and population pressures. Thanks for engaging with the community and doing your exceptional best to communicate difficult issues.  
Respectfully, Jim

----- Forwarded Message -----

**From:** Jim Moir <[jim\\_moir@mrcirl.org](mailto:jim_moir@mrcirl.org)>  
**To:** [benchcat@aol.com](mailto:benchcat@aol.com) <[benchcat@aol.com](mailto:benchcat@aol.com)>  
**Sent:** Thursday, August 31, 2023 at 01:11:09 PM EDT  
**Subject:** Fwd: LID Con Links

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

From: **Jim Moir** <[jim\\_moir@mrcirl.org](mailto:jim_moir@mrcirl.org)>  
Date: Thu, Aug 31, 2023 at 1:10 PM  
Subject: Fwd: LID Con Links  
To: <[jbmoir@aol.com](mailto:jbmoir@aol.com)>

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

From: **Steve Sharkey MRC** <[sharkeymrc@gmail.com](mailto:sharkeymrc@gmail.com)>  
Date: Wed, Aug 30, 2023 at 11:50 AM  
Subject: LID Con Links  
To: Jim Moir <[jim\\_moir@mrcirl.org](mailto:jim_moir@mrcirl.org)>

Hi,

Babcock Ranch Article, which includes the registration info  
<https://savetheirl.org/whats-new/a-sustainable-tomorrow-for-development/>

Direct link for conference details and registration  
<https://2023mrclidcon.eventbrite.com/?aff=jm>

Resource packet for vendors, exhibitors, and sponsors  
<https://savetheirl.org/MRC-2023-LID-Con.pdf>

Let me know if you need something other or special.

This is also the time to invite the major advocate groups to the party.

Thank you,

Steve



**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Martin County Comprehensive Plan  
**Date:** Thursday, February 8, 2024 4:28:08 PM

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**From:** Jean Dono <jeandono3@gmail.com>  
**Sent:** Wednesday, August 2, 2023 3:14 PM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Subject:** Martin County Comprehensive Plan

Dear Mr. Little,

I am a long-time resident of Martin County and I am interested in following the Evaluation and Review process for the Martin County Comprehensive Plan.

I am aware there is a public meeting on August 29. Unfortunately, I will be out-of-town and would like to know if the meeting will be live or recorded on MCTV or other media.

Also, is there a mailing list where people can get updates on what is going on, such as minutes from the meeting, etc.

Your help in this matter is greatly appreciated.

Regina Wood  
Palm City, Florida

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Comprehensive Plan  
**Date:** Thursday, February 8, 2024 4:41:13 PM  
**Attachments:** [~WRD0000.jpg](#)

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**From:** Clyde Dulin <cdulin@martin.fl.us>  
**Sent:** Friday, January 19, 2024 8:15 AM  
**To:** Dana Little <dlittle@tcrpc.org>; Jessica Seymour <jseymour@tcrpc.org>  
**Subject:** FW: Comprehensive Plan

Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department  
Martin County Board of County Commissioners  
(772) 221-2327 (o)

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**From:** SHARON <smcginn1@sbcglobal.net>  
**Sent:** Thursday, January 18, 2024 5:08 PM  
**To:** Comish <Comish@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** Comprehensive Plan

Image removed by sender.



The proposed changes to the Rural lifestyle in the comprehensive plan have elements that I believe can be, and should be, changed in order to protect our lifestyle. I hope to get these issues into the workshop.

1. the applicant who is asking for the changes to the RLS does not need the description to allow property within a mile of the **freestanding USB** in order to move forward with his project. Allowing development next to or a mile from the FSUSB will put **a pin on the map in northern MC adjacent to St Lucie and Becker blvd. I don't understand how we can allow ourselves to become exposed to growth along this area of SLC.**
2. One of the protections within the current RLS limited the utilities within a PUD designated as RLS to be restricted for use on within the PUD. Now you are proposing to change that boundary to definition to RLS. The developer did not request this change so it should be removed. I can see this a way to start a daisy chain of development across our agricultural lands. **This does not give me and confidence that we are limiting the scope of changes to our comprehensive that provide the best protection to the quality of life in MC.**
3. One of the protections we also had was the restriction of RLS to have to follow sewage as outlined in chpt 10 of the compl plan. Now we giving them 2 ways to avoid these conditions. One it doesn't matter how **close they are to utilities** they can choose not to connect. Second, we are allowing **weak language of "reasonable cost"** as an exception to not to connect. MC is undergoing a transformation to protect our water and water table. **I don't think you are dedicated to our clean water protection initiate if you allow these changes to become part of RLS. This is a big step IN THE WRONG DIRECTION.**

**Regards,**  
Sharon McGinnis

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*The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Martin County EAR workshop  
**Date:** Thursday, February 8, 2024 4:41:40 PM

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**From:** Virginia Sherlock <vsherlock@lshlaw.net>  
**Sent:** Friday, January 19, 2024 8:32 PM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Cc:** Clyde Dulin <cdulin@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Commissioner Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; hjenkins@martin.fl.us; Greg Braun <Dgregbraun@aol.com>; Commissioner Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>  
**Subject:** Martin County EAR workshop

Dana,

Please try to understand why so many people at last night's EAR workshop at the Blake Library complained that there was a lack of communication and failure to notify residents of the meeting, which was far more sparsely attended than the first workshop.

You said you were offended by the complaints and said you believed the workshop was well advertised because it was posted on Facebook, Instagram, Twitter (X) and other social media platforms as well as the County website.

I am one of many Martin County residents who do not use social media platforms. In fact, your survey results confirmed that a majority of residents who are actively participating in the process are over the age of 65, and I imagine many of them do not use social media.

I visit the County website several times a week, and I saw no notice of the January 18 workshop conspicuously posted. In fact, I found out about the workshop only a few days in advance when another resident asked me if I was aware of a meeting at the Blake Library and asked if I could explain what the purpose of the meeting was. I then reviewed the County calendar and when I realized the meeting was the second EAR workshop, I notified

as many citizens as I could. It was, however, too late for many interested residents to make arrangements to attend.

At the first workshop, TCRPC had attendees provide their names, addresses and e-mail contact information. I assumed that you asked for our e-mail addresses so you could notify participants of future meetings, survey results and other matters related to the EAR process. The sign-in sheet for last night's workshop also requested e-mail contact information.

But I have heard nothing at all from TCRPC following the first workshop and I have not received any e-mail communications from TCRPC about the EAR process following the workshop in August of last year.

What is the purpose of collecting citizens' e-mail addresses if you are not going to use them to notify us of matters related to the EAR process? Are you providing our contact information to other agencies and entities?

It is not unreasonable for residents who attended either workshop to assume that TCRPC collected e-mail information for the purpose of keeping us posted on the progress of the review. It is not unreasonable for residents to have expected an e-mail notification of the second workshop as well as more prominent posting on the County website.

I do not agree that posting notices on social media is adequate advertisement of workshops or other matters related to the EAR review. And I share the disappointment of many residents who do not believe public participation has been adequately encouraged or facilitated by TCRPC in the EAR review process.

Ginny Sherlock  
LITTMAN, SHEROCK & HEIMS, P.A.  
P.O. Box 1197  
Stuart, FL 34995  
(772) 287-0200  
[www.LSHLaw.net](http://www.LSHLaw.net)

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Martin County EAR workshop  
**Date:** Thursday, February 8, 2024 4:41:48 PM

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**From:** elzer@gate.net <elzer@gate.net>  
**Sent:** Monday, January 22, 2024 8:25 AM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Cc:** Clyde Dulin <cdulin@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Commissioner Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; hjenkins@martin.fl.us; Greg Braun <Dgregbraun@aol.com>; Commissioner Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>  
**Subject:** Re: Martin County EAR workshop

Dear TCRPC & Martin County -

I am receiving more and more emails saying that they monitor the news and the County website and are very concerned that they had no knowledge of this EAR workshop. Many Martin County residents say they do not use the "social media" and feel that there is a deliberate effort to exclude concerned residents.

Include are all the comments that Virginia Sherlock makes and that residents who were at the first workshop and provided their email address are dismayed that no email was sent to those participants.

I send out hundreds of emails to concerned residents on these issues and did not have one person state that we were wrong and they knew about this EAR Workshop.

This approach to the EAR Workshop undermine the credibility of the process and the intent of those in charge.

Sincerely, Donna Melzer

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

From: Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

Sent: Jan 19, 2024 8:32 PM

To: Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)>

Cc: Clyde Dulin <[cdulin@martin.fl.us](mailto:cdulin@martin.fl.us)>, Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>,

Commissioner Sarah Heard <[sheard@martin.fl.us](mailto:sheard@martin.fl.us)>, Edward Ciampi

<[eciampi@martin.fl.us](mailto:eciampi@martin.fl.us)>, [hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us) <[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)>, Greg Braun

<[Dgregbraun@aol.com](mailto:Dgregbraun@aol.com)>, Commissioner Doug Smith <[dsmith@martin.fl.us](mailto:dsmith@martin.fl.us)>, Stacey

Hetherington <[shetherington@martin.fl.us](mailto:shetherington@martin.fl.us)>, Virginia Sherlock <[vsherlock@lshlaw.net](mailto:vsherlock@lshlaw.net)>

Subject: Martin County EAR workshop

Dana,

Please try to understand why so many people at last night's EAR workshop at the Blake Library complained that there was a lack of communication and failure to notify residents of the meeting, which was far more sparsely attended than the first workshop.

You said you were offended by the complaints and said you believed the workshop was well advertised because it was posted on Facebook, Instagram, Twitter (X) and other social media platforms as well as the County website.

I am one of many Martin County residents who do not use social media platforms. In fact, your survey results confirmed that a majority of residents who are actively participating in the process are over the age of 65, and I imagine many of them do not use social media.

I visit the County website several times a week, and I saw no notice of the January 18 workshop conspicuously posted. In fact, I found out about the workshop only a few days in advance when another resident asked me if I was aware of a meeting at the Blake Library and asked if I could explain what the purpose of the meeting was. I then reviewed the County calendar and when I realized the meeting was the second EAR workshop, I notified as many citizens as I could. It was, however, too late

for many interested residents to make arrangements to attend.

At the first workshop, TCRPC had attendees provide their names, addresses and e-mail contact information. I assumed that you asked for our e-mail addresses so you could notify participants of future meetings, survey results and other matters related to the EAR process. The sign-in sheet for last night's workshop also requested e-mail contact information.

But I have heard nothing at all from TCRPC following the first workshop and I have not received any e-mail communications from TCRPC about the EAR process following the workshop in August of last year.

What is the purpose of collecting citizens' e-mail addresses if you are not going to use them to notify us of matters related to the EAR process? Are you providing our contact information to other agencies and entities?

It is not unreasonable for residents who attended either workshop to assume that TCRPC collected e-mail information for the purpose of keeping us posted on the progress of the review. It is not unreasonable for residents to have expected an e-mail notification of the second workshop as well as more prominent posting on the County website.

I do not agree that posting notices on social media is adequate advertisement of workshops or other matters related to the EAR review. And I share the disappointment of many residents who do not believe public participation has been adequately encouraged or facilitated by TCRPC in the EAR review process.

Ginny Sherlock  
LITTMAN, SHEROCK & HEIMS, P.A.  
P.O. Box 1197  
Stuart, FL 34995  
(772) 287-0200  
[www.LSHLaw.net](http://www.LSHLaw.net)



**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Engage our Youth  
**Date:** Thursday, February 8, 2024 4:45:22 PM

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**From:** SHARON <smcginn1@sbcglobal.net>  
**Sent:** Friday, January 26, 2024 11:47 AM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Subject:** Engage our Youth

Dana,  
I had an idea for TCRPC. A good way to engage our youth is propose to Martin county school board a reward program for kids 13 and older who attend, ideally in person with their parents, or by registering for a zoom presentation from your site. Then recapping it for credit in maybe their social studies class or wherever appropriate.  
Regards,  
Sharon McGinnis.

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Martin County EAR Public Outreach Report  
**Date:** Thursday, February 8, 2024 4:46:14 PM

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**From:** Geraldine Genco <ggenco@icloud.com>  
**Sent:** Tuesday, February 6, 2024 11:53 AM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Subject:** Re: Martin County EAR Public Outreach Report

Thank you Dana,

On Feb 6, 2024, at 11:27 AM, Dana Little <[dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)> wrote:

Good morning Geraldine.

Thank you for your inquiry. The Martin County EAR Public Outreach Report is posted on the county's Growth Management Department web page. I have attached a link below for your convenience.

Have a good day,  
Dana

<https://www.martin.fl.us/government/departments/growth-management-department>

**Dana P. Little**  
Urban Design Director  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, FL 34994  
Tel. 772-221-4060  
Fax. 772-221-4067  
Website: [www.tcrpc.org](http://www.tcrpc.org)

**From:** [Dana Little](#)  
**To:** [Clyde Dulin](#)  
**Subject:** FW: Submit a Letter to the Editor  
**Date:** Thursday, February 8, 2024 4:44:54 PM  
**Attachments:** ~WRD0003.jpg

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**From:** SHARON <smcginn1@sbcglobal.net>  
**Sent:** Wednesday, January 24, 2024 2:03 PM  
**To:** Dana Little <dlittle@tcrpc.org>  
**Subject:** Fw: Submit a Letter to the Editor

Dana,

As a curtesy I am sending you a copy of the Letter I submitted to TCPalm (it has not been published) because your organization is referenced. I am disappointed with the low % of residents that responded to your recent survey. I spoke at the commissioner meeting yesterday and suggested if the TCRPC receives compensation for this survey that amount should be scaled for performance. Alternately if MC is providing you with a list of persons to contact that limits your ability to canvass the majority of the residents you may want to publish that as well so we can direct our disappointment at MC.

This is the only issue I have with TCRPC. I am supportive of you organization and everyone I have met from TCRPC has been professional, engaged and knowledgeable.

Regards,  
Sharon McGinnis  
---

## Submit a Letter to the Editor

Name of author of letter *	Sharon McGinnis
Street address *	5041 SE Schooner Oaks Way
City *	Stuart
County *	MC
Daytime phone number of letter writer *	(817) 602-0150
Email address of letter writer *	<a href="mailto:smcginn1@sbcglobal.net">smcginn1@sbcglobal.net</a>

Your letter: \*

In the recent proposed changes to the Martin County Rural Lifestyle (RLS) land use designation the Land Development Board recommends adding wording to allow RLS near our Freestanding urban service boundaries (USB). This would put a pin on the map in northern Martin County (MC) adjacent to St Lucie County (SLC) and Becker Blvd. I don't understand how we can allow ourselves to become exposed to growth along this area of SLC. Maybe that's the point. In MC the most vocal of residents want no growth. Not a reality. Growth is coming. MC Comprehensive plan discourages growth outside of our USB. Anyone living in MC are already frustrated with the amount of traffic inside the USB. Where is the infrastructure to accommodate all the growth within the USB? Is MC using the RLS designation to direct growth? MC needs to reign in this scatter shot approach to development and

work on a plan that develops the USB & needed infrastructure and expand the boundary to direct smart growth. MC is using a survey from the Treasure Coast Regional Planning Council (TCRPC) to understand what MC residents want from local government. The problem is only 664 persons took the survey. TCRPC needs to do a better job on canvassing a larger population of MC. I urge you to contact MC commissioners and let them know how you feel about growth, redevelopment, traffic and public lands.

---

Martin County  
Comprehensive Growth Management Plan  
*Evaluation and Appraisal Report (EAR)*



Presentation to the Board of County Commissioners

Tuesday, March 5, 2024

Treasure Coast Regional Planning Council

# Process To Date

TCRPC engaged by MC in  
May, 2023

TCRPC doing Public Outreach Component  
of the EAR

GMD Reviewing F.S. changes to Growth  
Management Policies

TCRPC conducted 30 Individual  
Interviews to date

Workshop #1 August 29, 2023

Online Public Input Survey  
9/1/23 – 12/31/23

Workshop #2 January 18, 2024

Presented to LPA February 15, 2024



# Today's Discussion

EAR Process and Objectives

Key 2023 Legislation

Review of Public Input and Survey

Discuss Public Workshops

Gain Board Input

163.3191 Evaluation and appraisal of comprehensive plan.—(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.



# Martin EAR Process

- Review changes to State Statutes over last 7 years
- Compare F.S. changes to the 19 Chapters of the Comprehensive Plan
- Identify areas within the Comprehensive Plan where updates might be needed (i.e. references to Indiantown)
- Notified the State of Florida in December 2023 of County's Intent to Develop EAR and Potential Changes

# Martin EAR Process

- Items discussed and identified in the EAR process may or may not result in changes to the Comprehensive Plan
- IF there are recommended/required changes to the Comprehensive Plan, those will have their own required public hearings

*Often Statute Changes are Minor,  
however...*


Key Objectives

2023  
was a BIG Year  
for Growth Management  
Legislation

# 2023 Legislative Session

**SB102**  
**ATTAINABLE HOUSING**  
**FOR FLORIDA'S WORKFORCE**  
**BY SENATOR CALATAYUD**

**LIVE LOCAL**



**2023 FLORIDA LEGISLATIVE SESSION**  
**HOUSE BILL 1379**

This comprehensive environmental protection legislation supports the goals of Executive Order 23-06 (Achieving Even More Now for Florida's Environment), which was signed by Governor DeSantis in January of this year, and builds on our historic investments and accomplishments over the last four years in advancing the protection of our environmental resources.

**STRENGTHENS BASIN MANAGEMENT ACTION PLANS (BMAPs)**

LIST OF IDENTIFIED PROJECTS	AGRICULTURAL NONPOINT SOURCES	INCREASED COORDINATION
Requires a list of projects that achieve 5-year implementation milestones and meet Total Maximum Daily Load allocations.	Specific list of regional projects to achieve nutrient reductions established for agricultural nonpoint sources.	Requires DEP to increase coordination with local governments, water management districts and other stakeholders to identify projects.

**ENHANCES INDIAN RIVER LAGOON (IRL) PROTECTIONS**  
Enhances protections for the IRL by establishing dedicated funding for restoration projects, a comprehensive water quality monitoring program and new requirements and prohibitions on septic systems within the IRL watershed.

\$100 MILLION	JANUARY 1, 2024
Secures \$100 million for water quality projects to benefit the IRL.	Start date for prohibition on the installation of new septic systems (if not previously permitted) where sewer is available.
RESTORATION PLAN UPDATES	JULY 1, 2030
Requires IRL BMAPs to be updated every five years.	Deadline for existing septic systems to connect to central sewer or upgrade to enhanced nutrient-reducing system.

**EXPANDS AND IMPROVES WATER QUALITY PROTECTIONS**  
Expands and improves water quality protections for areas within a BMAP or Reasonable Assurance Plan (RAP) through more stringent requirements for septic systems and wastewater treatment.

NEW CONSTRUCTION REQUIREMENTS	WASTEWATER FACILITIES UPGRADES
New construction on lots 1 acre or less will be required to connect to central sewer if available, or upgrade to enhanced nutrient-reducing system if unavailable.	By 2033, all wastewater facilities discharging to an impaired waterway must be upgraded to Advanced Wastewater Treatment.

**EXPANDS WASTEWATER GRANT PROGRAM**  
Expands the eligible projects and project areas.

EXPANDS ELIGIBLE PROJECTS	EXPANDS ELIGIBLE AREAS
Expands eligible projects to include stormwater, agriculture and repairs to aging wastewater treatment facilities.	Expands to include projects to benefit any waters not attaining water quality standards.

**IMPROVES LOCAL GOVERNMENT LONG-TERM COMPREHENSIVE PLANNING**  
Improves local government long-term comprehensive planning to support environmental restoration.

INCLUSION OF BMAP PROJECTS	SANITARY SEWER	JULY 1, 2024
Requires local governments to include BMAP projects in their comprehensive plans so that these projects can be better prioritized to achieve restoration benefits.	Except for rural areas of opportunity, requires local governments to assess the feasibility of providing sanitary sewer for developments of more than 50 lots, on a 10-year planning horizon.	Deadline for comprehensive plans to be updated with new sanitary sewer requirements.

# “Live Local Act”

## **LIVE LOCAL ACT of 2023 (aka SB 102) Effective July 1, 2023**

### **State Housing Strategy - Statement of Legislative Intent**

It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal. [420.0003(1) - pg. 67 SB102]

# “Live Local Act”

## Pre-emptions of Local Government Authority

- B. County must authorize multi family and mixed use residential in commercial, industrial, or mixed-use zoning if at least 40% of units are affordable
1. May not require a land use or zoning change or a comprehensive plan amendment
  2. May not restrict density below the “highest allowed density” on any unincorporated land in the county where residential development is allowed
  3. May not restrict height below the “highest currently allowed height” for commercial or residential development within “its jurisdiction” within 1 mile of the proposed development OR 3 stories – whichever is higher
  4. Must administratively approve the proposed development without action by the Board of County Commissioners if it meets land development regulations – including parking and setbacks for example and is otherwise consistent with the Comprehensive Plan
  5. Must consider reduced parking requirement if development is within ½ mile of a “major transit stop” and the stop is accessible to the development
  6. Development must comply with all other state and local laws
  7. In effect for 10 years
  8. Identical provisions for municipalities
  9. See 125.01055(7)(a) on pgs. 12-13 of SB 102

# Septic to Sewer Bill

An Act Relating to Environmental Protection;  
Revising the Required Components of a Local  
Government Comprehensive Plan Capital  
Improvements Element and General Sanitary  
Sewer, Solid Waste, Drainage, Potable Water,  
and Natural Groundwater Aquifer Recharge  
Element;

*Excerpt from Introduction to the Bill*

# Septic to Sewer Bill

2. The element must ~~shall~~ describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element must ~~shall~~ address coordinating the extension of, ~~or~~ increase in the capacity needs of, or upgrade in treatment of facilities to meet future; prioritizing advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features.



# Septic to Sewer Bill

*As the Implications of this Bill  
are Better Understood, Potential  
Impacts will be Considered  
during the Amendment Process  
and Discussed during the Public  
Hearings*

2023 Legislative Session

# These are Pieces of Legislation That Warrant Our Attention



Continuing Review of Statutory Changes between 2016 and 2023

# Community Concerns

## Stakeholder Interview Process *July 2023 – September 2023*

# Community Concerns

## Some of the Input Received During the Interview Process



Additional Issues for Discussion

# Community Concerns

## Western Lands

*Strategies for Maintaining Rural/Agricultural Character*

*Methods to Reduce Sprawl*



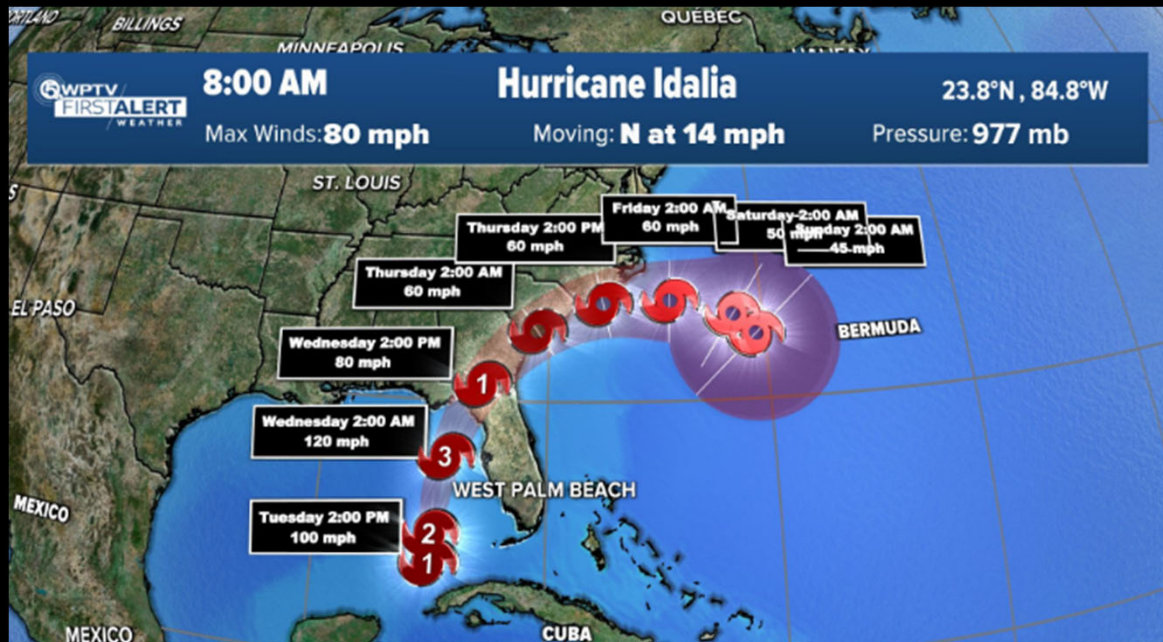
Additional Issues for Discussion

# Community Concerns

## Resiliency

*Climate Change and Effects*

*Heat Gain*



Additional Issues for Discussion

# Community Concerns

## Growth and Development Trends

*Where Should New Growth Go?*

*Strategies to Direct Growth to Appropriate Locations*



Additional Issues for Discussion

# Community Concerns

## Transportation and Mobility

*How Do We Improve Our Existing System?*

*Ways to Grow that Supports Transit*



Additional Issues for Discussion



# Community Concerns

## Affordable Housing

*Different Ways to Increase Inventory*

*Maintaining a Multi-Generational County*



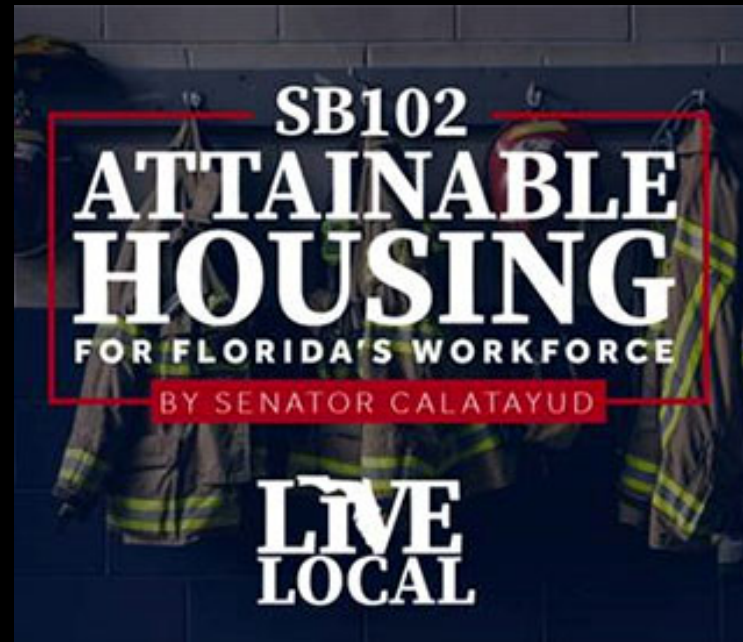
Additional Issues for Discussion

# Community Concerns

## Recent Legislation

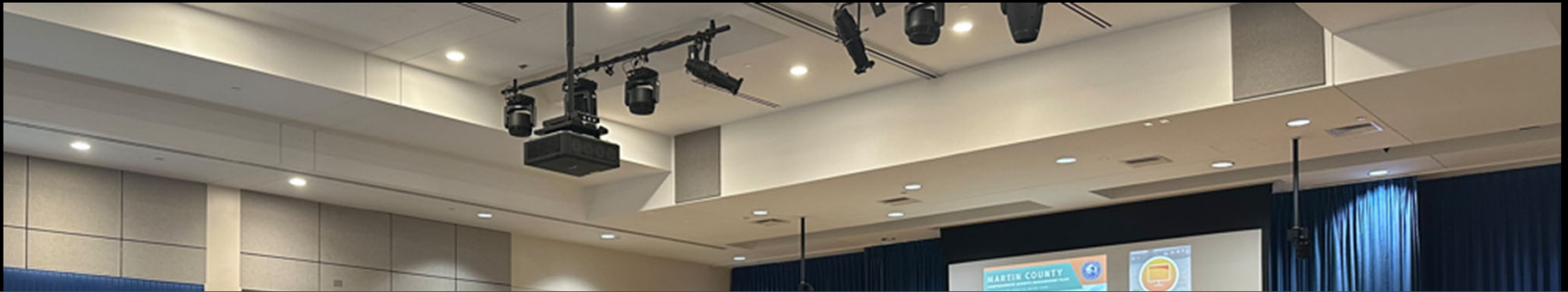
*Ways to Tailor “Live Local Act” for Martin County*

*Continued Education on “Septic to Sewer”*



Additional Issues for Discussion

# Workshop #1



Nearly 100 Attendees



# Workshop #1

- Limit the Amount of New Affordable Housing
- Provide More Affordable Housing/Workforce Housing
- Concerns about Flooding
- Concerns about New Septic Permits – Incent Septic-Sewer Conversions
- Overall Concerns about Growth Creating Congestion and Strains on Infrastructure and Environmental Impacts
- Concerns over Climate Change and the Need to Focus on Resiliency
- County Should Require Green Infrastructure and Implement Low Impact Development Strategies
- Need to Maintain and Protect Marine Industries and Working Waterfronts
- Some Concerns Voiced over SB 102 “Live Local” Act
- Concerns over Future of Western Lands

Some of What We Heard

# Public Information Survey

Martin County Evaluation and Appraisal Review (EAR) Community Survey

Launched the Survey  
September 1<sup>st</sup> 2023  
was live until December 31, 2023  
Received  
**644 Responses!!**

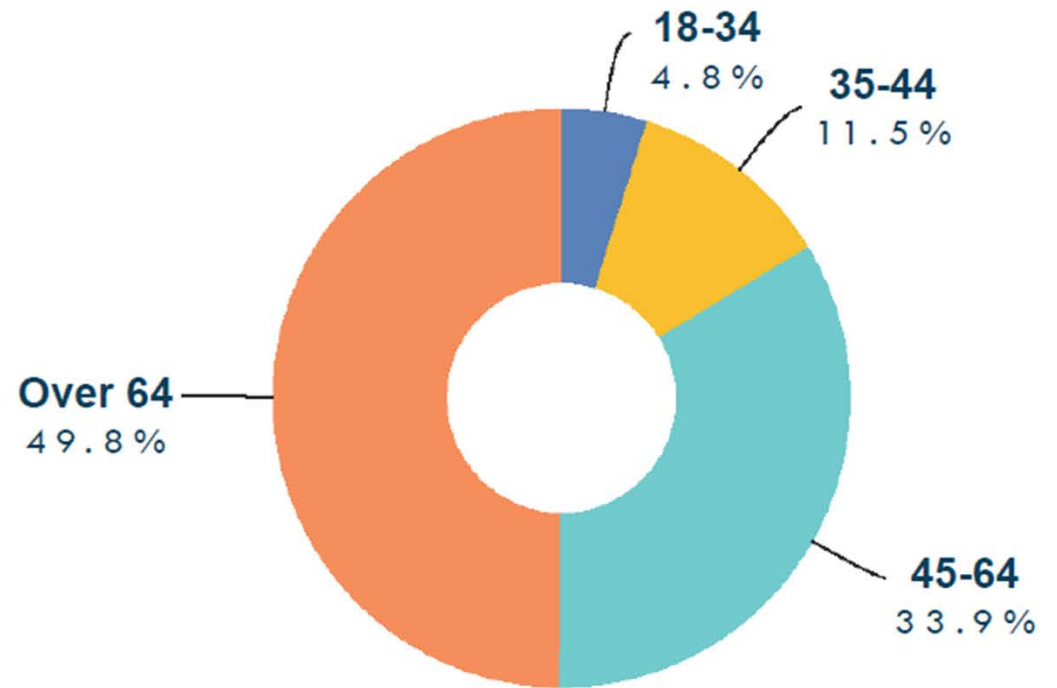
OK

Additional Input on MC Issues

# Public Information Survey

## IV. PUBLIC INPUT SURVEY

1. What is your age?

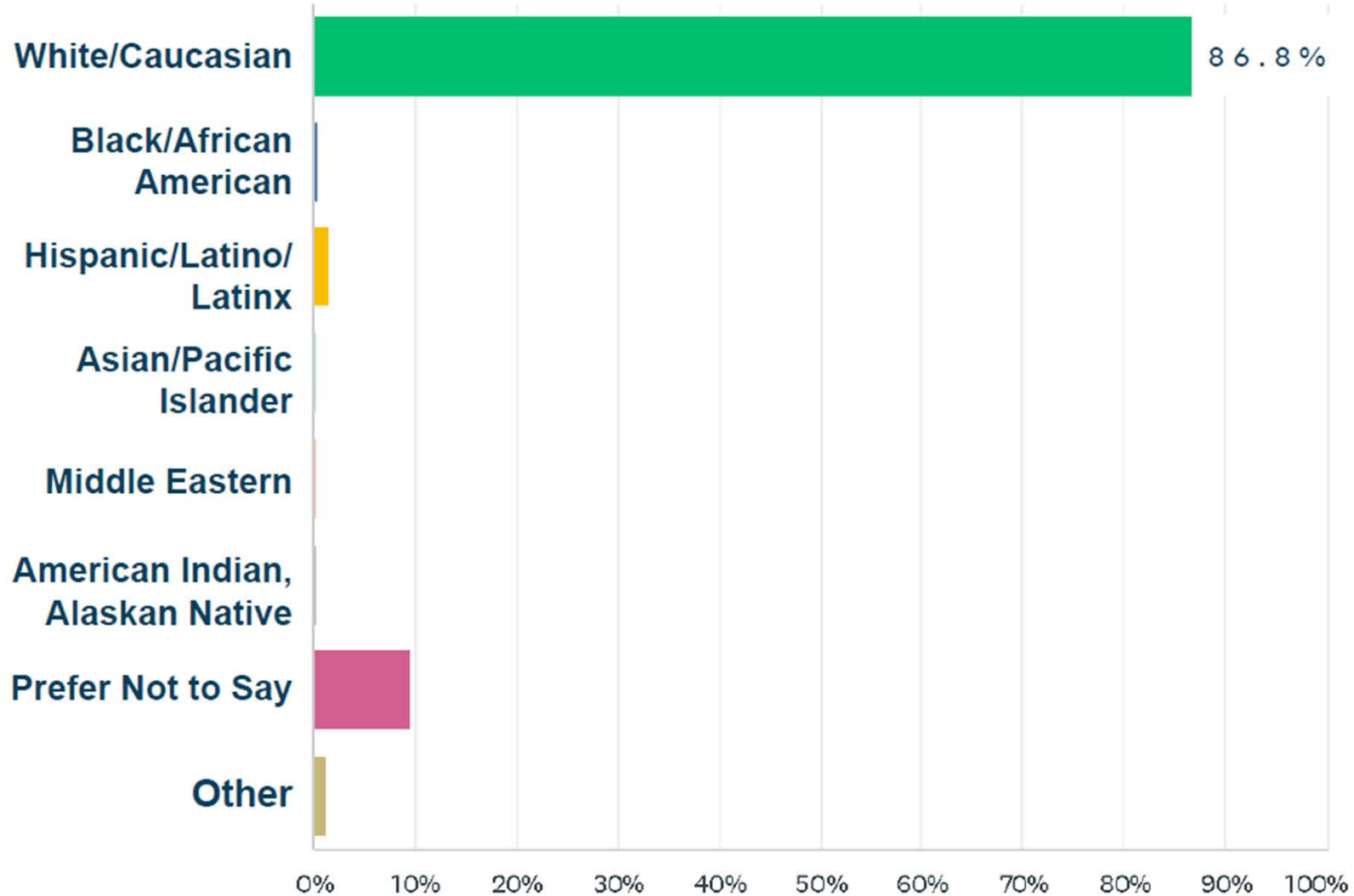


0% UNDER 18 PARTICIPATED

Survey Reponses

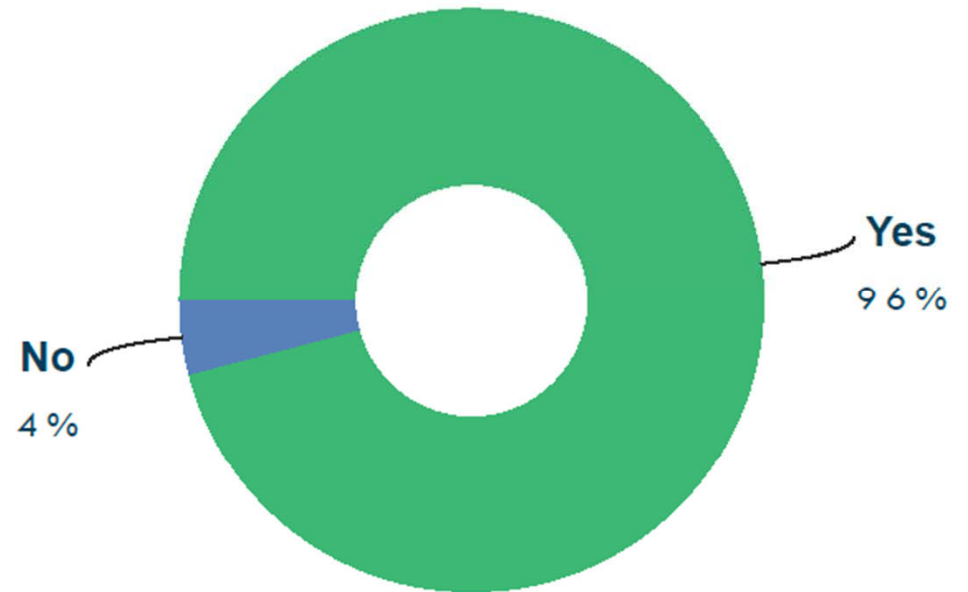
# Public Information Survey

## 2. Which of the following best describes your cultural affiliation or ethnicity?



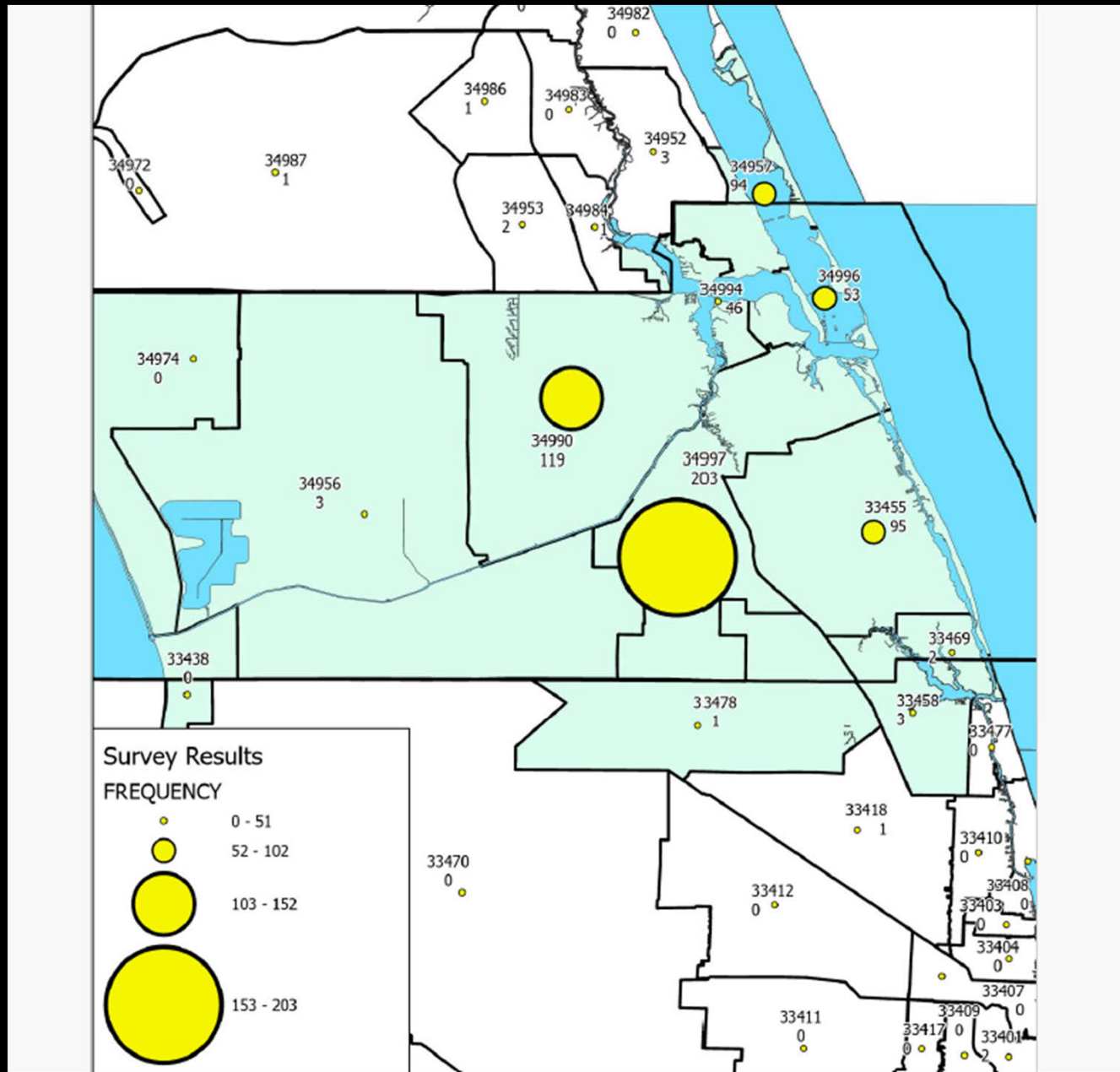
# Public Information Survey

3. Do you live in Martin County?





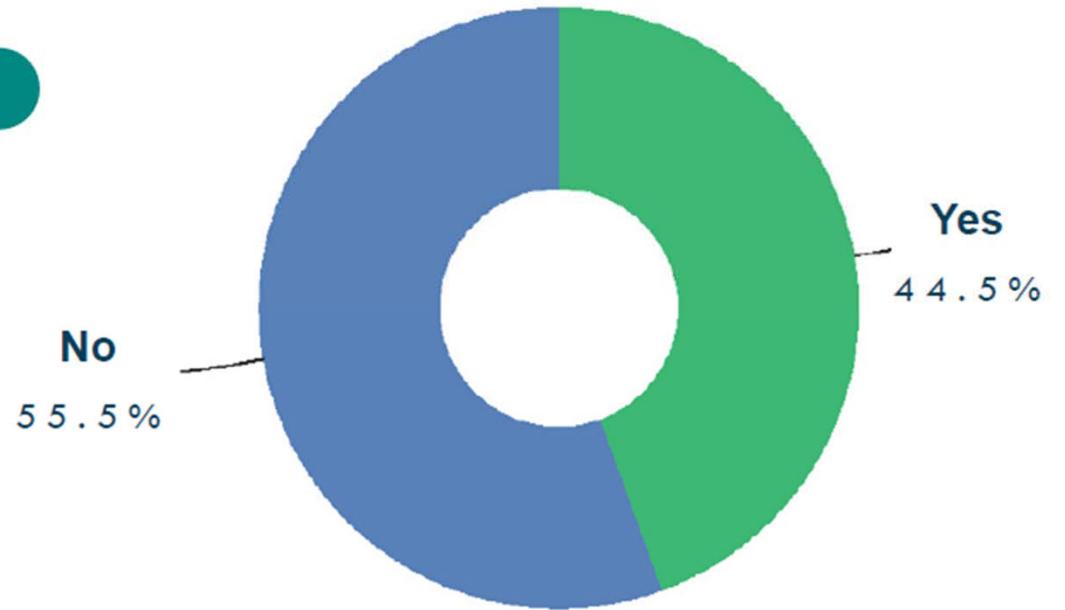
# Public Information Survey



Survey Responses – Per Zip Codes

# Public Information Survey

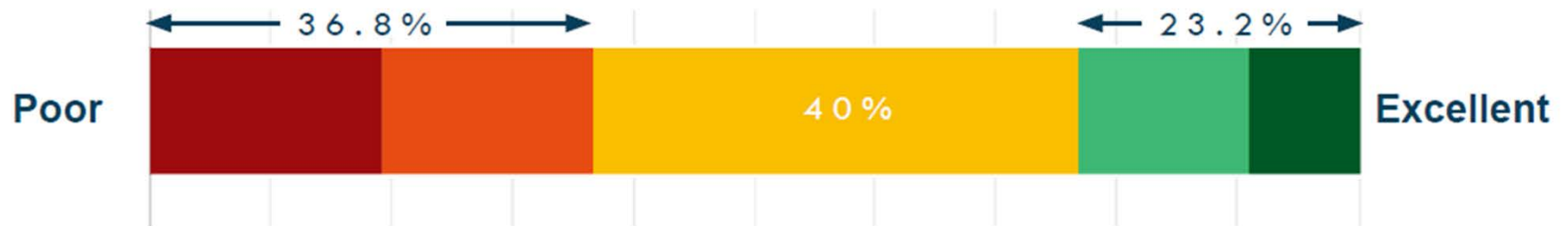
5. Do you work in Martin County?





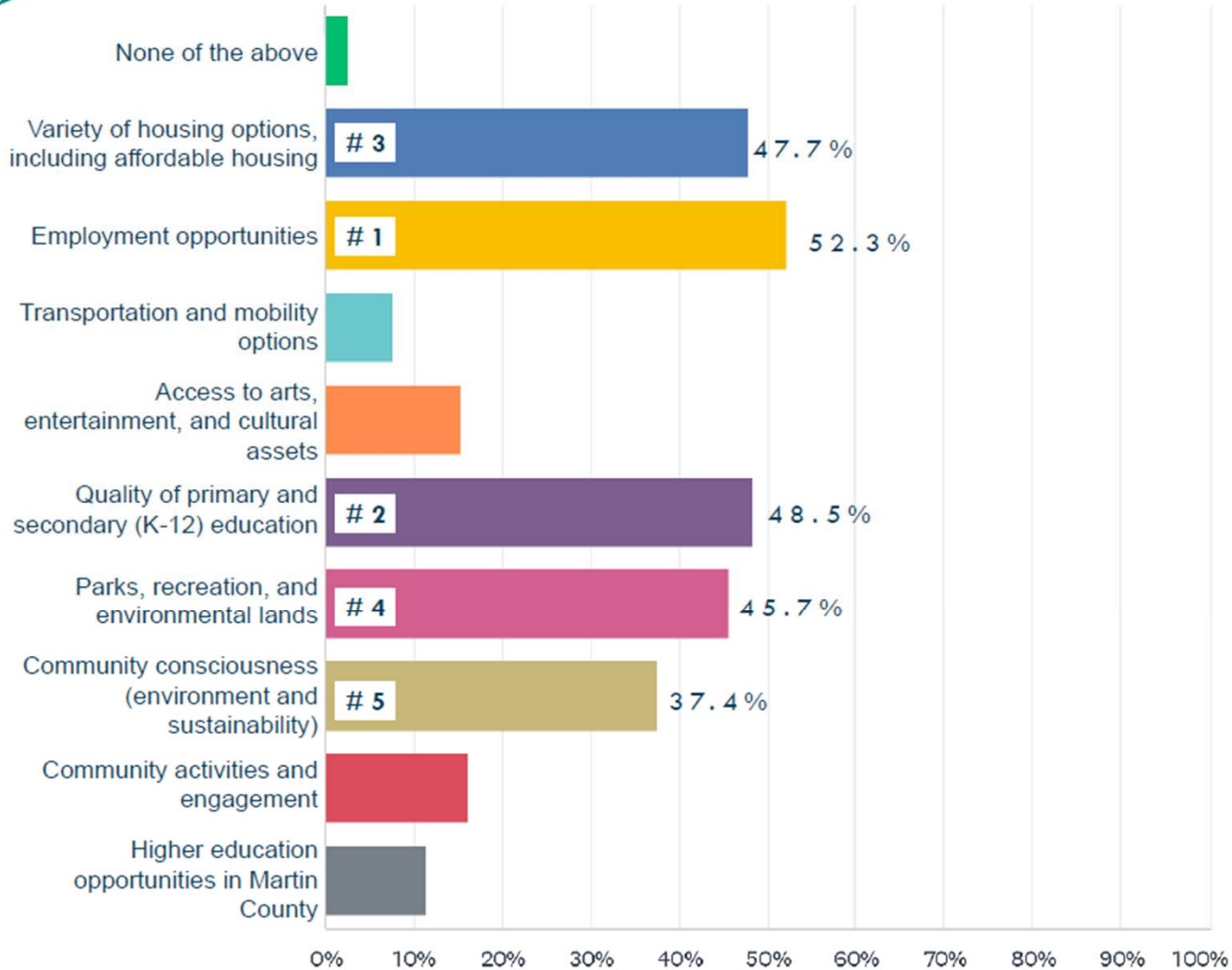
# Public Information Survey

7. How well does Martin County accommodate those young adults who want to return home to live and work and raise a family?



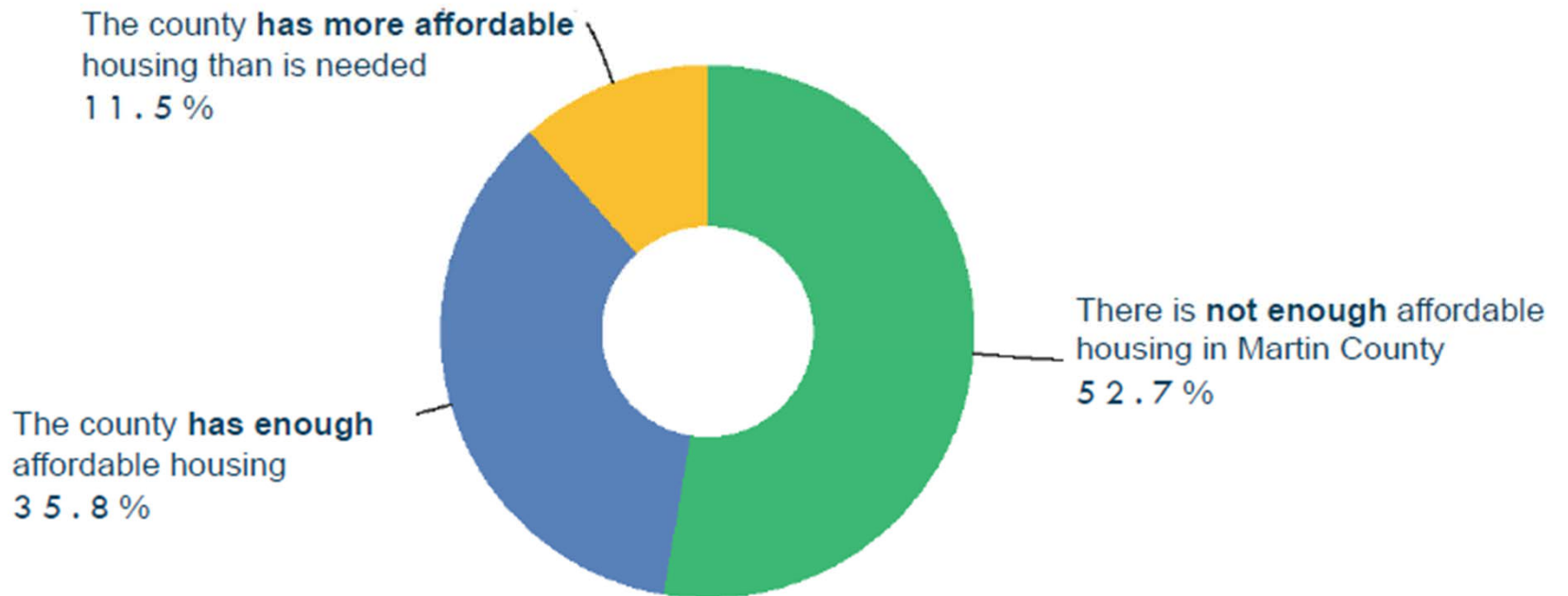
# Public Information Survey

8. What are the three most important areas the county should focus on to accommodate the return of young adults?



# Public Information Survey

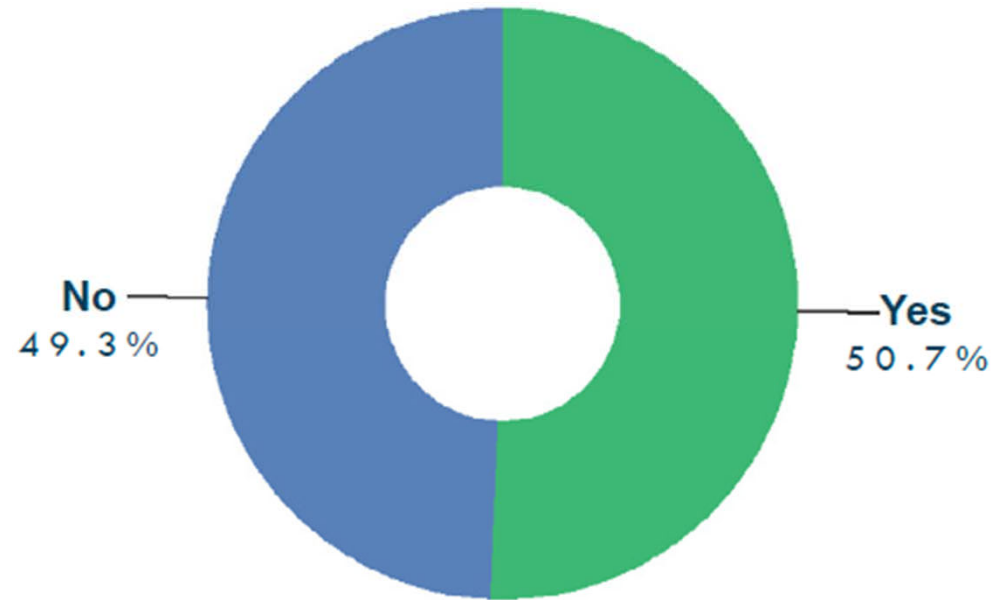
## 9. What are your thoughts on the availability of affordable housing in Martin County?





# Public Information Survey

11. The 2023 legislative session enacted SB 102 “Live Local Act” which enables the development of affordable housing on commercial and industrial properties provided the new development meets certain affordability standards. Are you familiar with this legislation?





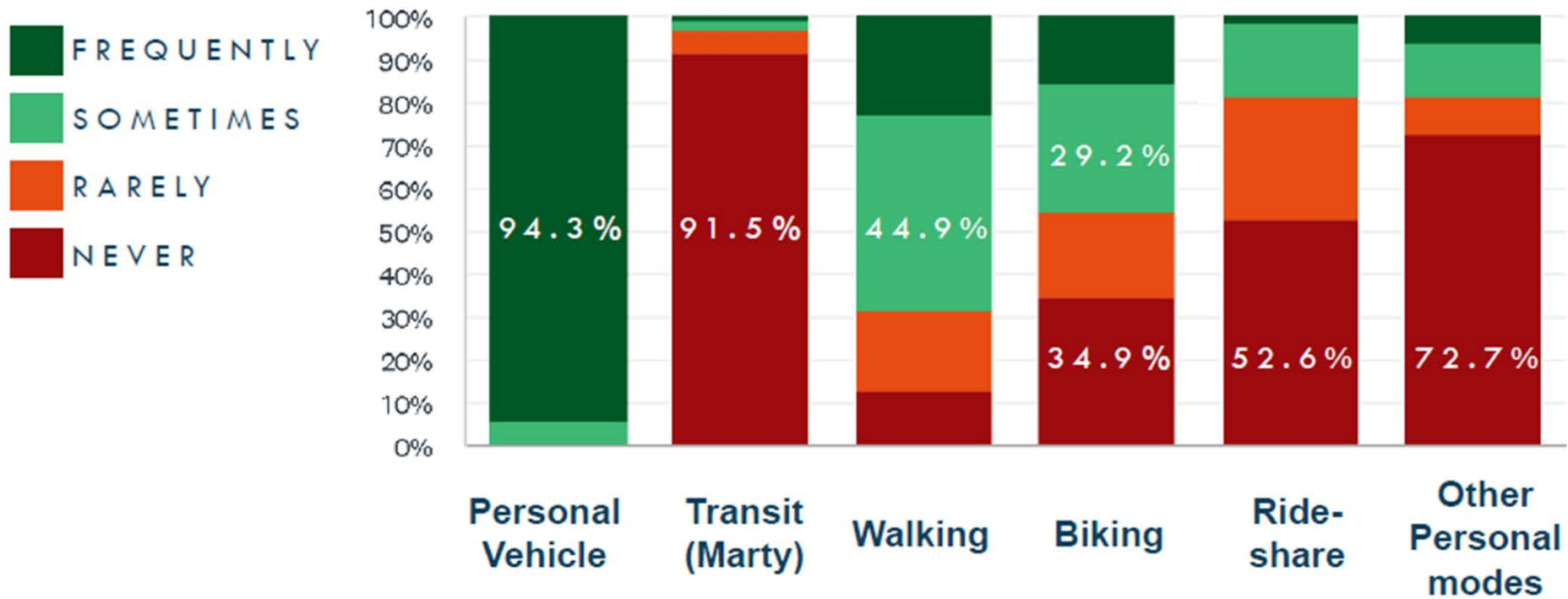
# Public Information Survey

12. If yes, how do you think this new legislation will affect Martin County?



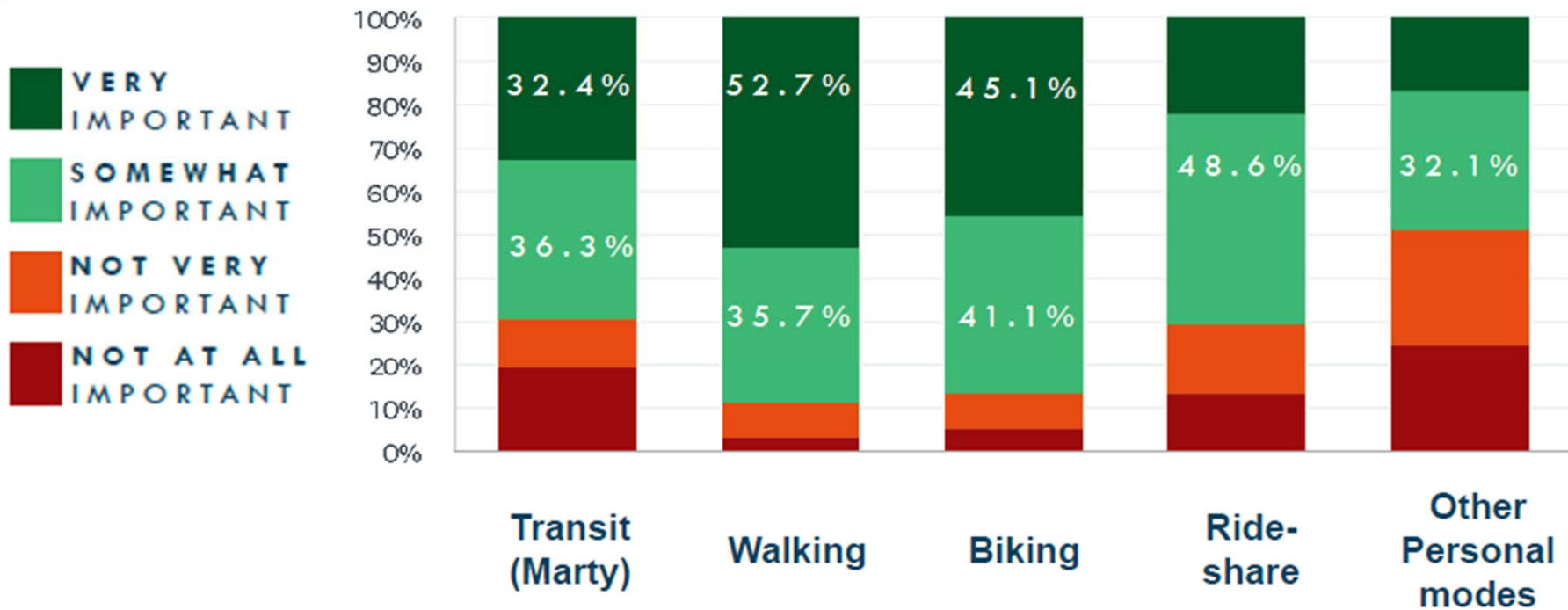
# Public Information Survey

## 13. How often do you use the following transportation modes in Martin County?



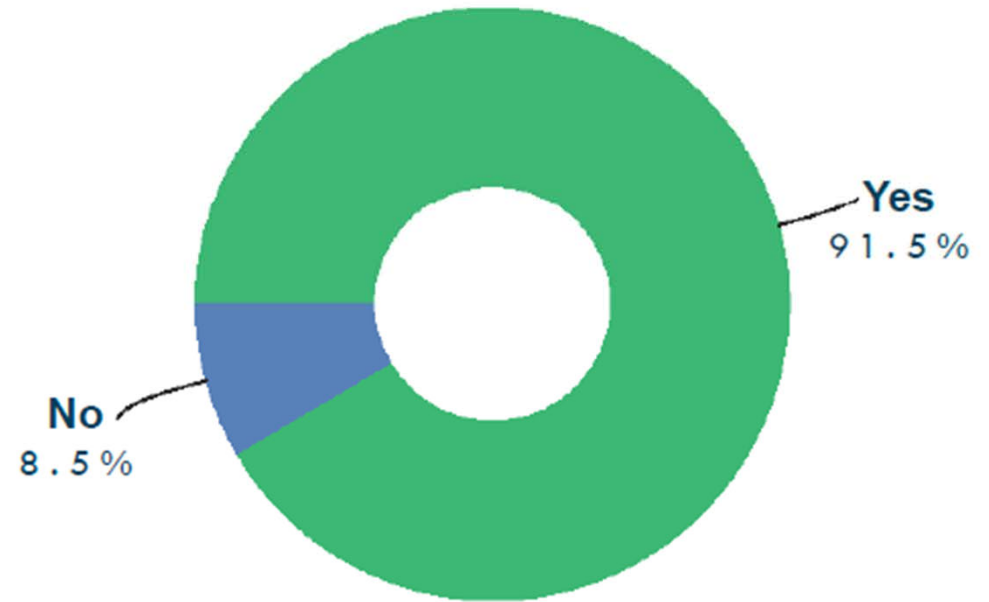
# Public Information Survey

14. Which of the following transportation choices (not including a personal vehicle) are important in your community?



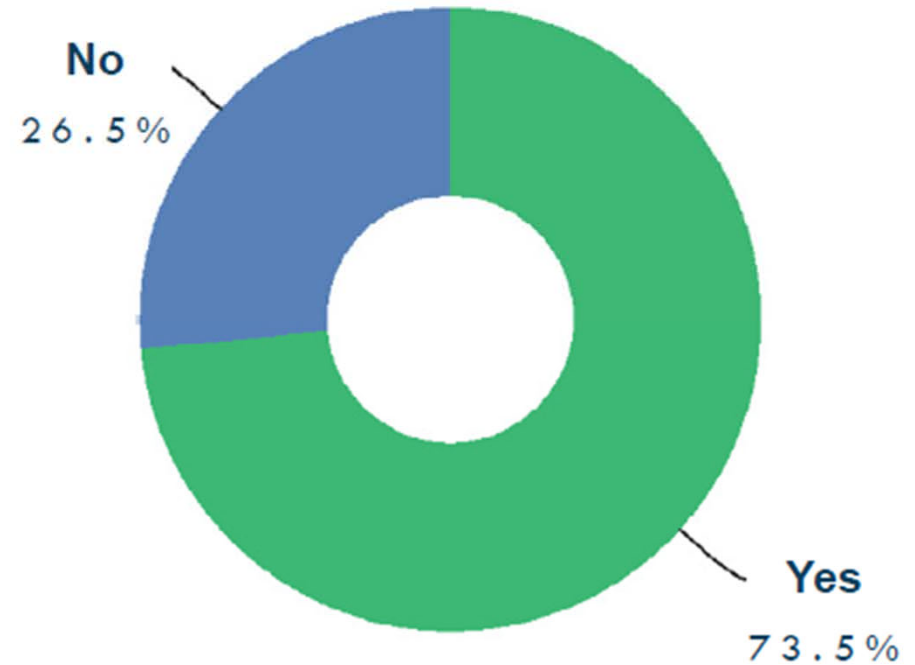
# Public Information Survey

15. Do you feel Martin County should encourage the redevelopment of existing built sites over the new development of vacant lands?



# Public Information Survey

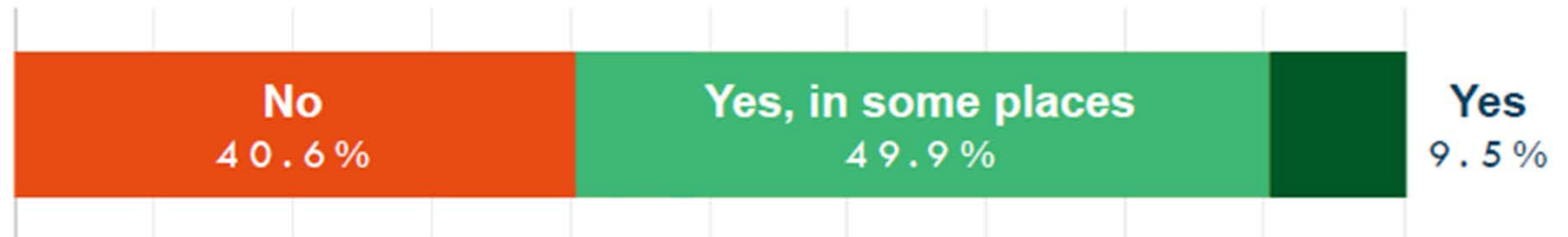
16. Should Martin County encourage redevelopment in strategic locations along its primary commercial corridors (i.e., US-1, Dixie Highway, Mapp Road)?





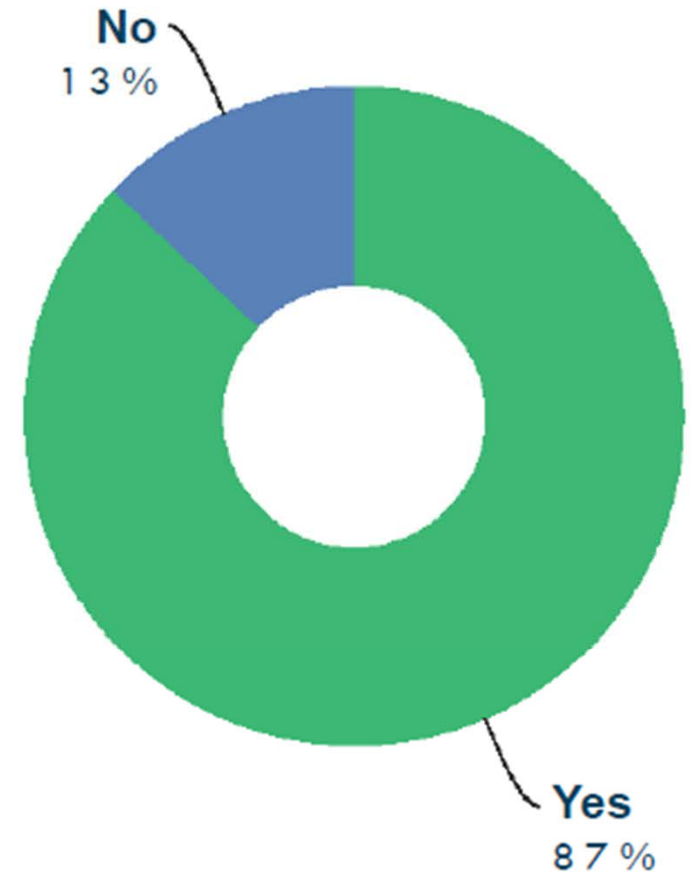
# Public Information Survey

18. Would you support locating small limited commercial uses in proximity to residential uses to minimize and/or shorten travel distances?



# Public Information Survey

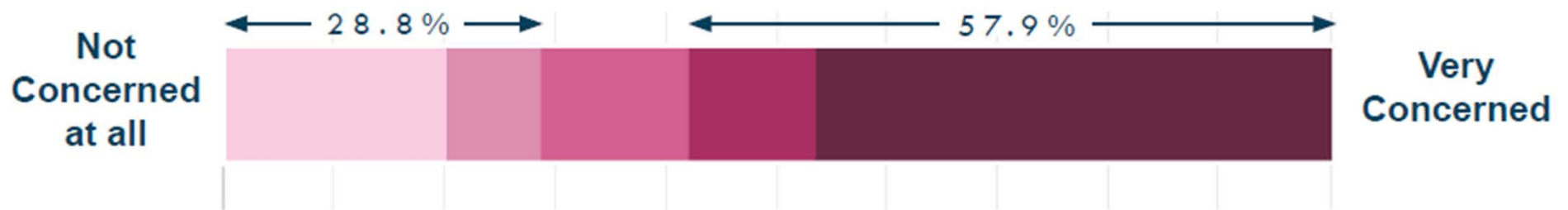
19. As a coastal community within a coastal state, should Martin County revisit the issues of shoreline treatment and protection within the Comprehensive Plan (i.e., living shorelines, consistency in regulations, seawall heights, and locations)?





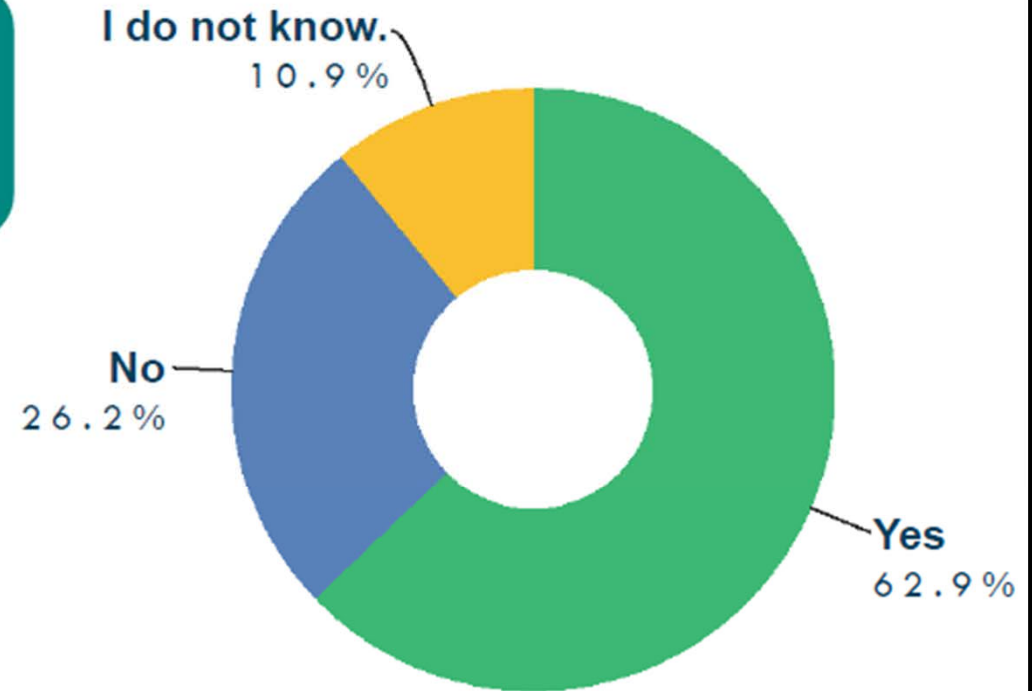
# Public Information Survey

20. How concerned are you about the impacts of climate change in Martin County?



# Public Information Survey

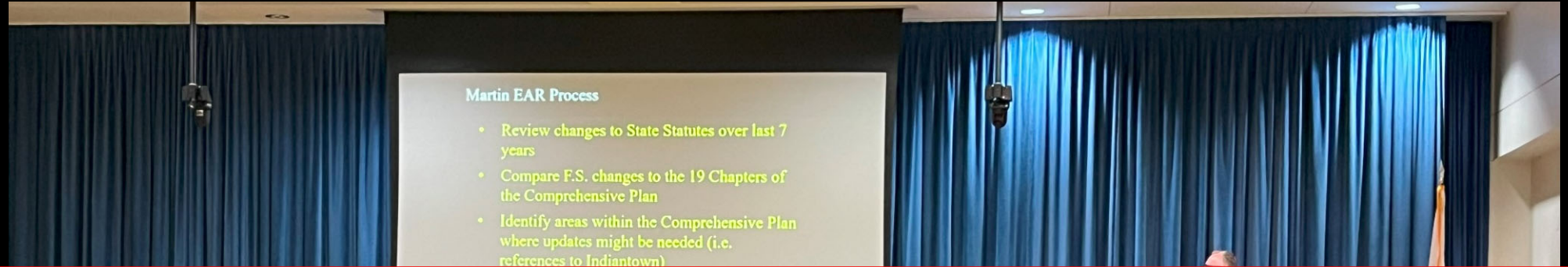
21. Do you feel that issues of resiliency and climate change should be further discussed within Martin County?







# Workshop #2



Approximately 50 Attendees



## Workshop #2

- Concerns about Traffic Congestion and Continued Growth
- The Urban Service Boundary was Sacred, Now Being Eroded
- Does the County Require Traffic Studies for Projects? Worried About Projects Being Approved Without Them

Reached Out Directly to All Participants  
to Inform of Upcoming Meetings

- Water Quality, Stormwater Run-off, and Treatment are of Critical Concern
- The “Martin Difference” Comes from the Comprehensive Plan – first do no harm
- There were Concerns that No One Knew About the 2<sup>nd</sup> Workshop

Some of What We Heard

# Public Outreach Report

MARTIN COUNTY  
EVALUATION & APPRAISAL REVIEW  
PUBLIC INPUT SUMMARY



DRAFT JANUARY 2024

PREPARED BY

TREASURE COAST REGIONAL PLANNING COUNCIL

## Table of Contents

- I. Background and Introduction
- II. Interview Process
- III. Workshop #1
- IV. Public Input Survey
- V. Workshop #2
- VI. Items for Consideration

Documenting the Effort

# Next Steps

- Get Input and Direction Today
- Update Outreach Report if Needed
- Continue with Ear Process



*Thank You*



Treasure Coast Regional Planning Council