

From: [Reetz, Thomas](#)
To: ["dfitzwater@lucidodesign.com"](mailto:dfitzwater@lucidodesign.com)
Cc: ["rarnes@gunster.com"](mailto:rarnes@gunster.com)
Subject: FW: Costco signal, Kanner Hwy, Stuart, fl
Date: Monday, June 7, 2021 11:57:00 AM

Doug and Bob, FYI

Tom Reetz | Senior Planner | Development
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1284

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

From: Jeff or Cindy Deziel <florida2waterview@gmail.com>
Sent: Monday, June 7, 2021 11:19 AM
To: Reetz, Thomas <treetz@ci.stuart.fl.us>
Cc: d4accessmanagement@dot.state.fl.us
Subject: Costco signal, Kanner Hwy, Stuart, fl

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Good morning Tom, this is a follow-up to a conversation we had about a week and a half ago. During the last few months of the Costco development approval my wife and I often heard from the developer M and M Realty. The discussions centered around the traffic light location; and alignment with our driveway. Three or four weeks ago M and M sent out Doug Fitzwater, a planner with Lucido associates, to listen and address all our concerns. He thought he could neatly put them in a plan and get it back to us for comment. On May 23, the day before the May 24 city approval meeting, one of the owners of M and M Realty stopped by our property but did not have Doug's plan with him. Since then we have not heard from Doug, nor have we heard from the developer.

We would like to go on record with the City of Stuart, and the Florida Department of Transportation, regarding the latest plan, showing the opening of our driveway directly aligning the three Costco development exit lanes is not acceptable with us.

As I mentioned to you, we may be difficult to reach over the next couple months, please let us know if we need to do anything else other than this to prevent an approval without our knowledge.

Thank you, Jeff and Cindy Deziel

cc: Dania Hernandez, FDOT
Gerry O'Reilly, FDOT District 4 Secretary
3400 W. Commercial Blvd, Ft Lauderdale, Fl. 33309-3421

From: [Kindel, Mary](#)
To: [Freeman, Kevin](#); [Reetz, Thomas](#)
Subject: FW: Kanner CPUD Environmental Assessment Report
Date: Friday, June 18, 2021 10:48:58 AM
Attachments: [image001.jpg](#)
[image004.jpg](#)

Per the last paragraph, please add this to the Kanner CPUD file.

Thank you,

Mary Kindel, CMC | City Clerk | City of Stuart

City Clerk's Department

Phone: 772.288.5306 | Email: mkindel@ci.stuart.fl.us

121 SW Flagler Avenue, Stuart, Florida 34994



From: Linda Kay Richards <lindakayrichards@gmail.com>

Sent: Wednesday, June 16, 2021 3:48 PM

To: Clarke, Eula <eclarke@ci.stuart.fl.us>; Matheson, Merritt <mmatheson@ci.stuart.fl.us>; Meier, Mike <mmeier@ci.stuart.fl.us>; McDonald, Troy <tmcdonald@ci.stuart.fl.us>; Bruner, Becky <bbruner@ci.stuart.fl.us>; Mortell, Michael <mmortell@ci.stuart.fl.us>; Kindel, Mary <mkindel@ci.stuart.fl.us>; Dyess, David <ddyess@ci.stuart.fl.us>; shetherington@martin.fl.us; hjenkins@martin.fl.us; eciampi@martin.fl.us; sheard@martin.fl.us; dsmith@martin.fl.us; Virginia Sherlock <vsherlock@lshlaw.net>; Howard Heims <hheims@lshlaw.net>

Subject: Kanner CPUD Environmental Assessment Report

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June 16, 2021

The City of Stuart City Commission
121 SW Flagler Avenue
Stuart, FL 34994

Dear Mayor Clarke, Vice Mayor Matheson, Commissioner Meier, Commissioner McDonald, Commissioner Bruner,

As an Intervenor in the approval process for the Kanner CPUD (Costco) application and as an owner of adjacent property, I am very familiar with the project site and have documented several protected species which the City of Stuart Comprehensive Plan requires you to survey.

The applicant failed to report the presence of *Tillandsia balbisiana*, *Conradina grandiflora*, *Lechea*, Royal Fern and other plants which are identified on state or federal endangered or threatened species lists. And although gopher tortoise were identified on the property by

the applicant, no mention was made of blue heron which have been seen foraging in the wetlands as well as other wildlife that must be protected. This alone discredits E.W. Consultants, Inc Environmental Assessment Report and it should be rejected as an adequate study for this project.

Policy A6.2 of the Comprehensive Plan provides that when there is evidence of the presence of protected species, a survey of a development site for endangered or threatened plant and animal species shall be conducted by a qualified government ecologist prior to approval of development activities. If there is no government ecologist on staff, the applicant is required to obtain a City-approved professional consultant at the applicant's expense to survey the property.

Please consider this letter a request that you direct staff to retain a neutral professional ecologist to survey the Costco site for endangered and threatened plant and animal populations as required by Policy A6.2 of the Comprehensive Plan.

I am aware of similar issues on the Bridgeview project site, where endangered plant species were located by Sustainable Ecosystems International. A "plant rescue" was recently conducted by the local chapter of the Florida Native Plant Society to try to save as many of the endangered and threatened species as possible from the Bridgeview site before development commences. It is unfortunate that a survey was not conducted prior to approval of the Bridgeview application.

Please don't repeat this error on the Costco site.

Sustainable Ecosystems International is operated by Greg Braun, who is familiar with the area and is an expert in plant and animal species identification as well as wetlands and surface water issues.

Most residents were surprised to learn at the Commission meeting on the Costco project that all of the eight wetlands on the site will be destroyed along with other surface waters that are not identified as wetlands. This, of course, is inconsistent with requirements of the Comprehensive Plan that provide:

- "Land use planning and site design shall support development patterns that avoid or minimize the impact of development on wetlands" (Policy A5.5.A.iii)
- "Allow wetland losses only where all practicable measures have been applied" to avoid damage to wetlands (Policy A5.5.A.i)
- "New development shall not be allowed in wetlands, i.e., development shall occur outside of the wetland" (Policy A5.5.B.iii.)
- "The developer shall ensure that site development activities do not degrade on-site or adjacent surface waters or wetlands" (Policy A5.5.B.vii.)

Objective A1. of the Comprehensive Plan protects "the quality of all surface waters within the City Limits", regardless of whether they are designated as wetlands.

Please honor your obligations to comply with the provisions of the Comprehensive Plan and to protect and preserve water quality, native plants and wildlife which remain in the City despite massive development that has been approved in recent years.

Stuart can grow in a reasonable, responsible manner that does not destroy the character of the community or cherished – and irreplaceable – natural resources.

I request this letter be part of the record in the Kanner CPUD application proceedings. A hard copy will be sent to the City of Stuart Development Office and the City Attorney's office.

Sincerely,
Linda Kay Richards

Cc:
Michael Mortell
Mary Kendal
David Dyess
Stacey Hetherington
Herald Jenkins
Ed Ciampi
Sarah Heard
Doug Smith
Virginia Sherlock
Howard Heims

Cc: (hard copy)
City of Stuart Development Office
City Attorney's Office



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From: [Paul Schilling](#)
To: [Reetz, Thomas](#); [Freeman, Kevin](#)
Subject: FW: Please Reject "Kanner CPUD" Comp Plan Amendment Stuart 21-02ESR
Date: Wednesday, June 9, 2021 5:50:44 PM

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good afternoon Tom,

I did not see you included on this email.

Thank you,

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

From: Tom Loyd <loydb@bellsouth.net>
Sent: Wednesday, June 9, 2021 3:07 PM
To: ray.eubanks@deo.myflorida.com
Cc: Mark.Weigly@fldoe.org; Plan.Review@dep.state.fl.us; Jason.Aldridge@DOS.MyFlorida.com; CompliancePermits@dos.myflorida.com; FWCCConservationPlanningServices@myfwc.com; Stacy.Miller@dot.state.fl.us; John.Krane@dot.state.fl.us; sheidt@tcrpc.org; tmanning@sfwmd.gov; Paul Schilling <pschilli@martin.fl.us>; mventura@tji.martin.fl.us; MBerger@sewallspoint.org
Subject: Please Reject "Kanner CPUD" Comp Plan Amendment Stuart 21-02ESR



"Kanner CPUD" Comp Plan Amendment Stuart 21-02ESR

TO: Ray Eubanks, Processing Administrator for the Department of Economic Opportunity: In reference to "Kanner CPUD" Comp Plan Amendment **Stuart 21-02ESR**

FROM: Walter T. Loyd – Martin County Resident

Mr. Eubanks: I reside at 150 SW Cabana Point Circle, Apt. #3, Stuart, FL, 34994 in the residential community of Cabana Point. Our residential community is one of many along Kanner Highway -SR76 Between I-95 (to the South) & Federal Highway (to the North) which will experience the direct impact of the proposed amendment not to mention the departure from the spirit and letter of the law of the Comprehensive Plan which was in place when many of us moved here to Martin County.

Prior to the changes, the Comprehensive Plan stipulated rules for land use & densities which

reflected much of the spirit of this history and culture as is noted by the very first **Goal Statement A** - which reads: **Maintain and Enhance Stuart's Quality of Life, Natural Beauty and Small-Town Waterfront Character, It's Stable Residential Neighborhoods**, and its status as the commercial/institutional hub for greater Martin County.

Objective A6 – Neighborhood Stability : states “**Established residential neighborhoods shall be PROTECTED FROM INTRUSION of competing intense uses through adherence to the Future Land Use Map, densities and intensities established in the Future Land Use Element**, etc...

Evidenced and available in the public record, they are deviating from the above by circumventing the Martin County Comprehensive Plan and land use codes in a deliberate process of annexation by the City of Stuart with intent to change the land use by way of PUD. If you follow the evolution and timelines for modifications made to the City of Stuart Comprehensive Plan compared with the communications (emails, etc..) by the City of Stuart representatives & staff with the developers it will be obvious as to the intent to allow for this deviation in the plans behind the scenes with minimal public knowledge.

Please reject this application to assign **CPUD zoning** and a **Neighborhood Special District land use** designations to the property being considered in this amendment.

Further points for consideration:

1. If the State approves this amendment prior to the meeting for the second reading planned for the City of Stuart Commission, it will eliminate the voices of the residences which were not given proper representation and input at the first reading meeting on May 24th 2021. Please review (hold down <CTRL Key> +<Left Mouse button>) on the following links :
<https://www.facebook.com/groups/2257651887813310>
City of Stuart Commission Meeting May 24, 2021:
<https://stuartfl.new.swagit.com/videos/121936>
It is clear we have not been represented at the Local level and therefore the State is our only hope in this process for representation. So far the developer has presented their experts, so we need the State to scrutinize this process at all levels.
2. There are petitions available for rejection of this project.
3. There are no Final Site Plans and School Capacity Analysis were not presented, which is a deviation from normal planning process in the City of Stuart most importantly the School Capacity Analysis shows that there is not adequate capacity at the Elementary & High school levels.
4. It is reasonable to assume that the citizens which are proponents of this project would be just as happy if Costco were in a more appropriate location (and many exist). If this is the case it means we should not amend the Comprehensive Plan and everyone wins.

Please let me know if I can be of any assistance in providing answers or data which would support our position in this appeal.

Best regards,

Walter Loyd

150 SW Cabana Point Circle, Apt. #3, Stuart, FL. 34994

Cell: (754) 224-9349

EMAIL: loydb@bellsouth.net

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From: [Freeman, Kevin](#)
To: [Reetz, Thomas](#)
Subject: FW: The Costco debacle on Kanner
Date: Wednesday, July 14, 2021 11:49:40 AM

For the file.

From: elf6023@gmail.com <elf6023@gmail.com>
Sent: Wednesday, July 14, 2021 11:40 AM
To: Dyess, David <ddyess@ci.stuart.fl.us>; Freeman, Kevin <kfreeman@ci.stuart.fl.us>; Mortell, Michael <mmortell@ci.stuart.fl.us>; McDonald, Troy <tmcDonald@ci.stuart.fl.us>; Bruner, Becky <bbruner@ci.stuart.fl.us>; Meier, Mike <mmeier@ci.stuart.fl.us>; Matheson, Merritt <mmatheson@ci.stuart.fl.us>; Clarke, Eula <eclarke@ci.stuart.fl.us>; ptobin@cityofpsl.com; MBerger@sewallspoint.org; mventura@tji.martin.fl.us; pschilli@martin.fl.us <pschilli@martin.fl.us>; tmanning@sfwmd.gov; sheidt@tcrpc.org; John.Krane@dot.state.fl.us; Stacy.Miller@dot.state.fl.us <Stacy.Miller@dot.state.fl.us>; Jason.Aldridge@DOS.MyFlorida.com; Mark.Weigly@fldoe.org
Subject: The Costco debacle on Kanner

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I am a citizen of Stuart. I care about the quality of life we have in our community. Stuart is a wonderful place to live. However if you do not care about Stuart and our community then I suggest you leave. Because any individual who would allow a monstrosity like COSTCO to come to our community obviously does not care about the impact this would have.

I live on Kanner. And the traffic has increased just in last 5 years that I have lived on Kanner. And now you want to add a COSTCO. We already have issues with flooding. Have you even considered how this will affect ambulance and fire trucks. What about the high school?

I truly do not believe any consideration has been given regarding the affects, except the greed that lines your pockets.

Do we really need another gas station, restaurant or ugly strip mall? And I can assure you COSTCO will not bring any additional jobs, they hire/transfer from within. And if you want to ruin the small businesses, well then COSTCO will do that as well.

Please re-evaluate this is not in the best interest of community and our citizens. If I wanted to live down south then I would. I never could understand, people move to an area because they have an affinity for the area, and then they want to change it. Why?

By the way if you have figured it out I am against COSTCO on Kanner Hwy.

Thank you for your time. Please do the right thing. And say no to COSTCO!
Elena Falco

Sent from [Mail](#) for Windows 10

From: [Jeff or Cindy Deziel](#)
To: [D4 Access Management](#)
Cc: [Overton, Jonathan](#); [Plass, Mark](#); [Castro, Tony](#); [Olson, John](#); [Harden, Nesa](#)
Subject: Re: Application for signal; Kanner Highway, Costco, Stuart, FL
Date: Thursday, June 10, 2021 4:38:32 AM

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At this time we are not in agreement with the alignment of the Costco drives with our drive. We had cited several concerns with the developer months ago and they have not been resolved. Some of which dealt with the increased noise, visual and audible, Increase traffic of unauthorized vehicles potentially creating more crime on our private property, The cut and paste look of modifying 50-60' of our entry, mailboxes, and turn around for mailperson, garbage location, debris pile location, and increased taxes.

Thank you for your follow up.
Jeff and Cindy Deziel

> On Jun 9, 2021, at 3:33 PM, D4 Access Management <D4AccessManagement@dot.state.fl.us> wrote:
>
> Good Afternoon Jeff and Cindy,
>
> Thank you for your email. Nesa Harden, copied, will notify you once the Permit application for the Costco traffic signal is received.
>
> Attached is the latest concept for the proposed Costco signalized entrance provided by the applicant. In this concept, the driveway to your property is aligned with the Costco entrance, and all turning movements are under signal control. Please let me know if you have any concerns regarding the attached conceptual design.
>
> Thank you,
>
> Dalila Fernandez, P.E.
> District Access Management Manager
> FDOT District 4 Consultant
> 3400 West Commercial Blvd.
> Fort Lauderdale, FL 33309-3421
> Email: D4AccessManagement@dot.state.fl.us
> Phone: 954-777-4363
>
> -----Original Message-----
> From: Jeff or Cindy Deziel <florida2waterview@gmail.com>
> Sent: Tuesday, June 8, 2021 6:16 AM
> To: D4 Access Management <D4AccessManagement@dot.state.fl.us>
> Cc: Overton, Jonathan <Jonathan.Overton@dot.state.fl.us>
> Subject: Application for signal; Kanner Highway, Costco, Stuart, FL
>
> Attention Dalila Hernandez,
>
> Good morning, this is a follow-up to the letter we copied you on yesterday to the city of Stuart regarding the above Florida Department of transportation signal. It is our understanding and application has not been put in yet however you have been discussing various options with the developer. Is there anyway if the signal application is

within 150 feet of our driveways, we could be notified?

> Our properties are 3300, 3310, 3320 South Kanner Highway, Stuart, FL. Although these are three separate tax IDs there are only two access driveways off of Kanner Highway.

> We are concerned if the main drive which is in front of 3320, is behind the stop bar of this new signal our guests, residents, and boaters will be trapped and unable to safely exit. We did mention to the developer we would be in agreement of aligning with the easement on the south property line. This would have minimal affect as the widening of our drive would be on state easement property which will require reworking anyway.

>

> Please let us know FDOT thoughts and or what options we may have?

>

> Thank you for your help and keeping us informed as to the location of this signal.

>

> Sincerely, Jeff and Cindy Deziel

>

> <DRIVEWAY REVISED-05-24-21-VF.pdf>

From: [ceramics45](#)
To: [Clarke, Eula](#); mmatheson@ci.stuart.fl.us; [Meier, Mike](#); [Bruner, Becky](#); [McDonald, Troy](#); [Reetz, Thomas](#); [Freeman, Kevin](#)
Subject: Costco
Date: Friday, July 30, 2021 10:01:56 PM

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Please DO NOT SUPPORT the Costco on Kanner. For many reasons, increased traffic in a residential area, school overcrowding, environmental etc.

The apartment project on Indian Street, just east of Federal Highway, will bring an increase in traffic and school enrollment.

The citizens of Stuart do NOT want overcrowding as is the case in south Florida.

Please vote No to Costco development.

Sincerely,

Margaret M. Hall
1949 SE Talbot Place

Sent from my iPhone

From: [Chadwick Miner](#)
To: [Reetz, Thomas](#)
Subject: Costco
Date: Friday, July 30, 2021 7:41:16 PM

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

I would like to formally email you and your constituents my personal disapproval of the proposed Costco.

It will forever change our town and your name will be attached to that change. Please do not turn our town into the north lake equivalent which is low rent, transient and high crime.

We do not need thru traffic by the thousands egressing Costco in direct paths of thousands of new drivers at Martin County High School, or endangering teenagers walking home.

This will not be a positive for our community in the long run. The infrastructure we have in place even with Kanner Hwy amended to the south will not smoothly handle the influx of traffic let alone the north, east and west routes. This is a very narrow minded proposition and a wrong move for our citizens of Stuart and Palm City.

Please withdraw this proposition indefinitely.

Sincerely,

Chad Miner

From: [Matt Tarashuk](#)
To: [Clarke, Eula](#); [Matheson, Merritt](#); [Bruner, Becky](#); [McDonald, Troy](#); [Reetz, Thomas](#); [Freeman, Kevin](#)
Subject: PLEASE VOTE NO!! Stuart 21-02ESR (Kanner CPUD)
Date: Friday, July 30, 2021 7:32:34 PM

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Dear Commissioners,

I am writing this email to implore all of you to vote NO on this project. This property is not zoned for this type of project and if voted yes, this will forever change the landscape of Stuart. How many wetlands are you all going to allow to be drained and built on? This property should never have been allowed to be annexed to Stuart. We have been fighting for adequate water quality, infrastructure free of failure, fighting against sea rise, and environmental preservation. By voting yes on this project, you will be going against all that we have been fighting for.

Sincerely,

Matt Tarashuk

From: [Charlene Roddy](#)
To: [Reetz, Thomas](#)
Subject: Proposed Costco development
Date: Saturday, July 31, 2021 7:39:24 AM

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Good morning,

I won't take up too much of your time, but I wanted to share my concerns of the current location of the Costco and large apartment community on Kanner Highway. With COVID and young unvaccinated children at home, I have not been able to attend any meetings on the topic.

This is not a good location for such a large-scale development project; we only recently had Kanner widened due to local traffic needs and I can't imagine what it will look like during rush hour or during school zone times with people traveling from all of Martin, St. Lucie, and north Palm Beach counties to shop. There are residential communities already established on Kanner that will be impacted by this traffic, and more importantly Martin County High School, where my oldest son will be a student in just a few short years. This increased traffic is a danger to every student at the school, from the walkers who cannot ride the bus due to living within 2 miles of the school to the freshly licensed drivers with less road experience than you and I.

There are ripple effects to consider as well-how is this traffic getting to Kanner? Already busy roads such as 714 in Palm City will be impacted (as well as putting increased traffic past a middle school with a large number of walkers and bike riders), and all feeder streets to Kanner will have traffic increases. This also puts a good deal of strain on our local law enforcement and rescue department, from traffic patrol to accidents and to having almost 400 additional residential units created and the needs that come with those. I also cringe at the thought of the destruction of wetlands to have this project come to fruition; change happens everywhere every day, but it makes me sad to see the immense growth happening throughout this county and loss of natural beauty and peacefulness in the process.

Your role is to serve the city and the people who reside there, making decisions to support the majority's best interests and protect all, but I feel approving a project like this in its current location does not fulfill your elected role. Costco would be a great addition, but simply not in this location.

Thank you so much for your time,
Charlene Roddy
Resident-Lexington Lakes

From: [Caitlyn](#)
To: [Reetz, Thomas](#); [McDonald, Troy](#); [Bruner, Becky](#); [Meier, Mike](#); [Matheson, Merritt](#)
Subject: Proposed development
Date: Friday, July 30, 2021 7:47:55 PM

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Hello,

I appreciate your time. This Costco overdevelopment is going to ruin the reason why Stuart is such a great town. We live here because it's not Palm Beach or Broward. It is a terrible location to consider putting a Costco development of this size. I am not anti-Costco but anti-location. Build it west of Stuart exit 101 off of I-95. The traffic around the school zone would be a challenge and unsafe. The intersection at Kanner and Monterey is congested enough as it is. I love Stuart and Martin County and we need commissioners on our side protecting its residents quality of life.

Thank you