











# THE GUARDIANS of MARTIN COUNTY, Inc.

## Position on Extreme Sports Water Ski Park, Hotel and RV Park

*The Guardians of Martin County, a non-partisan, not-for-profit conservation organization have studied the developer’s application to convert 114 acres of vacant land into an Extreme Sports Water Ski Park, Hotel and RV Park. Because the location of the proposed project west of I-95 and north of Bridge Road is miles from Martin County’s urban services areas, approval of the project would require three major amendments to Martin County’s award-winning Comprehensive Growth Management Plan.*

*The Guardians agree with county planners and the county staff report, in which 11 separate divisions and/or departments reached a “non-comply” determination in their review of the merits of the project. The Guardians are not opposed to an Extreme Sports facility in Martin County. Quite the contrary. We believe that offering such an opportunity at a site-appropriate location will provide recreational opportunities that are not presently available. An Extreme Sports facility located within the Urban Services District would open new marketing strategies that could be beneficial to both the Extreme Sports facility and Martin County’s soon-to-open Sailfish Splash Water Park. Major issues of concern include:*

-  The proposed location is miles west of the County’s Urban Services District – the area in which intensive urban activities such as hotels, water parks and RV parks are to be sited.
-  The County’s Comprehensive Growth Management Plan allows construction of a transient-oriented facility on 38 acres of this site only if it can be substantiated by a “determination of need”; thus far no studies have been produced that indicate there is a need for this type of facility at this location.
-  A key aspect for success of any project is the availability of water. Because the location proposed is miles from the nearest municipal water supply, the project involves drilling new wells for water supply and constructing a self-supporting package plant for waste water treatment. Facilities of this type are widely known to be expensive and unreliable, evidenced locally by the ultimate need to replace inadequate package treatment plants at South Fork High School and Jonathan Dickinson State Park.
-  Construction of the project at the proposed site will also require a waiver of the County’s wetland protection regulations.
-  The Town of Jupiter Island, The Stuart Commission, Town of Jupiter, Town of Sewall’s Point, the Stuart News, the Palm Beach Post, and many civic organizations have all expressed concerns about the project.
-  Approval of this project as is will lead the way for additional development and the potential for higher taxes, increased crime and traffic, taxpayer-funded infrastructure, compromised schools, social services, and a myriad of serious problems so often seen in surrounding counties.
-  Let the Commission know your objections to the Extreme Sports facility being constructed outside the Urban Services District, particularly when viable options appear available within the USD.
-  Ask commissioners to work with the applicant and others to find a suitable location for their project inside the Urban Services District, where construction and operation of the facility would be significantly less expensive for Martin County taxpayers.

Please contact the commissioners:

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