

**OTTO P. ROBINSON, JR.**

ATTORNEY AT LAW  
Suite 701, Penn Security Bank Building  
142 N. Washington Avenue  
Scranton, PA 18503-2211

Phone: (570) 346-1711  
Fax: (570) 346-2651

Chair Cathy Townsend  
St. Lucie County Planning Board  
2300 Virginia Avenue  
Fort Pierce, Florida 34982

May 13, 2014

Dear Ms. Townsend:

I am writing to you as you are a member of the Planning Board or Board of Commissioners of St. Lucie County, Florida regarding the possibility of a change in the County's Comprehensive Plan and Zoning Ordinance and in particular relating to the property located on North Hutchinson Island at the intersection of State Highway North A1A, Shorewinds Drive and Atlantic Beach Boulevard with a mailing address of 2600 North Highway A1A, Fort Pierce, Florida 34949.

In 2011, my wife and I purchased a condominium, unit 608, in the Aquanique Ocean Club condominium building, mailing address 2700 North Highway A1A, Fort Pierce, Florida 34949. We had fallen in love with the natural beauty of the area, the relatively small population, the comparatively uncrowded roads, clean air, the spectacularly beautiful landscapes enhanced by open space and open sky, the beautiful Atlantic Ocean and beaches which are accessible to the public through a number of public parks.

When we purchased our condominium, the property in question was vacant, and had, we understood, formerly been occupied by a hotel with a restaurant, lounge, approximately 150 rooms and function rooms for wedding receptions, etc, which had been destroyed in 2005 by two hurricanes.

At the time of our purchase, the County's Comprehensive Plan and Zoning Ordinance designated the property in question in a residential zone, which permitted its use as a condominium building, but also provided a conditional use for a hotel or resort. This designation applied for much of North Hutchinson Island as well as South Hutchinson Island. The plan and the zoning ordinance provided for a maximum density of 15 units per acre which was applicable to the use as a hotel or resort as well as the condominium buildings. The density was further limited to a percentage of the maximum until North A1A was widened to four lanes and the drawbridge was replaced by a permanent bridge such as is found at the South Causeway in Fort Pierce and the two

bridges over the Indian River in Vero Beach and in St. Lucie. Since this hasn't happened, I understand the present limit is 9 units per acre.

The present County Comprehensive Plan states among other things that the overall goal is to insure the best living environment and community possible, built on the needs and desires of the residents of the county. The purpose is to protect and enhance the health, safety and welfare of St. Lucie County citizens and also our County's natural and man made resources.

The goal was to be realized through strictly enforced building, zoning, and development codes based on objectives and policies that will enhance St. Lucie County's natural and man made resources while minimizing any damage or threat of degradation to the health, safety, and welfare of the County's citizens, native wildlife and environment through incompatible land uses.

The objective Policy 3 states:

"Provide for the consistent and predictable application of the Comprehensive Plan and Land Development Regulations that will ensure protection of St. Lucie County property owners' investment and their quality of life."

After attending the recent workshop regarding the property in question and possible changes in the Comprehensive Plan and Zoning Ordinance, I find that my investment and quality of life would not be protected by the changes discussed.

The changes in the zoning and Comprehensive Plan, which supposedly are necessitated by the desire to combine limited occupancy short stay condominium and hotel facilities in one project are in reality an end run around present zoning and basically are a vehicle to increase the maximum density (9 units per acre) currently applicable to the property by four times to 36 units per acre.

Expectations of the neighbors engendered by the Comprehensive Plan and Zoning Ordinance would be violated. Property values throughout the County may decline because current property owners and prospective purchasers would be on notice that they could not rely on their public officials to protect their investments and quality of life.

Furthermore, suppose a serious food poisoning occurred at the proposed development. Suppose at the same time the drawbridge is stuck and the road to Fort Pierce is closed. What then? The density limitations were established for good reason and should not be changed.

Now, let's take a closer look at the property in questions. This property has been plotted out by me on the map attached hereto and marked "Exhibit A."

The parcel noted on the map as "original deed" refers to the description in a mortgage by the owners of the parcel which was occupied by a 150 room hotel, which mortgage did not include the land lying east of the parcel described which mortgage was foreclosed on and purchased by Garden State Bank in New Jersey. That parcel was then sold to Danmar, Inc.

Subsequently the hotel was destroyed by two hurricanes and torn down. Danmar sold the same unoccupied parcel to Greenwood Development. Two separate deeds were recorded, one, a special warranty deed, with the parcel in the original deed (7.494 acres shown on Exhibit A) for a consideration of 17 million dollars and the other, a quitclaim deed (3.747 acres shown on Exhibit A as first quitclaim deed), for a consideration of \$100. I have been unable to identify any source of title into Danmar, Inc. to the parcel described in this first quitclaim deed.

In December 2013, Greenwood Development conveyed both the original deed parcel and the first quitclaim deed parcel in a special warranty deed to Ruffin Properties L.L.C. for 6 million dollars. In addition, Greenwood executed and delivered a second quitclaim deed for a consideration of \$100 for a parcel of land (4.436 acres) the description of which included land in the first quitclaim deed as well as an additional amount of land lying to the east of it. The deed itself gives the acreage as 11.93 acres, which I suppose included the original parcel which was not included in the description. I have also not been able to find any source of title into Greenwood Development for the additional land in this second quitclaim deed

I have heard that one of the reasons that the Heaton Group did not acquire the property in question was that there was a problem with the title to the land lying between the description in the original deed and the mean high water line of the ocean and that a third party held title. Perhaps, the current owners are claiming adverse possession or title by accretion. Of course, any accretion can disappear with the next hurricane. Can this 4.436 acres be used to increase the number of units on the original parcel by almost 60 percent more than the density regulation would otherwise permit? I think not. At any rate, the land encompassed by the two quitclaim deeds lies well beyond the two coastal construction lines and nothing would be able to be constructed on that land, beyond such line, as well as on a portion of the land described in the original deed.

Except for a very small convenience store, real estate office, hair salon and small pizza/hamburger/sandwich shop, the surrounding area is zoned and has a future land use of residential either medium density or urban. Future maximum density for the North Hutchinson Island is 15 units per acre, but only after completion of construction of a new bridge for the North Causeway which of course should also pass over the railroad, and increasing the lanes on A1A to four. Until then, my understanding is 9 units per acre. The increase to 36 is way beyond rational thinking and to my way of thinking is spot zoning as this is being done solely at the behest of the current owner of the property in question.

That said, I find substantial support in the community for a hotel built on the site similar to what had been there before with a density not more than that currently applicable to the HIRD district but not the proposed four times. The use of short stay condominiums I do not view as a problem and the addition of that in the HIRD zone would be perfectly acceptable.

It is common practice for developers to buy or obtain an option to buy a parcel, request a change in zoning making the land more valuable (perhaps thereby reducing value of other property in the neighborhood) and then sell the land at the increased value. This purchaser bought the land with the knowledge of its restrictions and he should be willing to develop it according to the zoning presently in place. The use for a hotel or resort is presently a conditional use and should remain so which gives the surrounding property owners more input into what is built there.

When you consider construction control lines, set back requirements (100 feet on side and front lines) space between buildings (formula but probably about 100 feet) and open space requirements, the parcel is simply too small to accommodate the structures required. I have enclosed a sketch of this showing three condominium buildings of about the size required for 108 condominiums, but the intention here is to house 200 condominium units and a 200 room hotel. It simply would not fit even if built up to the older coastal construction line.

Traffic congestion would increase creating a potentially dangerous situation for the resort's guests due to no assurance of ready access to a hospital particularly in the event the drawbridge is blocked to traffic.


Parking is another problem. I calculate that parking spaces needed, as set forth in the most recent edition of the Institute of Transportation Engineers Parking Generation, for 400 units plus parking for convention attendees, restaurant patrons and employees would approximate at least 850 spaces. Based on this, parking itself would require 7 acres of space. There simply is not room enough in this parcel to do what they are proposing, though other parcels on North and South Hutchinson Island are available that would provide space for what is contemplated at the currently in effect density and compatible with the existing development of North Hutchinson Island. Trying to squeeze all of this on this parcel of land is very bad planning.

I find that the proposed increase to 36 units per acre is detrimental to my enjoyment of and value of my property guaranteed by the County's Long Range Plan. Further it is not in accord with other uses in the neighborhood and should be considered as spot zoning, particularly if the HIRD zone does not uniformly provide for it and will most likely lead to extended and expensive litigation. The Planning Committee and Commissioners would be ill advised to do so.

I would welcome discussion with your staff, the Planning Board and Commissioners to further explain my position. Although I am up North for the summer

months I would be willing to return to Florida if that would become necessary. You can contact me by phone at the above phone number or email at [oprobinson@verizon.net](mailto:oprobinson@verizon.net).

Sincerely,

A handwritten signature in black ink, appearing to read "O. P. Robinson, Jr.", written in a cursive style.

Otto P. Robinson, Jr.

OPR/hjr

15741317A

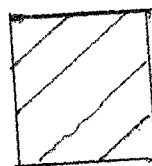
KEY



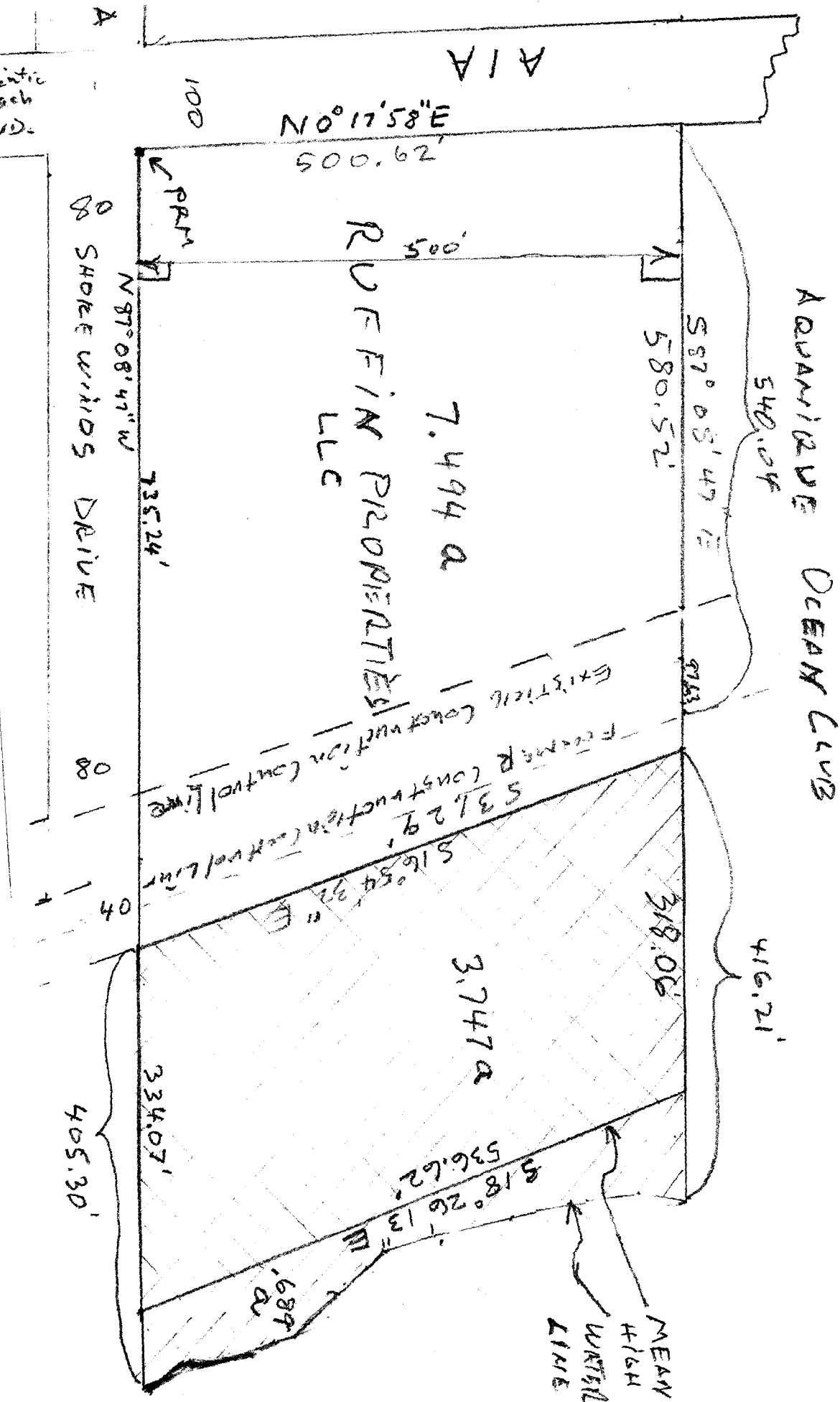
original  
deed  
(7.494 acres)

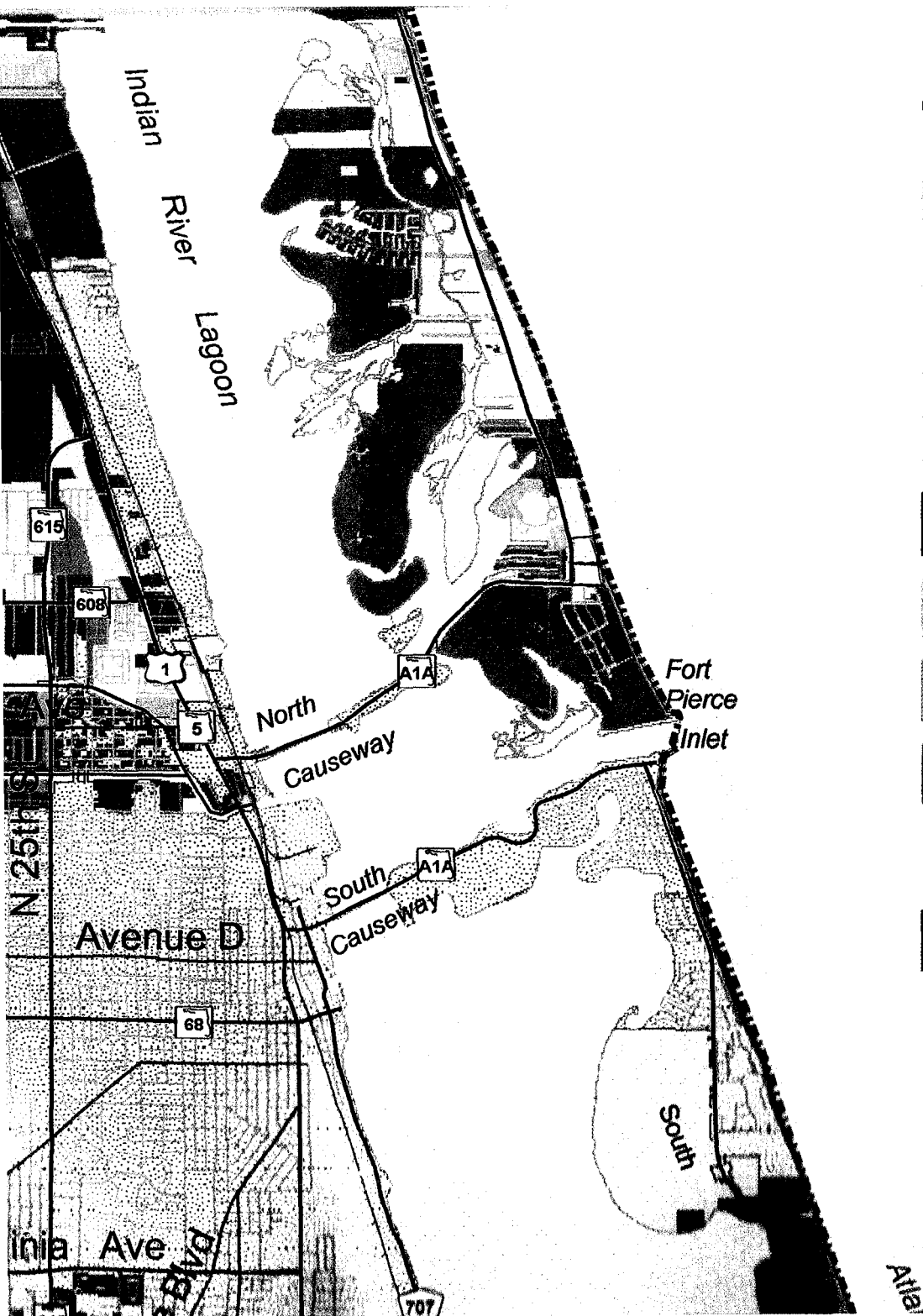


1<sup>st</sup>  
quitclaim  
deed  
(3.747 acres)



2<sup>nd</sup>  
quitclaim  
deed  
(4.436 acres)





# Zoning District



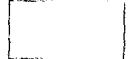
AG-1	IH	RI
AG-2.5	IL	RI
AG-5	IX	RI
AR-1	PCS	RI
CG	PMUD	RI
CN	PNRD	RS
CO	PUD	RS
CPUB	R/C	RS
HIRD	RE-1	RV
I	RE-2	U

- Urban Service Boundary
- Municipalities
- Road and canals rights-of-way

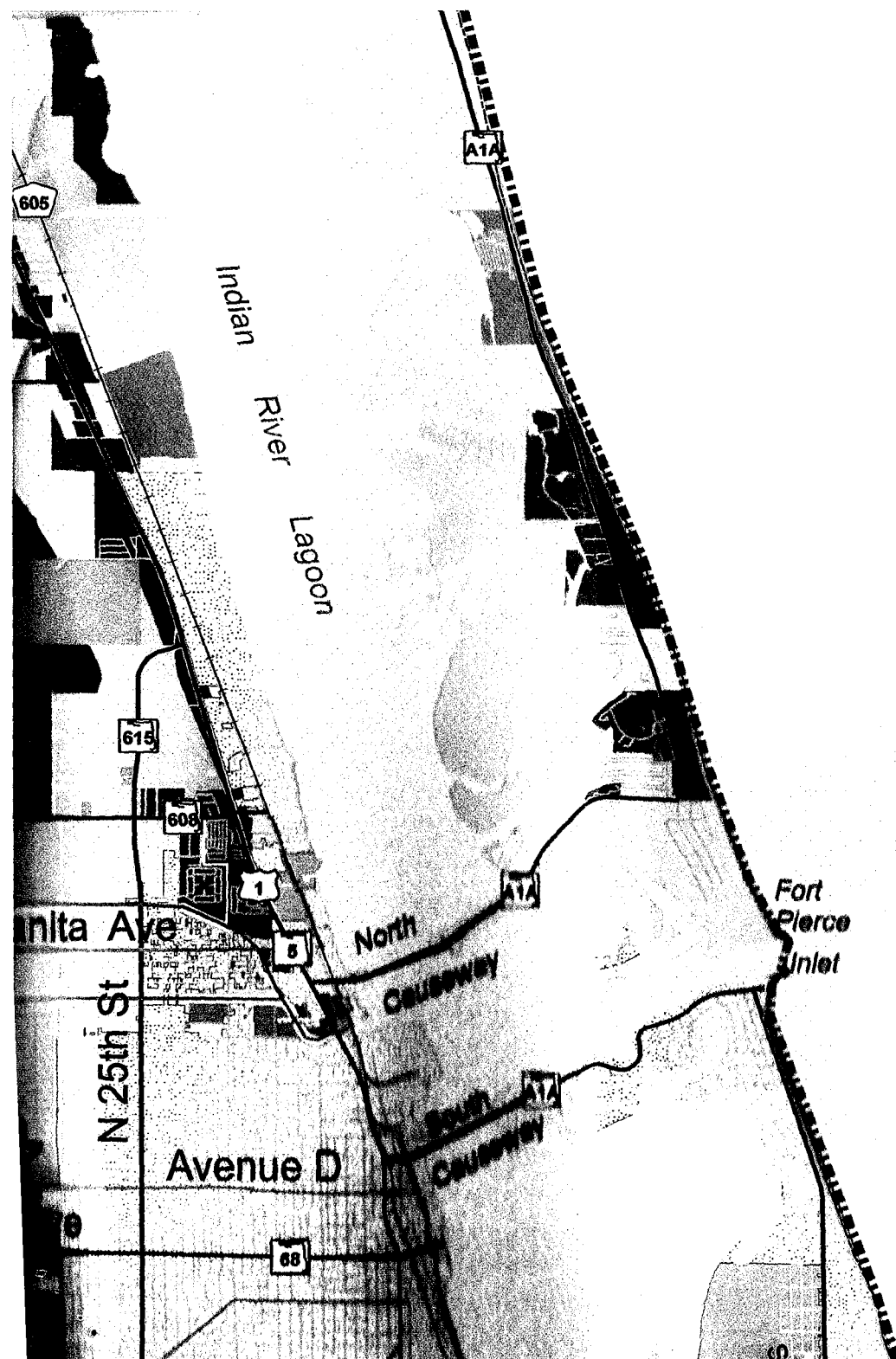
# Future Land Use

## Future Land Use Categories

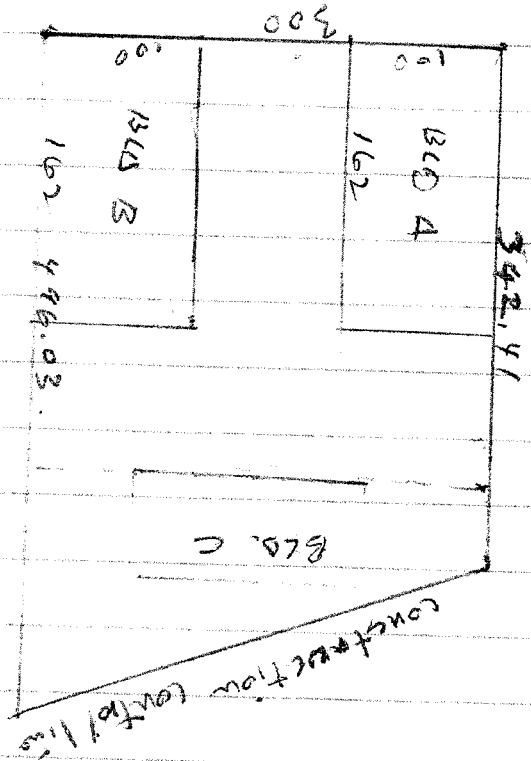
CPUB	AG-5
H	AG-2.5
R/C	COM
RE	IND
RS	P/F
RU	T/U
RM	SD
RH	MXD
	TVC

-  Urban Service Boundary
-  Municipalities
-  Road and canal rights-of-way

*Note: This map is for general planning purposes and is subject to change. For information on specific parcels, please consult the Planning & Development Services Department.*

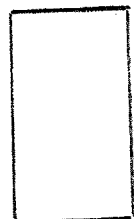


Buildable Land



15741311 A

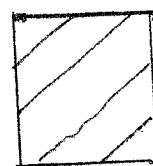
KEY



original  
dead  
(7.494 acres)



1<sup>st</sup>  
quitclaim  
dead  
(3.747 acres)



2<sup>nd</sup>  
quitclaim  
dead  
(4.436 acres)

AQUARIUS OCEAN CLUB

540.04

S 87° 05' 47" E

580.52

743

416.21

318.06

3.747a

S 18° 26' 13" E  
536.62

.687a

MEAN  
HIGH  
WATER  
LINE

7.494a  
RUFFIN PROPERTIES  
LLC

N 0° 17' 58" E  
500.62

A1A

100

PRM

N 87° 08' 47" W

735.24

SHOREWINDS DRIVE

EXISTING CONSTRUCTION CONTROL LINE  
FORMER CONSTRUCTION CONTROL LINE

S 31° 29' E  
531.29

S 16° 54' 32" E  
516.54

04

334.07

405.30

LAKE  
RASH  
WD.

## Britton De Witt

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**From:** Mark Satterlee  
**Sent:** Monday, October 21, 2013 9:54 AM  
**To:** 'whitedc@att.net'  
**Cc:** Faye W. Outlaw; Robert Bentskofsky; Erick Gill; Leslie Olson; Tod Mowery; Suzie Caron; Alfreda Souter; Alejandra Matos-Tejada; Chris Dzadovsky; Paula Lewis; Barbara Felton; Kim Johnson; Frannie Hutchinson; Liz Martin; Daniel McIntyre; Britton De Witt; Don West; Laurie Waldie; Karen L Smith  
**Subject:** RE: St. Lucie County Online - Contact Your Commissioner - Orchid Beach Project

Mr. & Mrs. White - Thank you for your email to the St. Lucie Board of County Commissioners concerning the proposed Orchid Beach project. Please be advised that the developer has not yet submitted a site plan for the project nor begun processing the comprehensive land use plan amendments that will likely be necessary to accomplish what is proposed. The developer has only presented a concept of what is envisioned on the property. All of the items of concern you raise will be part of the extensive evaluation the project will undergo during the application, review and approval process. Yours and all other comments received will be made a part of the public record for the project.

The evaluation staff will undertake once plans and amendment applications are submitted to St. Lucie County will include, but not necessarily be limited to:

- Consistency with the Comp Plan and Land Development Code and impacts associated with any proposed amendments to either document
- Traffic impacts on A1A, Shorewinds Drive, and local streets (including the bridge)
- Parking, access and internal circulation
- Architecture, height, scale and land use intensity
- Drainage and flooding
- Setbacks from property lines and the dune
- Beach access, dune maintenance, turtle lighting, landscaping and removal of exotic vegetation
- Adequacy of water, sewer and electric utilities – including potential demand created by other entitled but as yet un-built projects such as Heron Cay and Grande Beach.

In addition to review by County staff, outside reviewing agencies will also include the South Florida Water Management District, Florida Department of Transportation and the Florida Department of Environmental Protection.

Once all proposed plans and amendments have been evaluated at the staff level, public hearings before the Planning & Zoning Commission will precede public hearings before the Board of County Commissioners. All public hearings require public notice which includes letters to adjacent property owners, an ad in the newspaper and signage placed on the property. The developer will also be strongly advised to conduct a neighborhood meeting with local residents on North Hutchinson Island prior to any public hearings.

The Board of County Commissioners workshop held on October 15th was conducted at the developer's request in order to provide the Board and public an overview of the project prior to undertaking the development review process. It is my understanding that the developer has also met with a group of North Beach Association members to discuss the project.

Below is a link to the information meeting held before the Board of County Commissioners on October 15.

<http://stlucief1.iqm2.com/citizens/SplitView.aspx?Mode=Video&MeetingID=1749&AgendaID=1555&FileFormat=pdf&Format=Agenda&MediaFileFormat=wmv>

(right click on the link and then click on open hyperlink and you should be taken right to the meeting video – discussion of the project begins about 6:30 into the video.)

I trust this information to be helpful. Please do not hesitate to contact me or Leslie Olson, Planning Manager, with other comments or concerns you may have. Ms. Olson will be the staff project manager for this application and she can be reached at 772-462-1589 or via email at [olsonl@stlucieco.org](mailto:olsonl@stlucieco.org).

Thanks,

Mark Satterlee, AICP, Director  
Planning & Development Services  
St Lucie County, Florida  
772.462.2822  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

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

From: Erick Gill  
Sent: Monday, October 21, 2013 9:47 AM  
To: Mark Satterlee; Leslie Olson  
Cc: Faye W. Outlaw; Robert Bentkofsky  
Subject: FW: St. Lucie County Online - Contact Your Commissioner

FYI

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

From: [whitedc@att.net](mailto:whitedc@att.net) [mailto:[whitedc@att.net](mailto:whitedc@att.net)]  
Sent: Saturday, October 19, 2013 9:42 AM  
To: Webmaster; Erick Gill; Kim Johnson  
Subject: St. Lucie County Online - Contact Your Commissioner

Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form at 10/19/13 9:41 AM

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Your Name: Don and Carolyn White

Your Email: [whitedc@att.net](mailto:whitedc@att.net)

Your Phone Number: 772-465-4817

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery District 3: Paula A. Lewis District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: As owners on N Hutchinson Island we have watched with great interest the proposed Orchid Island development information. A few of our concerns: 1)Size of project. 2)Ocean set, back following federal distance from ocean. 3)Parking for owners, guests and employees. 4)Traffic on A1A,(especially lift bridge). 5)We urge public hearings prior to all changes in current zoning. 6)The current zoning is nine units per acre. 7)There is an undeveloped project, Grand Beach, on A1A on the west side that is in foreclosure.

## Britton Wilson

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**From:** Britton Wilson  
**Sent:** Thursday, January 09, 2014 8:22 AM  
**To:** 'oprobinson@verizon.net'  
**Subject:** RE: FW: Orchid Beach Project - RE: St. Lucie County Online - Contact Your Commissioner

Hello Mr. Robinson - The developer has not yet submitted an application for the proposed project. I am unaware of any other activity on the subject property.

Let me know if you have any further questions or require additional information.

Thank you,

*Britton Wilson*

Senior Planner  
Planning & Development Services Department  
St. Lucie County  
2300 Virginia Avenue  
Ft. Pierce, Florida 34982-5652  
T: 772.462.1582  
F: 772.462.1581  
E: [WilsonB@StLucieCo.org](mailto:WilsonB@StLucieCo.org)

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**From:** oprobinson@verizon.net [mailto:oprobinson@verizon.net]  
**Sent:** Wednesday, January 08, 2014 3:07 PM  
**To:** Britton Wilson  
**Subject:** Re: FW: Orchid Beach Project - RE: St. Lucie County Online - Contact Your Commissioner

Dear Britton,

Thanks for your help last fall.

I note that there were two deeds filed in December concerning this property, instrument #3908895 and #3906670, conveying the property to Ruffin Properties, LLC, a Kansas Company with address at 1522 South Florence, Wichita, Kansas 67209. Could you let me know whether this is part of this same resort project or something else and if so what else?

Hello Mr. Robinson - the below email from the Planning and Development Services director I thought would interest you being that you expressed similar concerns about the proposal.

Thank you,

Britton Wilson  
Senior Planner

Planning & Development Services Department  
St. Lucie County  
2300 Virginia Avenue  
Ft. Pierce, Florida 34982-5652  
T: 772.462.1582  
F: 772.462.1581  
E: [WilsonB@StLucieCo.org](mailto:WilsonB@StLucieCo.org)

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

From: Mark Satterlee

Sent: Monday, November 04, 2013 8:04 AM

To: 'pdenham2@comcast.net'

Cc: Faye W. Outlaw; Robert Bentkofsky; Erick Gill; Leslie Olson; Chris Dzadoovsky; Alfreda Souter; Alejandra Matos-Tejada; Suzie Caron; Tod Mowery; Paula Lewis; Barbara Felton; Kim Johnson; Frannie Hutchinson; Liz Martin; Amy Griffin; Karen L Smith; Britton Wilson

Subject: Orchid Beach Project - RE: St. Lucie County Online - Contact Your Commissioner

Mr. Denham – Thank you for your email to the St. Lucie Board of County Commissioners concerning the proposed Orchid Beach project. Please be advised that the developer has not yet submitted a site plan for the project nor begun processing the comprehensive land use plan amendments that will likely be necessary to accomplish what is proposed. The developer has only presented a concept of what is envisioned on the property. Both of the items of concern you raise will be part of the extensive evaluation the project will undergo during the application, review and approval process. Yours and all other comments received will be made a part of the public record for the project.

The evaluation staff will undertake once plans and amendment applications are submitted to St. Lucie County will include, but not necessarily be limited to:

- Consistency with the Comp Plan and Land Development Code and impacts associated with any proposed amendments to either document
- Traffic impacts on A1A, Shorewinds Drive, and local streets
- Parking, access and internal circulation
- Architecture, height, scale and land use intensity
- Drainage and flooding
- Setbacks from property lines and the dune
- Beach access, dune maintenance, turtle lighting, landscaping and removal of exotic vegetation
- Adequacy of water, sewer and electric utilities – including potential demand created by other entitled but as yet un-built projects such as Heron Cay and Grande Beach.

In addition to review by County staff, outside reviewing agencies will also include the South Florida Water Management District, Florida Department of Transportation and the Florida Department of Environmental Protection.

Once all proposed plans and amendments have been evaluated at the staff level, public hearings before the Planning & Zoning Commission will precede public hearings before the Board of County Commissioners. All public hearings require public notice which includes letters to adjacent property owners, an ad in the newspaper and signage placed on the property. The developer will also be strongly advised to conduct a neighborhood meeting with local residents on North Hutchinson Island prior to any public hearings.

The Board of County Commissioners workshop held on October 15th was conducted at the developer's request in order to provide the Board and public an overview of the project prior to undertaking the development review process. It is my understanding that the developer has also met with a group of North Beach Association members to discuss the project.

I trust this information to be helpful. Please do not hesitate to contact me or Leslie Olson, Planning Manager, with other comments or concerns you may have. Ms. Olson will be the staff project manager for this application and she can be reached at 772-462-1589 or via email at [olsonl@stlucieco.org](mailto:olsonl@stlucieco.org).

Thanks,

Mark Satterlee, AICP, Director  
Planning & Development Services  
St Lucie County, Florida  
772.462.2822  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

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

From: Erick Gill  
Sent: Monday, November 04, 2013 7:32 AM  
To: Mark Satterlee; Leslie Olson  
Cc: Faye W. Outlaw; Robert Bentkofsky  
Subject: FW: St. Lucie County Online - Contact Your Commissioner

FYI

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

From: [pdenham2@comcast.net](mailto:pdenham2@comcast.net) [<mailto:pdenham2@comcast.net>]  
Sent: Sunday, November 03, 2013 10:04 PM  
To: Webmaster; Erick Gill; Chris Dzadovsky  
Subject: St. Lucie County Online - Contact Your Commissioner

Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form at 11/03/13 10:04 PM

-----  
Your Name: Phil Denham

Your Email: [pdenham2@comcast.net](mailto:pdenham2@comcast.net)

Your Phone Number: 239-595-9197

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery  
District 3: Paula A. Lewis District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: I would like to comment on the Orchid Beach Resort Project. I own a unit in the Aquanique Ocean Club which is the property adjacent to this project. I am excited that a hotel/resort is interested in this property but I am concerned by the size and density that is being proposed. We need a hotel on North Hutchison

Island and having an upscale restaurant and meeting rooms would also be great. However I believe the maximum number of hotel rooms allowed should not be more than the largest number of units per acre of any of the existing properties on North Hutchison Island. I hope you will take this into consideration when you consider this project. One other important item is that nothing should be built in or disturb the dune area. While the Radisson Hotel was destroyed by Hurricanes Francis and Jean, it was the failed windows and roof that caused the water damage not tidal surge. The natural dune protected the property as it is supposed to do. Thank you for your consideration on this project.

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

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## Britton De Witt

---

**From:** Mark Satterlee  
**Sent:** Monday, October 21, 2013 9:47 AM  
**To:** 'annemquinn1@gmail.com'  
**Cc:** Erick Gill; Frannie Hutchinson; Liz Martin; Suzie Caron; Tod Mowery; Alfreda Souter; Alejandra Matos-Tejada; Chris Dzadovsky; Kim Johnson; Paula Lewis; Barbara Felton; Leslie Olson; Faye W. Outlaw; Daniel McIntyre; Britton De Witt; Karen L Smith; Don West; Michael Powley; Ron Harris; Robert Bentkofsky; Laurie Waldie; Heather Young  
**Subject:** Contact Your Commissioner - Orchid Beach Project

Ms. Quinn – Thank you for your email to the St. Lucie Board of County Commissioners concerning the proposed Orchid Beach project. Please be advised that the developer has not yet submitted a site plan for the project nor begun processing the comprehensive land use plan amendments that will likely be necessary to accomplish what is proposed. The developer has only presented a concept of what is envisioned on the property. All of the items of concern you raise will be part of the extensive evaluation the project will undergo during the application, review and approval process. Yours and all other comments received will be made a part of the public record for the project.

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<http://stluciefl.igm2.com/citizens/SplitView.aspx?Mode=Video&MeetingID=1749&AgendaID=1555&FileFormat=pdf&Format=Agenda&MediaFileFormat=wmv> (right click on the link and then click on open hyperlink and you should be taken right to the meeting video – discussion of the project begins about 6:30 minutes into the video.)

I trust this information to be helpful. Please do not hesitate to contact me or Leslie Olson, Planning Manager, with other comments or concerns you may have. Ms. Olson will be the staff project manager for this application and she can be reached at 772-462-1589 or via email at [olsonl@stlucieco.org](mailto:olsonl@stlucieco.org).

Thanks,

***Mark Satterlee, AICP, Director***

Planning & Development Services  
St Lucie County, Florida  
772.462.2822  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

Your Name: Anne Quinn

Your Email: [annemquinn1@gmail.com](mailto:annemquinn1@gmail.com)

Your Phone Number: 3157948777

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery District 3: Paula A. Lewis District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: As a resident of St Lucie county as well as a resident of the Aquanique, I have a few concerns I would like to raise. The proposed site of the Orchid Beach Resort is directly next to our building. I am all for progress but I am not for rashly moving forward without sound planning. I am assuming the proposed parking under the buildings will be pretty much used up by residents and renters. My question is where are the people using the restaurants, spa facilities, the up to 750 person conference space and the up to 300 person wedding venue guests going to park? As it was so nicely illustrated in their proposed illustrated brochures there are 116 outside parking slots. Any clue to where these people are going to park? I surely hope the overflow won't be using our spaces. I am also quite concerned with the gardens and pool areas in the current dune area. Cute drawings look great but has an arial photo been taken and the impact on our beach been looked into? This is our home, please take the time to take a second and a third look before jumping into the project as it is proposed. It's an awful big project for such a small parcel of land. not to mention the impact on the wonderful wild life that resides in our area. I encourage every commissioner to fiscally drive over and see this site before moving forward.

Thank you for your time.  
Anne Quinn

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

## **Britton Wilson**

---

**From:** Mark Satterlee  
**Sent:** Monday, November 04, 2013 8:04 AM  
**To:** 'pdenham2@comcast.net'  
**Cc:** Faye W. Outlaw; Robert Bentkofsky; Erick Gill; Leslie Olson; Chris Dzadovsky; Alfreda Souter; Alejandra Matos-Tejada; Suzie Caron; Tod Mowery; Paula Lewis; Barbara Felton; Kim Johnson; Frannie Hutchinson; Liz Martin; Amy Griffin; Karen L Smith; Britton Wilson  
**Subject:** Orchid Beach Project - RE: St. Lucie County Online - Contact Your Commissioner

Mr. Denham – Thank you for your email to the St. Lucie Board of County Commissioners concerning the proposed Orchid Beach project. Please be advised that the developer has not yet submitted a site plan for the project nor begun processing the comprehensive land use plan amendments that will likely be necessary to accomplish what is proposed. The developer has only presented a concept of what is envisioned on the property. Both of the items of concern you raise will be part of the extensive evaluation the project will undergo during the application, review and approval process. Yours and all other comments received will be made a part of the public record for the project.

The evaluation staff will undertake once plans and amendment applications are submitted to St. Lucie County will include, but not necessarily be limited to:

- Consistency with the Comp Plan and Land Development Code and impacts associated with any proposed amendments to either document
- Traffic impacts on A1A, Shorewinds Drive, and local streets
- Parking, access and internal circulation
- Architecture, height, scale and land use intensity
- Drainage and flooding
- Setbacks from property lines and the dune
- Beach access, dune maintenance, turtle lighting, landscaping and removal of exotic vegetation
- Adequacy of water, sewer and electric utilities – including potential demand created by other entitled but as yet un-built projects such as Heron Cay and Grande Beach.

In addition to review by County staff, outside reviewing agencies will also include the South Florida Water Management District, Florida Department of Transportation and the Florida Department of Environmental Protection.

Once all proposed plans and amendments have been evaluated at the staff level, public hearings before the Planning & Zoning Commission will precede public hearings before the Board of County Commissioners. All public hearings require public notice which includes letters to adjacent property owners, an ad in the newspaper and signage placed on the property. The developer will also be strongly advised to conduct a neighborhood meeting with local residents on North Hutchinson Island prior to any public hearings.

The Board of County Commissioners workshop held on October 15th was conducted at the developer's request in order to provide the Board and public an overview of the project prior to undertaking the development review process. It is my understanding that the developer has also met with a group of North Beach Association members to discuss the project.

I trust this information to be helpful. Please do not hesitate to contact me or Leslie Olson, Planning Manager, with other comments or concerns you may have. Ms. Olson will be the staff project manager for this application and she can be reached at 772-462-1589 or via email at [olsonl@stlucieco.org](mailto:olsonl@stlucieco.org).

Thanks,

Mark Satterlee, AICP, Director  
Planning & Development Services  
St Lucie County, Florida  
772.462.2822  
satterleem@stlucieco.org

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

From: Erick Gill  
Sent: Monday, November 04, 2013 7:32 AM  
To: Mark Satterlee; Leslie Olson  
Cc: Faye W. Outlaw; Robert Bentkofsky  
Subject: FW: St. Lucie County Online - Contact Your Commissioner

FYI

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

From: pdenham2@comcast.net [mailto:pdenham2@comcast.net]  
Sent: Sunday, November 03, 2013 10:04 PM  
To: Webmaster; Erick Gill; Chris Dzadovsky  
Subject: St. Lucie County Online - Contact Your Commissioner

Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form at 11/03/13 10:04 PM

-----  
Your Name: Phil Denham

Your Email: pdenham2@comcast.net

Your Phone Number: 239-595-9197

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery District 3: Paula A. Lewis District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: I would like to comment on the Orchid Beach Resort Project. I own a unit in the Aquanique Ocean Club which is the property adjacent to this project. I am excited that a hotel/resort is interested in this property but I am concerned by the size and density that is being proposed. We need a hotel on North Hutchison Island and having an upscale restaurant and meeting rooms would also be great. However I believe the maximum number of hotel rooms allowed should not be more than the largest number of units per acre of any of the existing properties on North Hutchison Island. I hope you will take this into consideration when you consider this project. One other important item is that nothing should be built in or disturb the dune area. While the Radisson Hotel was destroyed by Hurricanes Francis and Jean, it was the failed windows and roof that caused the water damage not tidal surge. The natural dune protected the property as it is supposed to do. Thank you for your consideration on this project.

## Britton Wilson

---

**From:** donald r and carolyn white <whitedc@att.net>  
**Sent:** Friday, November 07, 2014 1:57 PM  
**To:** Britton Wilson

Britton Wilson, Senior Planner,

I write with comments concerning the Orchid Beach project that is being proposed. First of all we do not object to a hotel and restaurant for we did use the former Radisson Hotel for some visitors and enjoyed the restaurant ourselves and with friends.

We do however have grave worries about the scale of the project. Two large and tall condo buildings in addition to a large hotel and restaurant plus a large convention center seems more than the lot will bear. Despite assurances that adequate underground parking will be provided it seems highly unlikely that parking for condo renters, hotel guests, restaurant patrons and a large 400 person convention in addition to all the staff that will be required will be available. We are confident that parking will spill to adjoining properties which already are stressed during the season.

Too we do not believe that the roadways to the location can bear that much additional traffic. This Saturday another event at the Seal Museum illustrates the problem. Traffic is backed up for miles, especially crossing the lift bridge even should it not be up. Parking also spills over into various vacant lots and parks. They and the police manage this problem pretty well, though we plan not to be out in our car on those days. This project will draw much larger crowds many arriving at the same time with we believe even worse problems. The Seal Museum event does not even occur during the Season. At that time with the additional load of Orchid Beach at its current proposed size the traffic could be completely unmanageable.

Hence we support the development but at a significantly reduced size.

Donald R. White, Ph.D. and Carolyn J. White

Phil Denham  
2700 N. Hwy A1A #703  
Ft. Pierce, FL 34949

Board of County Commissioners  
St. Lucie County, FL

November 9, 2014

Dear Commissioners,

I will not be able to make it to the commission meeting on November 20, 2014 but would still like my concerns to be heard about Ruffin Properties, LLC proposed zoning and use change. As a resident of North Hutchinson Island I am not against a hotel going in on the subject property. In fact we need a hotel nearby for visiting friends so they don't have to stay on the mainland. It would also be nice to have a nice restaurant and meeting rooms close by. My concern is with the size of the proposed development.

My wife and I purchased our unit in the Aquanique Ocean Club on North Hutchinson Island in 2000 because it was so much less congested than South Hutchinson Island. The Radisson Resort was right next door but only had 4 floors 150 rooms and was not a problem. What I am hearing about this property now is that the new owners want 400 rooms and a conference center.

This type of development is what the City of Ft. Pierce has been proposing for the property where the old power plant was torn down in downtown. It is too large of a development to be allowed on this pristine piece of beach property.

Please consider the following suggestions when deciding the future of this property:

- 1) Limit this property to 200 units or less (hotel rooms, time share rooms, or Condo units)
- 2) Require the set back from the ocean to be at least as far as the Aquanique Ocean Club and The Barkley to protect the dune and habitat. There should not be any clearing or landscaping in this area, only raised boardwalks to get to the beach.
- 3) The only entrance and exit to this property should be from Shorewinds Dr. due to the close proximity of intersection of A1A and Shorewinds Dr.. The property owners should be required to deed property to the county and pay the cost to widen and improve Shorewinds Dr. to their entrance.
- 4) The zoning should specify that no gambling facility of any type will be allowed on this site.

I would also like to remind you that the developer of this property knew what the zoning and use of this property was before purchasing the property. I believe it is

your job as a county commissioner to make decisions based on your districts residents as a whole and not for the good of the one property owner. Please make your decision as if this was your district even if it is not.

Thank you for considering my point of view on this issue,  
Phil Denham

**Britton Wilson**

---

**From:** Lonnie Hignite <cumminslhdh@aol.com>  
**Sent:** Thursday, November 06, 2014 6:27 PM  
**To:** Britton Wilson  
**Subject:** Public Hearing Notice - Rufflin Properties LLC

Good Day,

My name is Lonnie Hignite. I am the owner of 2711 N Hwy A1A Unit A Townhouse in the Galleons, which is adjacent to the proposed development. I would like to voice my approval of this development. I feel that it assist in revitalizing the area and increase the property value.

Thanks for your time,

Lonnie Hignite, M.S., M.A.

## **Britton Wilson**

---

**From:** Ken Folsom <folsom3902@aol.com>  
**Sent:** Saturday, November 08, 2014 11:21 AM  
**To:** Britton Wilson  
**Subject:** Ruffin Properties proposal

My wife and I have owned a condo in Aquanique for over 15 years. As you know, that is adjacent to the property in question. What drew us to this area is the lack of commercialization. It is a peaceful, quiet place to come and relax. Everyone I have met here likes it for the same reason.

There are plenty of places that are crowded and commercialized, but few remain that are quiet with a residential feel. This proposal would totally destroy that. It is the polar opposite of what this area stands for. Not only would it ruin the ambience of this special place which is next to a beautiful, natural State park, it would seriously affect our property values. Of course, there used to be a hotel on that property, but it was small and unobtrusive. I want to add my voice loudly to those who oppose this project, and urge you to disapprove the zoning change.

Respectfully submitted,  
Kenneth J. Folsom  
(561) 706-7550

Sent from Ken's iPad

**Britton Wilson**

---

**From:** george walton <waltongj@yahoo.com>  
**Sent:** Monday, November 10, 2014 2:10 PM  
**To:** Britton Wilson  
**Subject:** Zonig change

Mr. Wilson,

It Pains me to see what may happen to North Hutchinson Island. I bought a condo there because it's a quiet, nice place to live. Too many places have become a "zoo" like Daytona Beach.

I know something has to be built on the Ruffin property, but the proposed rezoning is way out of character for the area. The proposed development is too high a density. Something more appropriate for the area would be appreciated.

Thanks in advance,

George Walton

St. Lucie County Board of County  
Commissioners  
c/o Frannie Hutchinson, Chair  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[hutchinsonf@stlucieco.org](mailto:hutchinsonf@stlucieco.org)

St. Lucie County Planning & Zoning Board  
c/o Mark Satterlee, AICP, Director of Planning  
& Development Services Department  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

Re: Proposed Resort Hotel on North Hutchinson Island

Dear Commissioners and Planning & Zoning Board Members:

I am sending you this letter to express my strong support for the proposed resort hotel project on North Hutchinson Island, located at the site of the former Radisson hotel. A resort hotel would provide a number of benefits to St. Lucie County, including hundreds of jobs and millions of dollars in property taxes, sales taxes and bed taxes. Local stores, restaurants, fishing charters and many other businesses would benefit greatly from the tourist dollars which would provide a significant boost to our local economy. The resort would help promote St. Lucie County as a tourist destination. The resort's facilities would also provide a needed venue for events such as weddings and conferences.

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow this type of project, and please approve the development of the proposed resort hotel.

Bill Knight Jr.  
Print name: Bill Knight Jr.  
Address: 2301 Sunrise Blvd, Ste A.  
Fort Pierce, FL 34982



**Bill Knight Insurance Agcy Inc**

**Bill Knight Jr., Agent**

2301 Sunrise Blvd

Fort Pierce, FL 34982-3500

Bus 772-461-7900 Fax 772-461-8144

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Mark P. Bryant  
Wm. Kevin Shannon  
Emily Ward Roark  
Joe B. Roark  
Ben E. Stewart

November 13, 2014

Of Counsel: Albert Jones

Britton Wilson  
Senior Planner  
Planning & Development Services Department St. Lucie County  
2300 Virginia Avenue  
Ft. Pierce, Florida 34982-5652

Re: Proposed zoning change 2600 North A1A, Fort Pierce, FL. 34949

Dear Ms. Wilson:

Please know how much I appreciate all of the time you have spent explaining to me in person and online the process for potentially rezoning 2600 North A1A, North Hutchinson Island, Fort Pierce, Florida. Also thank you for the notice of the hearing on November 20. Both my wife and I are flying down from Kentucky to do what we can to save that precious island from what could be a huge and devastating development next to the Aquanique Ocean Club.

Britton, as I explained to you when we met before, my wife and I while in our mid-forties moved our part time residence from Key Biscayne, Florida. Through her parents, we had enjoyed Miami and its environs since the early 1970's until the mid-eighties when the construction and population growth caused us to head north for quieter pastures. Though we traveled all over Florida to make a decision on where to purchase our new home and create a substantial investment for ourselves and our young children, we settled on North Hutchinson Island as it was a real reminder of what Key Biscayne had been like to my wife when she was a child in the 1960's. The island is peaceful and the neighbors are respectful of one another. In 1995 we bought a new condominium at The Aquanique Ocean Club and the Radisson Hotel was adjacent to it. The Radisson Hotel was the site of many weddings and small conventions and a place for neighbors to meet and strangers to stay for a short time. The Radisson was four stories tall, had approximately 135 rooms and was an asset to the neighborhood. When the hurricane took the hotel out in 2006, it was sad for the neighborhood. I was excited when I heard that someone was contemplating construction of a new hotel on that small acreage until I heard that they are pursuing a maximum density on that property, that they are asking the zoning to increase from nine rooms per acre to 36 rooms per acre and that the definition of a room could conceivably consist of a several room condominium. The building could be several hundred rooms on a small piece of property, plus parking and shopping and meeting rooms and that disturbs me.

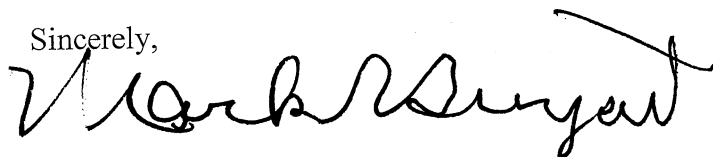
601 Washington Street • P.O. Box 1876 • Paducah, KY 42002-1876  
(270) 442-1422 • (888) Mark Bryant • Fax (270) 443-8788 • BryantLawCenter.com

*"When your Future is at Stake"*

Recently I was stuck on A1A by a train coming onto the island, then I got onto the bridge and the draw bridge opened. As I sat there I got out of the car, looked back and watched as fifty or more cars stopped. When the arms opened and I crossed the bridge I saw another fifty to sixty cars crossing the bridge into Fort Pierce. I began to wonder what an additional four hundred or more rooms would do to the traffic ingress and egress and it troubled me. I know that this is a big opportunity for St Lucie County, but please don't let the out of town billionaires come into our county and ruin it for the rest of us, then take the money and leave. They don't have any skin in this community, in my opinion Mr. Ruffin is only looking at this as a quick investment opportunity. One of my biggest concerns is that Ruffin is only dealing with your agency to increase the density of that property then make a quick turn of the property and sell it to someone who will build some monstrosity on it. I can't help but think that a large hotel would violate transportation concurrency/LOS requirements, as well as sewage, parking and other problems commensurate with large hotels. Further, I know from my years of experience that people who are transient do not care for the neighborhood nearly as much as the owner-occupants do.

When we bought on North Hutchinson Island we did so for the great lifestyle and we also did it as an investment for our children. At age 65, we are greatly concerned about what the construction of a massive hotel on that peaceful little island will do to the value of our property. We have been to the Vero Beach Hotel and it is fantastic. Something akin to that on 2600 North A1A would be superb. Something like Mr. Ruffin has at the Mirage or Treasure Island would be horrible. Mr. Ruffin is proposing a development that is not in keeping with the character of the neighborhood and is incompatible with the surrounding developed area, quiet subdivisions, tiny motels, and one tiny convenient store with gas pumps. The density he is seeking is totally inconsistent with the pattern of development established on North Hutchinson Island for decades. The developer knew what he was getting when he bought it. He is not entitled to anything more. Please do not let this happen.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark and Sue Bryant". The signature is fluid and cursive, with a large, sweeping initial "M" and "S".

Mark and Sue Bryant  
2700 North A1A  
North Hutchinson Island, Florida

St. Lucie County Board of County  
Commissioners  
c/o Frannie Hutchinson, Chair  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[hutchinsonf@stlucieco.org](mailto:hutchinsonf@stlucieco.org)

St. Lucie County Planning & Zoning Board  
c/o Mark Satterlee, AICP, Director of Planning  
& Development Services Department  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

Re: Proposed Resort Hotel on North Hutchinson Island

Dear Commissioners and Planning & Zoning Board Members:

I am sending you this letter to express my strong support for the proposed resort hotel project on North Hutchinson Island, located at the site of the former Radisson hotel. A resort hotel would provide a number of benefits to St. Lucie County, including hundreds of jobs and millions of dollars in property taxes, sales taxes and bed taxes. Local stores, restaurants, fishing charters and many other businesses would benefit greatly from the tourist dollars which would provide a significant boost to our local economy. The resort would help promote St. Lucie County as a tourist destination. The resort's facilities would also provide a needed venue for events such as weddings and conferences.

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow this type of project, and please approve the development of the proposed resort hotel.



Print name: LEA CAHILL

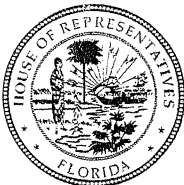
Address: 801 S Ocean Dr  
#202  
Fort Pierce FL 34949



**RECEIVED**

11/17/14

C: County Administration  
Co. Attorney  
BOCC



Received By  
Planning Division

NOV 17 2014

St. Lucie County

# Florida House of Representatives

***Representative Larry Lee, Jr.***

**District 84**

**Larry.Lee@myfloridahouse.gov**

1401 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300  
Phone: (850) 717-5084

100 North U.S. Highway 1  
Fort Pierce, FL 34950-4205  
Phone: (772) 595-1391  
Fax: (772) 595-1392

November 12, 2014

St. Lucie County  
Planning & Zoning Board  
C/o Mark Satterlee, AICP  
Director of Planning & Development  
2300 Virginia Avenue  
Fort Pierce, FL 34982

## **Re: Proposed Resort Hotel on North Hutchinson Island**

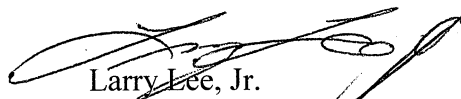
Dear Planning & Zoning Board Members:

Please accept this letter expressing my strong support for the proposed resort hotel project on North Hutchinson Island, located at the site of the former Radisson Hotel. A resort hotel will provide numerous benefits to St. Lucie County, including hundreds of jobs and millions of dollars in property taxes and bed taxes. Local stores, restaurants, fishing charters, and many other businesses will benefit greatly from the tourist dollars which would provide a significant boost to our local economy. Additionally, the resort will help promote St. Lucie County as a tourist destination. The resort's facilities will also provide a needed venue for events such as weddings and conferences.

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow this type of project.

Again, I support and request your approval of the development of the proposed resort hotel. Thank you for all consideration given this request.

Respectfully submitted,

  
Larry Lee, Jr.  
Representative, District 84

Agriculture & Natural Resources Subcommittee\*Education Appropriations Subcommittee  
Insurance & Banking Subcommittee\*Regulatory Affairs Committee

## Britton Wilson

---

**From:** Leslie Olson  
**Sent:** Tuesday, November 18, 2014 8:58 AM  
**To:** 'Kay Gibson'  
**Cc:** Mark Satterlee; Britton Wilson  
**Subject:** RE: Residential Density Parameters

Ms. Gibson,

Thank you for contacting me with your follow up questions on the Commercial Resort regulation amendments and their possible application to the "old Radisson site." I do believe you may have what it takes to be an urban planner. Please feel free to contact me with interest when a position comes available in our office. ☺

Your summary is largely correct. Only on Hutchinson Island are hotel rooms considered "dwelling units." Generally, hotels are commercial uses and are transitory in nature. This makes their traffic patterns and demands on public infrastructure more similar to commercial uses than residential uses. The concept of considering hotel uses as residential dwelling units is outside the norm of typical planning.

However, the St. Lucie County Comprehensive Plan and Land Development Code do limit hotel units on Hutchinson Island to the underlying *residential* density allowed. In fact, *if the proposed amendments are adopted, and a developer proposes a hotel or motel on Hutchinson Island, the residential density restriction will still apply.*

This application proposes allowing the typical 36 unit per acre hotel room density to apply on Hutchinson Island *only if* a high-quality resort offering significant, publically available amenities is proposed. From the beginning, it has been the position of staff that we would only support more intensity on this highly desirable beachfront site in return for more public access, high quality and significant amenities. We are not supportive of high density, low amenity/quality hotel uses proliferating along our shores.

That said, this is a policy decision. Staff has worked collaboratively with the consultants in order to draft our best effort at achieving the above goals for the policy makers to consider. The Planning and Zoning Commission will hear this proposal at Public Hearing this Thursday and make a recommendation, and then it is ultimately the will of the Board of County Commissioners to determine if this policy decision is in the best interest of the County. The Planning and Zoning Commission may make recommended changes to the text of the amendments, and those may be incorporated into the text prior to the BOCC hearings.

If you have comments and concerns about the regulations, coming to the hearing on Thursday is an excellent opportunity to influence the discussion, and we welcome your participation. In fact, if it would be useful for us to discuss this further so you can be completely comfortable understanding the complexities of the regulations proposed prior to comment, I'll be happy to make time to meet with you.

I look forward to continuing our dialogue.

Leslie Olson, AICP

Planning Manager  
Planning and Development Services  
St. Lucie County  
(772)462-1589  
olsonl@stlucieco.org

---

**From:** Kay Gibson [mailto:beachhouse801@yahoo.com]  
**Sent:** Tuesday, November 18, 2014 7:22 AM  
**To:** Leslie Olson  
**Cc:** Mark Satterlee  
**Subject:** Residential Density Parameters

Good morning, Leslie,

Prior to the Hearing, I am attempting to educate myself regarding residential density.

Referring to a document labeled Policy 1.1.1.1 contained in the 600+ pages of information I have received recently, there are a number of Residential parameters throughout the county under categories RE, RS, RU, RM, RH, etc., up through TVC. Now referencing North Hutchinson Island, into which of those categories does the former Radisson Property presently fall and what is the specific du/acre ratio? Into which category do the neighboring condominiums fall, i.e., those from Aquanique north to Sea Palms and what is that du/acre ratio?

Do all other high-rise condominiums on North Hutchinson Island to the County Line fall within the same residential density category as those neighboring the former Radisson Property?

What I am attempting to determine is the allowable dwelling units per acre on those properties owned by condominium associations. Am I correct that under current regulations hotel/motel density within a certain given area may not exceed the maximum residential density for that same area? That being the case, am I correct in stating that an owner of the former Radisson property could, without great fanfare, build a standard hotel/motel on the property as long as the number of dwelling units was within the parameters of the surrounding neighborhood and any other applicable restrictions concerning building height, etc.? Thus if the du/acre ratio is 15 per acre, a 180 room hotel/motel would be an acceptable project as it would be compatible with the surrounding neighboring properties.

Am I correct that the new Commercial Resort zoning district if adopted would allow for a considerably higher density of dwelling units? What is that higher density level being requested at this time?

Thank you very much for your help with these specific questions.  
Elizabeth Kay Gibson

---

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



122 A. E. Backus Avenue, Fort Pierce, FL 34950

November 17, 2014

St. Lucie County Board of County Commissioners  
c/o Frannie Hutchinson, Chair  
2300 Virginia Avenue  
Fort Pierce, Florida 34982

Dear Mark,

As a resident on North Hutchinson Island for over 26 years before moving west in the county I am so excited to hear of the resort project. When I lived there it was the hotels that brought vibrancy to the area, a place for family to stay, meetings to be held, restaurants to enjoy and a gathering spot. This project could be so beneficial to the community and allow for conferences, tours and support other events.

There is always apprehension when change is made, but I don't believe this would be a problem for the neighborhood. This could be a tremendous boom for downtown and the City of Ft. Pierce. When the Radisson was there we would interact with the staff and tours that came in and always had a great experience bringing them downtown.

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow for this type of project, and please approve the development of the proposed resort hotel. Our county needs to continue moving forward.

Thank you,

Doris Tillman

*Winner of the 2011 Great American Main Street Award*

Main Street Fort Pierce, Inc. • St. Lucie Preservation, Inc. • Main Street Focus, Inc.  
Phone: (772) 466-3880 • Fax: (772) 466-3917

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**Britton Wilson**

---

**From:** Ruth Heller <rheller@snowmark.com>  
**Sent:** Sunday, November 16, 2014 3:41 PM  
**To:** Britton Wilson  
**Subject:** Hotel and Resort on A-1-A North Hutchinson




We own two townhouses at Breakers Landing, North Highway A1A, Fort Pierce and are in favor of a hotel being built at the corner of Shorewinds Drive and A-1-A.

Respectfully,  
William and Ruth Heller  
Breakers Landing  
Unit 203 and 195

---

This email has been scanned by the Boundary Defense for Email Security System. For more information please visit <http://www.apptix.com/email-security/antispam-virus>

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 Reply  Reply All  Forward



Sat 11/15/2014 12:28 PM

charles dozetos <mrmango1989@yahoo.com>

2600 N Hwy A1A

To Britton Wilson

---

Ms Wilson,

I am writing you today to tell you of my concerns about what I hear of a proposal to increase the density zoning of the property located at 2600 N Hwy A1A, which used to be the Radisson.

I hear that the proposal is to increase the density from 9 units/acre to 36 units/acre - wow! Such an increase in density would bring traffic our roads and ecology cannot handle, let alone the increase in noise being right next door to residential areas.

I don't object to a hotel such as the Radisson was (which does carry some problems with it for the residential neighbors), but an increase of density to 4 times the current rate I feel will create environmental problems, traffic problems and noise problems at the very least.

It would be wonderful to have 'destination attractions' in an area that has enough acreage in our beloved St Lucie County, but this parcel is not so suited in my opinion, and changing the zoning like this I feel would negatively effect our property values, our life style, and the very thing that attracts people to our beaches.

I ask that the planning and zoning commission reconsider changing the zoning of 2600 N Hwy A1A.

Respectfully,

Ann C Dozetos

2700 N Hwy A1A

#305

Ft Pierce, FL 34949

Received By  
Planning Division

DEC 30 2014

St. Lucie County

PETITION TO

THE ST. LUCIE BOARD OF COUNTY COMMISSIONERS

2300 Virginia Avenue  
Ft. Pierce, Florida, 34982

Received  
St. Lucie Co. BOCC  
Human Resources

2014 DEC 29 PM 2:27

The undersigned, all being property owners at The Visions Condominium, 4000 North A-1-A on North Hutchinson Island, St. Lucie County, do hereby petition the St. Lucie County Board of County Commissioners:

We, the undersigned collectively oppose the recommendation of The St. Lucie County Planning and Zoning Commission that the vacant property generally known as the former Radisson Property and presently zoned as Residential Medium (RM) be rezoned as Commercial Resort (CR). Such a rezoned classification would radically change the present allowable RM density of nine dwelling units per acre to an allowable CR density of 36 dwelling units per acre.

We collectively believe that a high CR density at this location would change the predominantly residential character of the St. Lucie County part of North Hutchinson Island so as to adversely impact the quality of lifestyle for its residents as well as for the off island visitors who presently enjoy the amenities of the county and state parks and of the island's beaches. To allow the former Radisson property to convert to CR would have the additional effect of setting a precedent for the same CR rezoning to apply to at least one or two other vacant properties on the island which, in its effect, would urbanize the island's character to the detriment of the semi-natural environment which all now enjoy and which is unique to developed coastal Florida.

The present RM zoning on the former Radisson property uniquely authorizes a hotel/restaurant complex at that location on North Hutchinson Island (as was the case up to the time that the previous complex suffered irreparable damage and was subsequently demolished). We feel that the redevelopment of the subject property along those lines would be an asset to the county and if replicated would be supported by our community. A higher dwelling density is opposed by the undersigned.

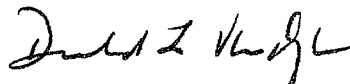
Respectfully submitted:

PRINT NAME

SIGNATURE

DATE

1. DONALD VANDYKE



12-11-14

2. SUSAN T. VAN DYKE



12-11-14



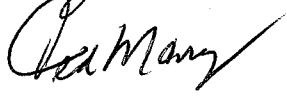
PETITION TO  
THE ST. LUCIE BOARD OF COUNTY COMMISSIONERS

2300 Virginia Avenue  
Ft. Pierce, Florida, 34982

PRINT NAME	SIGNATURE	DATE
3. DOROTHY HENNESSY	Dorothy Hennessy	12-11-14
4. George Hennessy	George Hennessy	
5. ELOISE SMITH	Eloise Smith	12-14-14
6. Harvey Smith	Harvey Smith	12-15-14
7. Steven Trompeter	Steven Trompeter	12-15-14
8. ROSEMARY C. MEADE	R.C. Meade	
9. Maxine B Trompeter	M. Trompeter	12/16/14
10. Susan Boyle	STEVEN J. BOYLE	12/13/14
11. Gladys C Horton	Gladys C Horton	12-14-14
12. Paul W Smothers	Paul W Smothers	12-14-14
13. EDWIN W SCHAFFNE	Edwin W Schaffner	12/15/14
14. N Jean Quinn	N Jean Quinn	12/15/14
15. Bob Woga	Bob Woga	
16. Janet Wood		
17. HAROLD B HAUPTFUNK	Harold B Hauptfunk	12/15/14
<del>18. ROSEMARY C. MEADE</del>	<del>Rosemary C Meade</del>	12/17/14

PETITION TO  
THE ST. LUCIE BOARD OF COUNTY COMMISSIONERS

2300 Virginia Avenue  
Ft. Pierce, Florida, 34982

PRINT NAME	SIGNATURE	DATE
3. AXEL ROLDE		2014-12-12
4. Pam Harting		2014-12-15
5. TED MARUSARZ		2014-12-15
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

PETITION TO  
THE ST. LUCIE BOARD OF COUNTY COMMISSIONERS

2300 Virginia Avenue  
Ft. Pierce, Florida, 34982

PRINT NAME	SIGNATURE	DATE
3. AXEL RØHDE	Axel Røhde	2014-12-12
4. C. EDWARD ASHBY JR.	C. Edward Ashby Jr.	2014-12-15
5. BARBARA J. ASHBY	Barbara J. Ashby	2014-12-15
6. ELOISE W. SMITH	Eloise Smith	2014- <sup>12</sup> <del>22</del> -20
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

## PROPOSED NEW ZONING CLASSIFICATION: CR – COMMERCIAL RESORT

**We all want a hotel with restaurants and some amenities at the old Radisson site, but...**

The Planning and Zoning commission has passed on to the Board of County Commissioners a recommendation for approval of a **new zoning classification CR, Commercial Resort**. This permits a developer with a 5 acre parcel or larger to build a 3-4 star Condo hotel with a density of 36 units per acre. This new zoning (500 page document) was developed during workshops with personnel from Ruffin Properties (owner of Radisson site) and the St. Lucie County Planning and Zoning personnel and commissioners.

### Concerns RE: CR Zoning Classification:

- **Density**

The condo hotel units are to be individual owned, have their own Home Owners Association, and owners have the right of residency (some restrictions will apply). When the owner is not in residency, they are to be rented out by the hotel management firm. We, the residents of NHI own condo units, have Homeowners Associations, and have management firms rent out our units when we are not in residency. **Why should these condo hotel units be zoned 36 units per acre, rather than 9 units per acre as is the norm for North Hutchinson Island?**

The 36 units per acre are based on total acreage owned, not buildable acreage. **Why should land not permitted to be built upon by County, State, and U. S. Governments Codes and Regulations (wetlands, coastal setbacks, right of ways, etc.) be part of the calculation for number of units permitted on a parcel?**

- **Resort Hotel**

What constitutes a Resort Hotel – how many diamonds/stars? **What are the minimum amenities a property must have in order to be classified a Resort Hotel?**

### Concerns RE: CR Zoning for the Ruffin Properties:

- **Density**

Ruffin personnel are talking of building 400 Units (200 hotel rooms and 200 2 BR condo units) on the 11.78 acre Radisson Site. By comparison, the Radisson hotel had 157 rooms. **Would not 400 condo/hotel rooms on this site change the predominantly residential character of North Hutchinson Island?**

- **Parking**

NHI has no public transportation. **How much parking on site is needed for guests and owners; patrons of the restaurants, spa, and other amenities; conference room (meetings and weddings) attendees; and, employees?**

- **Impact on Island Traffic**

**Sign a petition, write, or e mail the County Commissioners with any concerns you may have regarding this new zoning.**

**The Board of County Commissioners (BOCC)**

**Address: 2300 Virginia Ave., Fort Pierce, FL 34982**

Chris Dzadovsky

Tod Mowery

Paula A. Lewis

Frannie Hutchinson

Kim Johnson

**E mail: Go to [www.stlucieco.gov](http://www.stlucieco.gov). Click on "Government". Click on "Board of County Commissioners".**

**ATTEND: Board of County Commissioners Public Hearing Meeting**

**DATE: Tuesday, January 6, 2015 at 6 pm**

**PLACE: Commission Chambers, Roger Poitras Administration Annex, 2300 Virginia Ave., Fort Pierce, FL 34982**

St. Lucie County Board of County  
Commissioners  
c/o Frannie Hutchinson, Chair  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[hutchinsonf@stlucieco.org](mailto:hutchinsonf@stlucieco.org)


St. Lucie County Planning & Zoning Board  
c/o Mark Satterlee, AICP, Director of Planning  
& Development Services Department  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

Re: Proposed Resort Hotel on North Hutchinson Island

Dear Commissioners and Planning & Zoning Board Members:

I am sending you this letter to express my strong support for the proposed resort hotel project on North Hutchinson Island, located at the site of the former Radisson hotel. A resort hotel would provide a number of benefits to St. Lucie County, including hundreds of jobs and millions of dollars in property taxes, sales taxes and bed taxes. Local stores, restaurants, fishing charters and many other businesses would benefit greatly from the tourist dollars which would provide a significant boost to our local economy. The resort would benefit North Hutchinson Island by providing needed restaurants and meeting space on the island. The resort would also give the residents of North Hutchinson Island a place for friends and family to stay when they come to visit the island.

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow this type of project, and please approve the development of the proposed resort hotel.



Print name: ROBERT URBANEK

Address: 2900 N. HWY A1A #5C  
N. HUTCHINSON ISLAND  
FL 34949

St. Lucie County Board of County  
Commissioners  
c/o Frannie Hutchinson, Chair  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[hutchinsonf@stlucieco.org](mailto:hutchinsonf@stlucieco.org)

St. Lucie County Planning & Zoning Board  
c/o Mark Satterlee, AICP, Director of Planning  
& Development Services Department  
2300 Virginia Avenue  
Fort Pierce, FL 34982  
[satterleem@stlucieco.org](mailto:satterleem@stlucieco.org)

Received By  
Planning Division

NOV 20 2014

Re: Proposed Resort Hotel on North Hutchinson Island

St. Lucie County

Dear Commissioners and Planning & Zoning Board Members:

I am sending you this letter to express my strong support for the proposed resort hotel project on North Hutchinson Island, located at the site of the former Radisson hotel. A resort hotel would provide a number of benefits to St. Lucie County, including hundreds of jobs and millions of dollars in property taxes, sales taxes and bed taxes. Local stores, restaurants, fishing charters and many other businesses would benefit greatly from the tourist dollars which would provide a significant boost to our local economy. The resort would benefit North Hutchinson Island by providing needed restaurants and meeting space on the island. The resort would also give the residents of North Hutchinson Island a place for friends and family to stay when they come to visit the island, *and would increase property values on the Island.*

Please approve the changes to the St. Lucie County Land Development Code and Comprehensive Plan that are needed to allow this type of project, and please approve the development of the proposed resort hotel.

*Mary Wanzer and family*  
Print name: *Mary Wanzer & family*

Address: *2900 N. AIA, #9C*  
*N. Hutchinson, Island, FL*

P.S. I believe that most of those objecting to this project live in the Aquanique, the condominium just to the North of this site. Although they offer other reasons for their opposition, truthfully, they do not want their view obstructed. They had many years to purchase the property when it was for sale. I feel they will object to any/all plans for this property. (You may want to ask them what use would be acceptable to them.) I believe the hotel/resort project is the highest and best use of this exceptional oceanfront property.

**Britton Wilson**

---

**From:** Peter <architw@comcast.net>  
**Sent:** Wednesday, December 31, 2014 1:26 PM  
**To:** Britton Wilson  
**Subject:** Ruffin Properties,LCC

Britton,

My wife & I , Peter Wisniewski & Stephanie Wisniewski live and own at 2801A North Highway A1A within the 500 feet of the Ruffin Properties proposed project. We are both opposed to changing the Future Land Use Map Amendment to Commercial and the zoning to CR Commercial Resort. This area on the ocean front and along the west side of A1A is residential in nature with the exception of the commercial property at the northwest corner of Shorewinds Drive and A1A. We would like the zoning to remain as residential consistent with condominium development not resort hotel. As a licensed Architect in the State of Florida once zoning is changed this will set precedent to others looking for the same request for changes in other areas.

Sent from my iPhone

To: The Board of County Commissioners / *Chris Dzadovsky*

From: Sandy Stevenson, North Beach Association Director, Sands on the Ocean, 772-242-1157

RE: CR Commercial Resort Land Development Code

Date: January 2, 2015

While St Lucie County may need this new zoning category to compete for its fair share of the tourist dollar, we have two serious concerns with the regulation as written:

- **The density of 36 units per acre is based on total acreage of the parcel, not on buildable acreage.** For calculating density, the total land mass of the parcel is multiplied by 36 units per acre. Included in this calculation may be wetlands, coastal setbacks, and right of ways on which County, State, and U. S. Government Codes and Regulations prohibit development. A parcel of 10 acres with 5 acres of wetlands would qualify for 360 units (10 acres x 36 units per acre) as opposed to 180 units (5 buildable acres x 36 units per acre).
- **The number of parking spaces required for a CR Commercial Resort does not take into account parking spaces for employees.** This is especially problematic in St. Lucie County where there is no public transportation on North and South Hutchinson Island and the western portion of the County where this zoning is most likely to be used. Resort hotels provide many services and amenities. Staff would include reservations and concierge desk employees, accounting personnel, bell hops, maids, maintenance workers, grounds keepers, event planners, shops, spa, pool and beach employees, restaurant staff (chefs, waiters, food preparers, bus boys, clean-up crews, managers, hostesses, and bartenders). Additional employees would be necessary depending on the focus of the Resort (golf or equestrian).

We respectfully request you eliminate these issues by amending the CR Commercial Resort Land Development Code as follows:

- **Calculate density on a parcel's buildable acreage as permitted by County, State, and U.S. Government Regulations and Statutes.** Close the loophole which permits Developers to base density on lands categorized as wetlands, coastal setbacks, and right of ways.
- **Include in the CR Commercial Resort Land Development Code adequate on-site parking for employees in addition to condo hotel owners, guests and patrons.** This is critical in those areas of the County where there is no public transportation system by which workers can reach their place of employment. Some areas of the County already suffer from a deficit of adequate public parking. For example, when the Seal Museum holds its annual Muster on North Hutchinson Island, vacant lots such as the old Radisson site are used to accommodate the overflow of cars.

A signed petition will be presented at the Public Hearing on January 6, 2015

## Britton Wilson

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**From:** Kay Gibson <beachhouse801@yahoo.com>  
**Sent:** Friday, January 02, 2015 2:07 PM  
**To:** Leslie Olson  
**Cc:** Mark Satterlee; Britton Wilson; Howard Tipton  
**Subject:** Commercial Resort Zoning: Ordinance 2015-xxx, File No TLDC 820144798; Public Hearing January 6, 2015

Elizabeth Kay Gibson

3200 N Highway A1A, Apt 801  
Fort Pierce, FL 34949  
772-489-2141

January 2, 2015

Leslie Olson, AICP  
Planning Manager  
Planning and Development Services  
2300 Virginia Avenue  
Fort Pierce, FL 34982

Subject: Ordinance 2015 – xxx; File No. TLDC 820144798

Dear Leslie:

Last night I obtained a copy of the above referenced file.

According to information you earlier provided to me, *Parking Generation*, 4<sup>th</sup> edition, produced by the Institute of Transportation Engineers (ITE) is the current industry publication utilized by planners and municipal planning departments in their effort to give uniformity to projects within their jurisdiction. Regarding lodging, the codes used by ITE are:

- 310 Hotel
- 311 All Suites Hotel
- 312 Business Hotel
- 320 Motel
- 330 Resort Hotel

In what follows, the wording which I have put into italics is from *Parking Generation* 4<sup>th</sup> edition. Wording in bold and/or underlined is emphasis which I have added:

*Land Use: 330 Resort Hotel describes this property as:*

*Resort hotels are similar to hotels (Land Use 310) in that they provide sleeping accommodations, restaurants, cocktail lounges, retail shops and guest services. The primary difference is that resort hotels cater to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf course, tennis courts, beach access, or other amenities) rather than convention and meeting business. **Resort hotels are normally located in suburban or outlying locations on larger sites than conventional hotels.** [I have added the*

emphasis.] *Hotel (Land use 310), all suites hotel (Land Use 311), business hotel (Land use 312) and motel (Land Use 320) are related uses.*

#### *Database Description*

*The database consisted of four suburban sites and one rural site. The parking demand rate at the suburban sites was similar to that of the rural site and, therefore, the data were combined and analyzed together*  
*Average parking supply ratio: 1.3 spaces per room (four study sites).*

As I understand the word average: The average parking requirements of the four properties that were studied was 1.3 spaces. Looking at the ITE table of “peak period demand” the average was 1.29 vehicles per occupied room in a facility with 314 occupied rooms. The range that developed that average was 0.95 to 2.16 vehicles per occupied room. In order to accommodate that range, a property must provide at or close to 2.16 parking spaces per occupied room or, for a 400 room resort hotel, 864 parking spaces.

Under 2.00.00 Definitions, Resort:

If the ITE publications are in fact the standard utilized by planning departments, then the county seems to have deviated from the normal industry standard definition when on page 3 it defines “Resort.” Under industry standards as discussed in the ITE publication, resorts **do not** as a primary function provide services for business or meeting. According to the county’s new definition within the proposed Ordinance, resorts are characteristically located in vacation-oriented settings. But *Parking Generation* states: ***Resort hotels are normally located in suburban or outlying locations on larger sites than conventional hotels.***

The next point is under Zoning Districts which specifically discusses “Commercial Resorts.” All of these requirements seem like quite a tall order when it is related to one tiny 12 acre parcel and even more of a tall order if applied to the minimum requirement of just five (5) acres. To the south and west the 12-acre parcel is adjacent to a settled neighborhood consisting of a small “Mom and Pop” type motel as well as one and two-story single family housing on parcels that are zoned 5 dwelling units per acre. Directly west is a gas station/convenience store and a few small local businesses. To the north and the northwest, with the exception of a 9.44 acre “mixed use” property, are condominiums, town houses, and single family homes, on parcels zoned 9 dwelling units per acre. The proposed Ruffin plan is not to my knowledge in an area that as of now “has been specifically determined by the County Commission to be suitable for resorts that promote convention, entertainment, civic and related activities or that combine multi-activity centers or venues, intended to promote economic development, broaden the tax base, protect and leverage public investment with private investment, ensure land use compatibility with existing residential areas, ensure good pedestrian movement systems, and provide exceptional design quality. It is instead in an area that would make the Ruffin proposal **incompatible** with the existing residential area and it would add measurably toward creation of what would evolve into a dangerous and congested intersection (Shorewinds Drive and A1A). It would be even worse and more

incompatible if Ruffin were to be allowed to incorporate into his scheme the 9.44 acre property known as Grande Beach Village which is under foreclosure and currently for sale at an asking price of \$4.6 million – a paltry sum for what Mr. Ruffin may have in mind. I should note that the realtor handling that property is the same individual who signed off on the Ruffin Properties paperwork which started this project rolling down the track.

Under 3.01.03. II. 3.a. To my knowledge, there currently is no property on North Hutchinson Island that is in a designated Commercial category. As I understand it those commercial entities on the island are operating under a special Hutchinson Island zoning designation. The former Radisson hotel and its predecessors also operated under the HI designation. Now, and again as I understand it, for any type of hotel, motel, or similar business to operate on the former Radisson property, that property would first have to be rezoned to Commercial. Once done, IF a Commercial Resort was on the drawing board, the county could move the zoning from Commercial to Commercial Resort (CR). It cannot go from the present residential zoning, 9 du/acre directly to a CR. Multi-Use (the 9.44 acre Grande Beach Village property) can go directly to CR.

Under Under 3.01.03. II. 3.b. *“The minimum lot size requirement for the development or redevelopment of a Resort shall be five (5) acres.”* I find that almost bordering on the absurd and probably on the impossible regardless of where the five acres are located within the county. I note that the Ordinance as written under 3.01.03. II. 3.g. Requirements for Amenities specifies that a resort must provide:

- At least one signature amenity or anchor attribute
- At least five secondary recreation/leisure/entertainment experiences

In order to provide all of what is described above and further throughout the Ordinance document under the description of a Resort, five acres is far too low. Twenty acres might even be a stretch considering the amount of parking that would be required for any given facility where 36 units per acre and perhaps as many as 400 guest rooms is the goal.

I am not certain as to the procedure for altering and/or adding various stipulations; however, those parameters should clearly state that such resort, including parking, must be on one parcel of land and not a split-lot development separated by any type of roadway, and especially not separated by a public road considered as a highway. It should further stipulate that parking must be on-site and not be provided by means of a satellite lot/jitney bus. In other words, a guest at a commercial resort should be able to safely walk to his or her own vehicle, and valet parking attendants should be able to do likewise without crossing roads and highways.

Those ordinance parameters should also clearly state that at some point in time the resort **cannot evolve into a casino or any other type of gambling house if it is within proximity of a residential neighborhood.**

Having said the above, I am certain that much contained within this Ordinance, if properly applied to a sound project, will give the County a good working relationship with a developer for establishing condominium resorts in the appropriate setting and environment. It apparently has come as quite a surprise to many in the county who have been working on this project that a great many property owners on North Hutchinson Island are in fact opposed to CR zoning. In fact those on the southern end of the island are overwhelmingly opposed. That opposition has many reasons, the primary one being the impact alteration such zoning would have on existing ownership and usage, both public and private.

Part of that surprise may have arisen by the acts of one individual—Craig Mundt—a resident of the island whose home is in close proximity to the Indian River County Line. Mr. Mundt has been wearing many hats. This man is serving as President of the North Beach Association (NBA) and has done so for many years. At the November 20 Planning and Zoning Commission Public Hearing, I learned to my surprise that Mundt serves on that Commission. Although I thought that was a new appointment, it has come to light from an email I received from the Vice President of NBA that Mundt has on been the Planning and Zoning Commission for some time and/or at various times, even serving at times as Chairman of the Commission. Among other things he is also the Vice President of the Seal Museum. In 2006 he served as an active participant on the committee that crafted the Unit Management Plan for the Fort Pierce Inlet State Park. In short, his hands have been in many pies all while wearing the hat and seemingly carrying the banner of President of North Beach Association.

As a member of the Planning and Zoning Commission, Mundt has an obligation to ask questions, hard questions, in order to get at the details. However, when he is serving on that Commission and a matter is brought before the Commission that directly affects members of the North Beach Association, he should be ethically obliged to recuse himself from voting one way or the other on related matters so as to avoid a conflict of interest and the question as to whether he is voting for himself or for the hundreds of members of his North Beach organization. This is not a new problem. A story that ran July 31, 2008 in the TC Palms paper discusses Mundt's problem with ethics involving his voting participation on the Planning and Zoning Commission back in 2007 concerning another North Hutchinson Island project.

The fact is that Mundt and a few of his friends have been running NBA as an oligarchy, pretty much keeping members in the dark on this Ruffin project and in so doing making no attempt to survey the membership. Despite a request I personally made through the NBA Treasurer, the organization refused to email members and notify them of the November 20 Public Hearings saying without explanation, "We could not do that."

When the Planning and Zoning Commission voted at its November 20 Public Hearing to pass the Ruffin project on to the Board of County Commissioners, ALL members of that Commission including Mundt voted "Aye," stunning many of us who were witness and who strongly object to the request by Ruffin

Properties to have the former Radisson property rezoned under the parameters as put forward under Ordinance 2015-xxx, File No TLDC 820144798. I don't know if Mundt's participation on the Board and his "Aye" vote has made a difference over the past many months while this project has been moving along; but in the eyes of many of us who own property on North Hutchinson Island, seeing Mundt take a stand in favor of this project felt like, was, as one North Beach Association member remarked, "a betrayal of trust." As my husband more bluntly put it, it smells of collusion.

Sincerely,

Elizabeth Kay Gibson

**From:** [kellntet@comcast.net](mailto:kellntet@comcast.net) [<mailto:noreply+554c52fdc4876392@formstack.com>]  
**Sent:** Tuesday, August 19, 2014 2:52 PM  
**To:** Webmaster; Erick Gill; Kim Johnson  
**Subject:** St. Lucie County Online - Contact Your Commissioner

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

## Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form

Submitted at 08/19/14 2:51 PM

**Your Name:** Andre Tetreault

**Your Email:** [kellntet@comcast.net](mailto:kellntet@comcast.net)

**Your Phone Number:** 772-461-1722

**Check the Commissioner you would like to contact:**  
District 1: Chris Dzadovsky  
District 2: Tod Mowery  
District 3: Paula A. Lewis  
District 4: Frannie Hutchinson  
District 5: Kim Johnson

**Your Message:** We owned a condo at 2700 N. A1A ,North Hutchinson Island ,at the Aquanique ,next to the new Condo Hotel, which we are in favor .Since the destruction of the Radisson , we use the Vero Beach and Spa Club Hotel and restos for families and friends visiting. Its faster and easier than to use the Port St- Lucie hotels . There is a rumor presently being circulating within our condo building that it will be a CASINO, a scaring tactic used by a couple of condo owners who are against the project . Sincerely Andre

-----  
Your Name: Robert Nelson

Your Email: [nelson497@aol.com](mailto:nelson497@aol.com)

Your Phone Number: 954-298-4415

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery District 3: Paula A. Lewis District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: Dear commissioners,

I purchased a condo four years ago in the SeaPalms building on the south end of North Hutchinson Island, I purchased there because of its uncrowded and has many protected nature preserves. I have been made aware that there is a proposal to build a 400 unit Hotel and spa on the old Raddison site. I don't believe this type of development is in keeping with the present lifestyle that the island now enjoys. I believe it will have an adverse effect on the ecology of the beach and wild life of the island . It will bring thousands of more cars and other vehicles that the roadways including the bridges are not capable of handling. who will pay to upgrade the facilities to handle the increased water and sewage demand. This beach is one of the primary sites for nesting sea turtles in all of Florida . With thousands more people, jet ski's lounge chairs etc. where will they nest? you are in office to help protect these kind of places please do the right thing for the environment and our way of life and vote no to this project. let them go somewhere that is already built up. not here.

thank you

Robert Nelson

3200 north highway, A1a apt 509

Fort Pierce Fl.

From: [sundaisy89@yahoo.com](mailto:sundaisy89@yahoo.com) [<mailto:sundaisy89@yahoo.com>]  
Sent: Wednesday, October 16, 2013 8:32 AM  
To: Webmaster; Erick Gill; Paula Lewis  
Subject: St. Lucie County Online - Contact Your Commissioner

Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form at 10/16/13 8:32 AM

-----  
Your Name: Makayla Clanton

Your Email: [sundaisy89@yahoo.com](mailto:sundaisy89@yahoo.com)

Your Phone Number: 5612899721

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky District 2: Tod Mowery District 3: Paula A. Lewis  
District 4: Frannie Hutchinson District 5: Kim Johnson

Your Message: After listening to the news reports regarding the proposed Resort in North Hutchinson Island I did a bit of research of the Developers, have you? It seems that George Heaton has a questionable reputation and has left many people, businesses and investors high and dry. Why would the BOCC consider a proposal from this developer?  
RED FLAGS - don't give the voting population an opportunity to question your integrity. Do your due diligence. Show the public you are looking out for our best interest and our tax dollars!!



Mon 12/2/2013 10:42 AM

Kay Gibson <[beachhouse801@yahoo.com](mailto:beachhouse801@yahoo.com)>

Former Raddisson Hotel property

To Leslie Olson

Cc Mark Satterlee

This property is certainly well situated for a restaurant/hotel such as a Hilton Garden Inn or other low-key chain type hotel/motel with eating facilities. In fact from conversations I have had, such a business would be most welcomed by those who reside on this end of North A1A. But it is not an appropriate location for a full-blown resort complex such as that envisioned by George Heaton. Leslie Olson was quoted as saying that working such an enterprise into the current County codes is like trying to fit a square peg into a round hole. I would go one further and say that the thought of putting a 400-room hotel and 750 person conference center at 2600 State Road A1A would be like plunking a city into a very small community. From the standpoint of traffic, every day would be like Saturday of Veterans Day weekend when the Seals have their Muster, hundreds show up, and A1A becomes clogged with frustrated drivers trying to work their way in one direction or the other. I hope the County will give Mr. Heaton the opportunity to present his case but will not go to any extraordinary efforts to try to make this inappropriate complex become a reality.

Elizabeth Kay Gibson  
3200 N A1A, Apt 801  
Fort Pierce, FL 34949  
772 489 2141



Mon 12/2/2013 10:29 AM

Kay Gibson <beachhouse801@yahoo.com>

To Leslie Olson

Cc Mark Satterlee

Any zoning approval of George Heaton's concept for a 400-unit rental hotel on North Hutchinson Island would be in rank conflict with sound land use policy. The area is now residential and without much question it should remain as such or lose its character. Predominantly the residents are service and shopping oriented to Fort Pierce, being served by a lift bridge and a 2-lane highway system (North A1A) which is ill-suited to the kind of traffic that the proposed project would generate.

Charles Dana Gibson  
3200 N A1A, Apt 801  
Fort Pierce, 34949  
772 489 2141

Formstack Submission for form St. Lucie County Online - Contact Your Commissioner Form

Submitted at 01/03/15 3:06 PM

Your Name: Michael Izzi

Your Email: izzim@comcast.net

Your Phone Number: 772-489-0757

Check the Commissioner you would like to contact: District 1: Chris Dzadovsky

District 2: Tod Mowery

District 3: Paula A. Lewis

District 4: Frannie Hutchinson

District 5: Kim Johnson

Your Message: I don't understand those residents on North Hutchinson Island who are afraid a 400 unit hotel built on the old Radisson/Holiday Inn property will cause heavy traffic on A1A. The two comparative facilities I can think of in our local area would be:

1. The Marriott Beach Resort & Marina in Stuart, FL has over 200 acres of hi-rise ocean condos, town homes, tennis courts, 77 slip marina, 18 hole golf course, etc and the only way in or out is onto A1A. This facility includes a hotel and short term owner rentals.
2. The Ocean Village in Ft. Pierce has over 1200 units on it's oceanfront property, a restaurant, tennis and 9 hole golf course which can only be accessed from A1A.

Short term owner rentals are also available there.

I've driven by those areas innumerable times in my 24 years in the area and I can't remember major traffic anytime, other than due to construction or accidents. It's true the density per acre may be less than would be the case on the Radisson property, but the traffic from Ocean Village and the Marriott can only enter and exit one way, and that's onto A1A. In other words, it would be the same as spreading the 400 units over a larger Radisson property (assuming the property was larger). The entrance and exit would still be in the same place on A1A for the same number of people.

I think we really need this new development on the Island and I don't believe it will adversely impact our traffic on A1A.

Mike Izzi

North Hutchinson Island, FL

January 2, 2015

Commissioners of St. Lucie County

I am in strong support of plans for the luxury hotel on North Hutchinson Island. Having lived on the Island for more than 30 years, I remember the numerous amenities afforded to our community by the previous hotel at this location. It provided not only a great restaurant and convenient accommodations for our guests and families, but also facilities for community meetings, special events, educational and scientific lectures, and symposia sponsored by local organizations. I look forward to the proposed luxury hotel and the pleasures and advantages it will most certainly bring to the way of life in the community that is so special to all of us who are so fortunate to live here.

Sincerely,

Mary E. Rice

2307 Oak Drive  
Fort Pierce, Florida 34949

Commissioners: Lewis  
Hutchinson  
Johnson  
Mowery  
Dz

**Honorable Commissioners:**

Please accept this letter showing my support for the new zoning category, Commercial Resort, for all of Saint Lucie County. I believe this new zoning category will have a significant favorable impact on the economic health of Saint Lucie County through new tourism and eco-tourism destination venues; creation of luxury hotels and spa facilities; creation of employment opportunities; creation of new tourism and sales taxes; and, will make our county an even more remarkable place to visit, do business and live.

I also believe the new zoning category will be instrumental in the attraction of the proposed new North Hutchinson Island luxury oceanfront hotel and spa which I strongly support.

I urge you to take positive action in this matter and wish to be counted among the majority of residents, businesses, and others who also support your vote to approve Commercial Resort zoning.

My and contact information is noted with this mail so you may verify if needed.

In advance, I thank you for your strong positive vote in support of our entire Saint Lucie County and North Hutchinson Island.

With Best Regards.

  
John Brazelton  
Seasonal Visitor  
Sandy Toes Beach Rentals  
No phone please

**RECEIVED**

JAN - 2 2014

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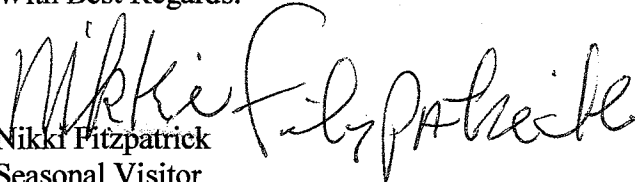
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In advance, I thank you for your strong positive vote in support of our entire Saint Lucie County and North Hutchinson Island.

With Best Regards.

  
Nikki Fitzpatrick

Seasonal Visitor  
Tiara Condo

937.350.5353

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With Best Regards.



Viviana Clunn  
Seasonal Visitor  
Ocean Harbor South  
No phone please

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With Best Regards.

A handwritten signature in black ink, appearing to read "Steve Hepp", is written over the printed name.

Steve Hepp

Seasonal Visitor

Bryn Mawr Ocean Tower

937.283.0571

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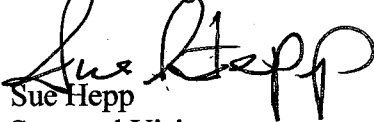
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Sue Hepp

Seasonal Visitor

Bryn Mawr Ocean Tower

937.283.0571

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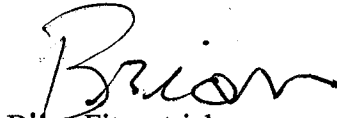
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In advance, I thank you for your strong positive vote in support of our entire Saint Lucie County and North Hutchinson Island.

With Best Regards.

A handwritten signature in black ink, appearing to read "Brian", with a stylized flourish at the end.

Brian Fitzpatrick  
Seasonal Visitor  
Tiara Condo

937.350.5353

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With Best Regards.



Neil Brown  
Seasonal Visitor  
Tiara Condo

937.654.8229

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With Best Regards.

  
Anne Brown

Seasonal Visitor  
Tiara Condo

937.654.8229

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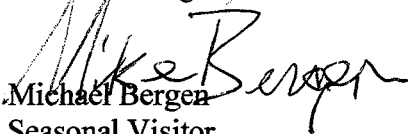
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With Best Regards.

  
Michael Bergen

Seasonal Visitor

Sandy Toes Beach Rentals

561.719.6937

To: The Board of County Commissioners / *Paula A. Hewes*

From: Sandy Stevenson, North Beach Association Director, Sands on the Ocean, 772-242-1157

RE: CR Commercial Resort Land Development Code

Date: January 2, 2015

While St Lucie County may need this new zoning category to compete for its fair share of the tourist dollar, we have two serious concerns with the regulation as written:

- **The density of 36 units per acre is based on total acreage of the parcel, not on buildable acreage.** For calculating density, the total land mass of the parcel is multiplied by 36 units per acre. Included in this calculation may be wetlands, coastal setbacks, and right of ways on which County, State, and U. S. Government Codes and Regulations prohibit development. A parcel of 10 acres with 5 acres of wetlands would qualify for 360 units (10 acres x 36 units per acre) as opposed to 180 units (5 buildable acres x 36 units per acre).
- **The number of parking spaces required for a CR Commercial Resort does not take into account parking spaces for employees.** This is especially problematic in St. Lucie County where there is no public transportation on North and South Hutchinson Island and the western portion of the County where this zoning is most likely to be used. Resort hotels provide many services and amenities. Staff would include reservations and concierge desk employees, accounting personnel, bell hops, maids, maintenance workers, grounds keepers, event planners, shops, spa, pool and beach employees, restaurant staff (chefs, waiters, food preparers, bus boys, clean-up crews, managers, hostesses, and bartenders). Additional employees would be necessary depending on the focus of the Resort (golf or equestrian).

We respectfully request you eliminate these issues by amending the CR Commercial Resort Land Development Code as follows:

- **Calculate density on a parcel's buildable acreage as permitted by County, State, and U.S. Government Regulations and Statutes.** Close the loophole which permits Developers to base density on lands categorized as wetlands, coastal setbacks, and right of ways.
- **Include in the CR Commercial Resort Land Development Code adequate on-site parking for employees in addition to condo hotel owners, guests and patrons.** This is critical in those areas of the County where there is no public transportation system by which workers can reach their place of employment. Some areas of the County already suffer from a deficit of adequate public parking. For example, when the Seal Museum holds its annual Muster on North Hutchinson Island, vacant lots such as the old Radisson site are used to accommodate the overflow of cars.

A signed petition will be presented at the Public Hearing on January 6, 2015

RECEIVED

JAN 5 2014

Board of County Commission  
District 5