



MARTIN COUNTY, FLORIDA COMPREHENSIVE PLANNING STAFF REPORT

PROPOSED BROWNFIELD DESIGNATION REQUEST

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Request Name: Oasis Site Rehabilitation Area, 9450 SE Gomez Avenue

Report Issuance Date: October 27, 2025

Property Owner: Palms of Hobe Sound, LLC
1124 Kane Concourse
Bay Harbor Islands, FL 33154

Applicant: Oasis Development, LLC
1124 Kane Concourse
Bay Harbor Islands, FL 33154

Represented by: Cobb Cole Attorneys at Law
Michael Sznajstajler, Attorney
One Daytona Boulevard, Suite 600
Daytona Beach, FL 32114

Planner-in-Charge: Jenna Knobbe, Senior Planner
Growth Management Department

Public Hearings:

- Board of County Commissioners: December 9, 2025
- Board of County Commissioners Adoption: January 6, 2026

Site Location:

The subject property is located at 9450 SE Gomez Avenue in Hobe Sound, Florida. The site consists of two parcels totaling approximately 19.44 acres. These two parcels that comprise the subject property are identified by Parcel Numbers 34-38-42-000-063-00000-9 and 34-38-42-000-063-00010-7.

Applicant Request:

This is a request by Cobb Cole Attorneys at Law on behalf of Oasis Development, LLC for Martin County to formally designate the subject property as the Oasis Site Rehabilitation Area (“brownfield”), pursuant to Section 376.80(2)(c), Florida Statutes, of Florida’s Brownfields Redevelopment Act. Section 376.80(2)(c), Florida Statutes, states that the local government with jurisdiction over the proposed brownfield area is the proper agency to designate a property as a brownfield, given the applicant demonstrates the request meets the requirements outlined in Section 376.80(2)(c), Florida Statutes.

Staff Recommendation:

Staff recommends the Board consider the request for designation and allow the applicant to establish during the public hearings that the requested designation meets the criteria outlined in Florida Statutes.

Executive Summary:

On September 30, 2025, Martin County received a request from Michael Sznepstajler of Cobb Cole Attorneys at Law to designate the property located at 9450 SE Gomez Avenue as the Oasis Site Rehabilitation Area. The subject property is identified by Parcel Numbers 34-38-42-000-063-00000-9 and 34-38-42-000-063-00010-7 and is approximately 19.44 total acres. The subject site has a future land use designation of Residential Estate Density allowing a maximum of two units per acre (2UPA) and two different zoning designations: R-2 and R-2B. The subject property is within the Primary Urban Service District and is not located within a Community Redevelopment Area (CRA). There is currently a Minor Site Plan application in review with the Martin County Growth Management Department (project number S269-002). The minor site plan proposes a residential development consisting of 38 single-family units, amenities, and associated infrastructure.

Section 376.79(4), Florida Statutes, defines “brownfield sites” as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.” Within the application materials submitted to Martin County, the applicant attests that “the proposed redevelopment is complicated by the previous use of the Property as a nursery. According to historical records, the former nursery included plant growing, plant packaging, and the storage, mixing, and use of agricultural chemicals, which likely resulted in releases of constituents.” Additionally, the application materials include a Site Assessment Report that outlines the presence of dieldrin, alpha BHC, and arsenic in various locations on the subject property, and these levels of contamination are above the Florida Department of Environmental Protection (FDEP) soil and groundwater cleanup target levels. This Site Assessment Report has been reviewed by the Florida Department of Environmental

Protection and provides an overview of soil and groundwater samples taken from various locations on the subject property that identify contaminants present on the site.

Florida Statutes – Brownfields Program:

Section 376.80, Florida Statutes, details the brownfield program administration process for the State of Florida. Brownfield designations may be proposed by the jurisdictional local government or by any person other than a governmental entity. This request by Cobb Cole Attorneys at Law, on behalf of Oasis Development, LLC falls under the category of designation request by any person other than a governmental entity. As such, this request must comply with the five criteria laid out in Section 376.80(2)(c), Florida Statutes.

This staff report will evaluate the ways in which the requested designation meets the five criteria outlined in Section 376.80(2)(c), Florida Statutes, for the local government to adopt the resolution designating the subject site as a brownfield. Section 376.80(2)(c) is quoted below:

“(c) Brownfield area designation proposed by persons other than a governmental entity. – For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.

4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site."

Figure 1: Location Map with subject property outlined in red.



Figure 2: Future Land Use Map with subject property outlined in red.

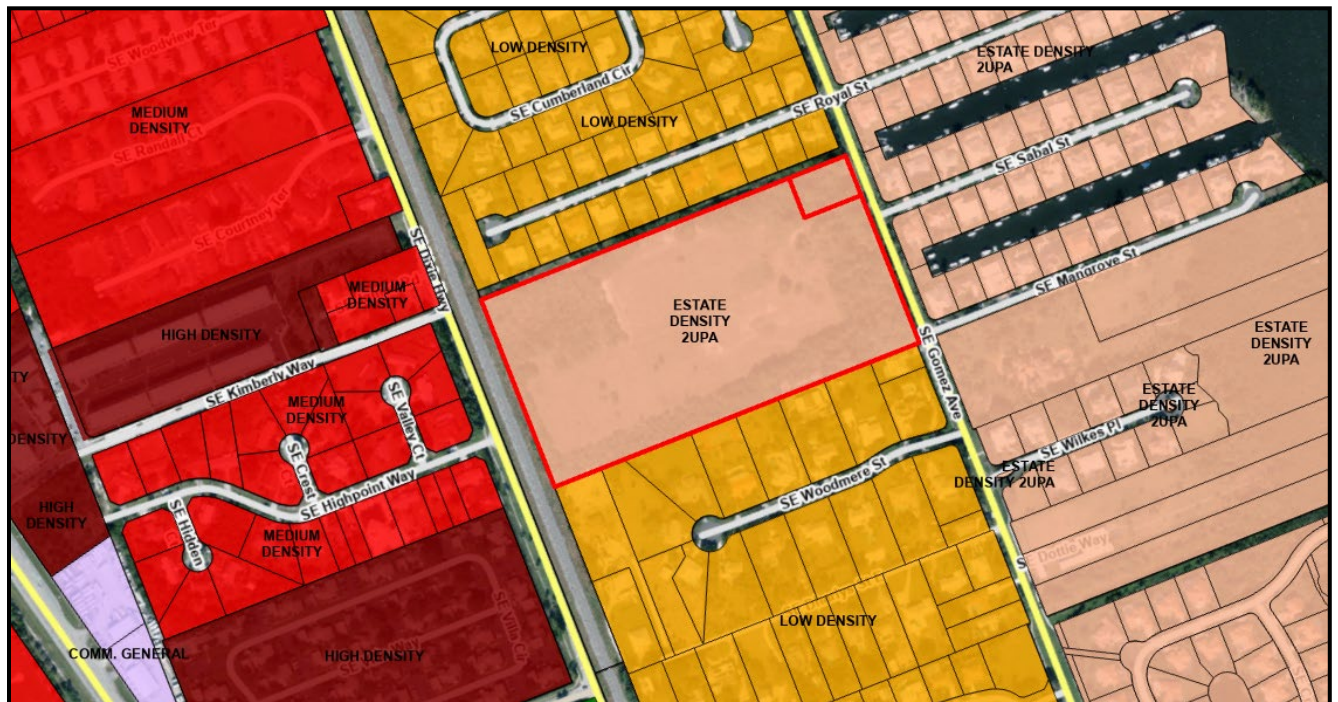


Figure 3. Zoning Map with subject property outlined in red.



Staff Analysis of Statute Criteria:

As stated previously, Section 376.80(2)(c), Florida Statutes, outlines five criteria that the applicant must establish have been met during the public hearing for the jurisdictional local government to adopt the resolution designating the subject site as a brownfield. This staff report shall review each of the five criteria below and analyze the submitted application materials to determine how the applicant demonstrates they meet these criteria.

- 1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.***

Staff analysis: The application materials specify that the applicant for this request is collectively Oasis Development, LLC and its affiliate, The Palms at Hobe Sound, LLC. The Palms at Hobe Sound, LLC is the property owner of record for the subject property, and a copy of the warranty deed indicating such has been submitted as Exhibit C of the request package. The application materials indicate this designation is being sought with the understanding that the applicant/property owner will be the entity responsible for the rehabilitation and redevelopment of the brownfield site. For this reason, it appears the applicant meets this criterion.

- 2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.***

Staff analysis: A Minor Site Plan application is currently in review by the Martin County Growth Management Department for the subject property (Development Review project number S269-002). The proposed site plan covers the entire 19.44-acre subject site and includes 38 single-family residential units, a small amenity center, and associated infrastructure. The application materials submitted as part of this brownfield designation request outline that the proposed redevelopment of the subject property will generate increased economic productivity through “sustained ad valorem value, active utility accounts, and regular private investment in operations and maintenance.”

The request materials also state that no fewer than five permanent jobs will be created as a result of the redevelopment of the subject property. These jobs will be “located at and dedicated to the redevelopment, including roles such as a community/operations manager, maintenance supervisor, landscaping technicians, gatehouse/security, and amenity attendants for the pool/clubhouse.” The applicant indicates that the minimum five permanent positions are tied to the ongoing maintenance of the proposed residential community and are not associated with the implementation of the Brownfield Site Rehabilitation Agreement (BSRA), as required in this criterion. Compliance with the job creation criteria must be maintained by the applicant and is applicable for the proposed redevelopment because the residential units are not intended for affordable housing as defined in Section 420.0004, Florida Statutes. For this reason, it appears the applicant has met this criterion.

3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.

Staff analysis: The proposed redevelopment of the subject property for residential use is consistent with the Martin County Comprehensive Growth Management Plan and is a permissible use under the Land Development Regulations. The future land use designation of the subject property is Residential Estate Density 2 UPA. The subject site has two different zoning districts: R-2 and R-2B. These two designations are both Category B zoning districts that allow single-family detached dwelling units as a permitted use. For this reason, it appears the applicant has met this criterion.

4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.

Staff analysis: The applicant has stated that they are “committed to providing the proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment” of the subject property. Once the applicant has provided documentation that all proper notice requirements have been met, this criterion will be met. Notice of the public hearing must be:

- i) made in a newspaper of general circulation in the area,
- ii) made in ethnic newspapers or local community bulletins,
- iii) posted in the affected area, and

iv) announced at a scheduled meeting of the local governing body before the actual public hearing.

The applicant will hold a community meeting on November 4, 2025, at 5:30 PM at 11720 SE Shell Avenue, Unit 1-A, Hobe Sound, Florida. This community meeting serves to provide neighbors and nearby residents the opportunity to provide comments and suggestions about rehabilitation. The venue for this community meeting is approximately two (2) miles south of the proposed brownfield site. The date, time, and venue information will be announced at the regularly scheduled Board of County Commissioners meeting on October 21, 2025. The applicant has also posted a sign at the subject property displaying this community meeting information. Once all notice requirements have been fulfilled by the applicant and documentation has been provided to staff in accordance with Florida Statutes, this criterion will be met.

5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

Staff analysis: The applicant has included a signed Financial Assurance Memorandum as Exhibit D of the application materials. This memorandum is from Ella Development, LLC on behalf of The Palms of Hobe Sound, LLC and Oasis Development, LLC (collectively, the applicant). This memo states that Ella Development, LLC “will ensure that sufficient financial resources are available to complete both the BSRA rehabilitation activities and the project’s development.” The memo also states that Ella and Oasis Development, LLC “certify that financial resources will be available to implement and complete the rehabilitation agreement and the redevelopment plan for the Subject Property.” For this reason, it appears the applicant has met this criterion.

Conclusion:

Based on the staff analysis provided above, it appears that the applicant has met four of the five criteria for designation of a brownfield site pursuant to Section 376.80, Florida Statutes. Once the proper notice has been issued for the community meeting and public hearings, all five criteria would appear to have been met by the applicant. The Site Assessment Report, included as Exhibit B of the request materials, indicates that there is actual soil and groundwater contamination found on the subject site that would allow the subject site to meet the definition for “brownfield site.” The applicant will need to enter into a BSRA with the FDEP to create a plan for the remediation and rehabilitation of the subject property in accordance with target cleanup levels.

Attachments:

- Application materials dated September 30, 2025
- Supplemental materials received October 20, 2025
- Public notice for community meeting held on November 4, 2025