

Good Evening Madam Mayor and City Commissioners

My name is Ken Barclay. I am the President of Harbour Isle West Board of Directors. I represent a Community of 624 tax paying units.

Just to let you know, we are not opposing the development of the property that was The Causeway Mobile Home Park. We would like to work with the developer, the City of Fort Pierce, and our Island Community to ensure it is developed so we can all maintain our quality of life. We understand this developed property will be a revenue maker for the City of Fort Pierce, and the property owner has the right to develop his land. We do, however, have some concerns about how the developed area will affect Harbour Isle. These concerns, which we feel can be worked out, deal with security, lighting, and noise, among others, which will be discussed by the next two speakers. We are a gated/guarded community, which is why many owners purchased their homes here, and security is of the utmost importance.

One of the problems we have at this time is that the notification of the city meeting concerning the zoning changes were received by very few residents. Many residents of the buildings directly affected by this development did not receive these notifications and the Board of Directors did not receive the notice. The community notice went to our property management association, which with the exception of managing the common areas outside gates, has very little to do with us. The notice was never passed on. This project affects the whole community, not just those buildings within 500 feet. You have received at this time a considerable amount of letters from owners (tax payers) in our our community.

The developer did come to our community with his engineer, but only last thursday. 150 – 200 people jammed our club house to hear about his plans. Because of the lack of time to gather the concerns of all of the residents, we would ask to table the approval of this project for no more than thirty days.

One of our immediate concerns is the sidewalk the city wants to extend to the fence where there is a gate to Harbour Isle. We would request to not extend that sidewalk. We have no intention of allowing access through that gate at this time, and that sidewalk would allow people access to walk outside the mangroves at low water and enter our property by the beach area on the west shore of Harbour Isle. This could be revisited later, when the whole vision for the development is completed.

We would request the fence being built from the sewer plant along Seaway Drive be also the back end of the parking lot being built for the city, allowing no public access to the marina.

We do not feel a husband and wife harbor master team will be enough security for the entire area. A full time security company would be more appropriate.

We would ask the city to work with the developer to reduce the lighting the city wants to install so

our buildings facing the development will not have their bedrooms lit up all night.

Thank you

GOOD EVENING MADAM MAYOR AND COMMISSIONERS:

MY NAME IS JOAN SINNAR. HARBOUR ISLE WEST HAS BEEN MY HOME SINCE 2006 AND I AM A FLORIDA VOTER. MY HOME IS ONE OF THE 96 HOMES THAT DIRECTLY OVERLOOK THE PROPOSED PROJECT.

AS I CONTINUE WITH MY PRESENTATION, PLEASE THINK ABOUT HOW YOU WOULD FEEL IF A MAJOR PROJECT WAS BEING DEVELOPED RIGHT NEXT DOOR TO YOUR HOME. THERE ARE SOME ASPECTS OF THIS PROJECT THAT MANY OF OUR RESIDENTS FEEL VERY STRONGLY OPPOSED WHILE THERE ARE SOME OF OUR RESIDENTS WHO FAVOR THE ADDITION OF A BEAUTIFUL MARINA.

HARBOUR ISLE RESIDENTS HAVE COME TO ENJOY THE MANY AMENITIES (I.E., THE VIEWS FROM THEIR HOMES, BOATING, BEACHES, RESTAURANTS, ETC.) THAT ARE OFFERED BY LIVING IN OUR COMMUNITY, ON THE TREASURE COAST, HUTCHINSON ISLAND AND THE CITY OF FORT PIERCE.

ON JANUARY 22, 2016, AT OUR REQUEST, FIVE HARBOUR ISLE RESIDENTS MET WITH THE PROJECT DIRECTOR, MR. HAROLD "BUZZ" SMYTH TO OPEN A DIALOGUE TO LEARN ABOUT THIS

PROPOSED PROJECT. WE WANTED HIM TO HEAR SOME OF OUR COMMUNITY CONCERNS. MR. SMYTH WAS INVITED TO COME TO OUR COMMUNITY TO SHARE WITH US INFORMATION ABOUT THE PROPOSED PROJECT. HE CAME THIS PAST THURSDAY, FEBRUARY 11. WE'VE HAD TWO WORKING DAYS TO WORK TOGETHER TO FIND SOLUTIONS TO THE ISSUES, CONCERNS AND FEARS RAISED AT THIS MEETING BEFORE WE APPEAR HERE TONIGHT. IT WAS SUGGESTED TO MR. SMYTH THAT WE WORK WITH HIM AND THE OWNERS TO ABATE THESE ISSUES, CONCERNS AND FEARS BY DEVELOPING RULES AND CONSIDER SOME OF THE SUGGESTIONS OFFERED THAT WILL PROTECT THE INTERESTS OF ALL PARTIES.

WE ARE ASKING YOU TONIGHT TO DELAY YOUR VOTE ON THIS PROJECT FOR 30 DAYS TO ALLOW TIME FOR THE RESIDENTS OF HARBOUR ISLE WEST AND OTHER STAKEHOLDERS IN THE COMMUNITY OF FORT PIERCE TO WORK WITH THE OWNERS AND/OR THEIR DESIGNATED REPRESENTATIVES ABOUT THIS PROPOSED PROJECT AND TO COME UP WITH SOME MODIFICATIONS THAT WILL CAN MAKE THIS PROJECT THE BEST IN THE TREASURE COAST. WE WANT TO SEE THIS PROJECT HAILED IN THE LOCAL MAGZINES AS THE BEST OF THE TREASURE COAST WHEN IT IS FINISHED. A SHINING STAR THAT WILL ATTRACK PEOPLE TO OUR BEAUTIFUL CITY.

WE FEEL THAT WITH AN OPEN DIAGLOGUE WHERE WE ARE WORKING TOGETHER, WE CAN COME TO SOME COMPROMISES BENEFICIAL TO ALL PARTIES – HARBOUR ISLE RESIDENTS, DEVELOPMENT OWNERS AND CITIZENS OF FORT PIERCE.

ALL WE ASK OF YOU IS TO POSTPONE YOUR VOTE FOR 30 DAYS. GIVE US SOME TIME TO ADDRESS THE CONCERNS AND DEVELOP SOME CREATIVE SOLUTIONS. THE UPLANDS AND COVE ARE A VERY SPECIAL AND UNIQUE PIECE OF PROPERTY. LET'S WORK TOGETHER; WE ARE NOT HERE TO STAND IN THE WAY OF PROGRESS. WE ARE HERE TO LET YOU KNOW HOW STRONGLY OUR RESIDENTS FEEL AND TO WORK ON SOME IMPROVEMENTS THAT INCORPORATES OUR CONCERNS AND RESPECTS OUR EXISTING QUALITY OF LIFE.

HERE ARE SOME IDEAS THAT WE ASK YOU TO CONSIDER:

1. DELETE THE RV PADS FROM THIS PROJECT. IF YOU WON'T DO THIS, REDUCE THE NUMBER OF RV PADS IN HALF AND THE OWNERS GUARANTEE THAT THE NUMBER OF RV PADS WILL NOT INCREASE. MR. SMYTH HAS ASSURED US THAT 10 RV PADS ARE ALL THAT IS PLANNED. HOLD THEM TO THIS. FURTHER, MOVE THE RV PADS TO THE WEST

SIDE OF THE PROPERTY NOT NEXT TO THE PROPERTY LINE WITH HIW. THE CITY SHOULD REQUIRE THAT THE RULES FOR THE RV'S ARE CONSISTENT WITH STANDARDS ESTABLISHED IN THE JOEL WYNN PREMIER RV PARK. WE ARE WILLING TO WORK WITH THE OWNERS/DEVELOPER TO DEVELOP A SET OF RULES THAT ADDRESS THE ISSUES/CONCERNS OF ALL PARTIES. FOR EXAMPLE, THE RULES WOULD INCLUDE QUIET HOURS FROM 10 PM TO 8 AM. WE ASK THAT THE CITY REQUIRE THAT THE RULES FOR THIS MARINA AND RV PARK BE DEVELOPED AND FINALIZED BEFORE THIS PROJECT IS OPEN FOR BUSINESS. WE ARE WILLING TO COME BACK TO YOU IN 30 DAYS TO ADVISE YOU HOW WE ARE DOING WITH THIS REQUIREMENT.

2. REDUCE DOWN THE LIGHTING INTENSITY (LUMENS) IN THE UPLANDS BELOW THE CITY REQUIREMENT AND DIRECT THE LIGHTS AWAY FROM OUR HARBOUR ISLE HOMES. THERE ARE 96 MASTER BEDROOMS AND SUNROOMS THAT DIRECTLY FACE THE COVE AND UPLANDS. WE DO NOT WANT TO HAVE OUR BEDROOMS AND SITTING AREAS FULL OF LIGHT AT NIGHT. THERE ARE MANY OTHER HOMES IN OUR COMMUNITY THAT HAVE A VIEW OF THIS PROJECT AND THEY WILL ALSO BE AFFECTED BUT TO A LESSER DEGREE. WE UNDERSTAND THAT THE TURTLE SANCTUARY OFF A1A WAS GRANTED AN

EXCEPTION TO THE CITY OF FORT PIERCE LIGHTING
STANDARDS. WE REQUEST THE SAME CONSIDERATION
FOR OUR RESIDENTS THAT YOU GAVE TO THE TURTLES.

THANK YOU FOR YOUR TIME. WE GREATLY APPRECIATE
THE OPPORTUNITY TO GIVE YOU SOME OF OUR
COMMUNITY ISSUES/CONCERNS AND
SUGGESTIONS/IDEAS.

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PRESENTATION RE: MARINA

Good evening. My name is John Coseo. I am the owner of Harbour Isle West Unit 31-104. I would like to focus on the proposed marina.

The concerns include:

1. the **density** of the marina slips,
2. the **proximity** to the Harbour Isle shoreline,
3. the **health** of the cove,
4. **noise** generated by the marina and
5. **security**.

DENSITY

An engineer for the developer reported to the Florida Department of Environmental Protection that the previous mobile home park had 13 docks with 35 or more slips. The current proposal is for 198 dock slips. That is almost six times as many slips. The 14 proposed mooring balls will saturate the remainder of the cove with boats that will effectively cut off the use of the cove for everyone but the customers of the marina.

PROXIMITY

The most easterly slips 180-198 shown on the FDEP Permit are on a dock that appears to be not much more than 100 feet from the shoreline

of Harbour Isle. The wave attenuator that runs east-west is more than 450 feet from the marina shore. This reduces the usage of Causeway Cove for residents of Bldgs. 32- 34 to a shallow water area of approximately 100 x 450 feet.

HEALTH OF THE COVE

The plans approved by FDEP include a dock plan for 40 slips 40-60 feet in length. An engineer for the developer conceded that the final project will require dredging for boats in excess of 40 feet to use the marina.

Recognize the reality that dredging will have to occur.

These large boats will have toilets with holding tanks. The FDEP permit requires sewage pump-out devices at any two docks where boats 40 feet or over occur. The plans submitted do not appear to have any pumping devices.

NOISE

Unless rules are put in place for the use of the marina after 10:00 p.m. and before 6:00 a.m., the nights in the cove could end up with the revving of engines as boats go in the water, start up from slips or get cleaned out with fresh water when they leave. A public boat ramp across the street accommodates this nighttime need now.

SECURITY

Easy access to Harbour Isle is a concern. Request is made that the City require that the developer put in a dinghy dock for the moored boats.

CONCLUSION

We make the following recommendations:

1. Reduce the density of the marina by approving Phase I of the project now and defer voting on Phase II until a need for the additional slips is shown.
2. If Phase 2 is approved, eliminate the dock with slips 180-196 and the wave attenuator that runs east-west.
3. Reduce the number of mooring balls approved and locate them as far west of Harbour Isle as possible.
4. Require that a dinghy dock be built.
5. Impose rules on the hours of operation of the marina and the use of the mooring balls.
6. When dredging is required, require proper permits and require a bond sufficient in size to cover any environmental damage caused.

The City spent a lot of time developing a charrette for this property. We want to be sure that the charrette does not turn into a charade.

Thank you for your time and consideration.