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September 30, 2025

VIA EMAIL

Martin County Board of County Commissioners
Attn: Jenna Knobbe, Senior Planner
2401 SW Monterey Road
Stuart, FL 34996

Re: Request for Designation of the Property Located at 9450 SE Gomez Avenue, Hobe Sound, Florida, identified by Parcel No. 34-38-42-000-063-00000-9 and 34-38-42-000-063-00010-7, as the Oasis Site Rehabilitation Area Pursuant to Florida's Brownfields Redevelopment Act

Dear Ms. Knobbe:

Cobb Cole has the pleasure of representing Oasis Development, LLC and its affiliate, The Palms of Hobe Sound, LLC, (collectively the "Applicant") with respect to redevelopment of the above-referenced property (the "Property"). A figure depicting the approximate location of the Property is attached hereto as Exhibit A. Please accept this letter as the Applicant's formal request to have Martin County designate the Property as the Oasis Site Rehabilitation Area in accordance with Section 376.80, Florida Statutes.

The Applicant seeks to redevelop the approximately 19.44-acre Property into a luxury, estate-home community of 38 single-family residences with associated infrastructure and amenities, consistent with an approved site plan. The homes are planned in four models (ranging from 2,992–4,553 sq. ft.) with multiple elevation options in a family-oriented area of Martin County near golf courses, beaches, and natural preserves.

However, 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. The Property is undergoing environmental site assessment activities under the oversight of the Florida Department of Environmental Protection ("FDEP") to determine the extent of soil and groundwater impacts at the Property. To date, the Applicant has completed initial soil and groundwater assessment, which is more particularly documented in the *Supplemental Site Assessment Report*, dated February 27, 2025, and prepared by S&ME, Inc. (the "Supplemental SAR") and is currently working with FDEP on potential areas for additional

assessment and development of a remedial plan. A copy of the SAR is attached hereto and incorporated herein as Exhibit B. The Applicant is interested in completing the site rehabilitation of the Property under the Florida Brownfields Redevelopment Program.

Generally, brownfields are any real property, the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination. Brownfields that have not completed environmental site rehabilitation are an inefficient economic use of land and can contribute to community decline and blight as well as result in premature expansion of urban development and sprawl. The cleanup and redevelopment of Brownfields increases the local tax base, facilitates economic development, utilizes existing infrastructure, takes development pressure off undeveloped, open land, and both improves and protects our environment.

A Brownfield Area designation under Florida's Brownfields Redevelopment Program will provide the regulatory framework and resources to address these impacts — at no direct cost to Martin County while facilitating safe, orderly redevelopment. A Brownfield Area designation enables a redeveloper to enter into Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection that sets milestones for site assessment and cleanup using risk-based corrective action. In exchange for implementing the BSRA, the Florida Brownfields Redevelopment Program enables eligibility for state support (e.g., technical assistance and incentives such as voluntary cleanup tax credits and job-creation refunds) and liability protection for cooperating parties. The program also requires transparent public notice and community input to help facilitate the site rehabilitation process. Taken together, these tools empower the community to reduce risks, turn underused or contaminated land into productive assets, and support local job growth — without shifting cleanup costs to local taxpayers.

In considering a request for designation as the Oasis Site Rehabilitation Area under Florida's Brownfields Redevelopment Act, a local government evaluates and applies the criteria set forth in Section 376.80(2)(c), Florida Statutes. As more particularly discussed below, the Applicant meets such statutory criteria.

I. Section 376.80(2)(c)1, Florida Statutes. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.

The Applicant for the proposed Brownfield Area designation owns the Property. The Applicant is prepared to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection to complete site rehabilitation and redevelopment of the brownfield site. The warranty deed and property card with the legal description depicting the Property's location and ownership are attached hereto as Composite Exhibit C.

II. Section 376.80(2)(c)2, Florida Statutes. 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.

The Applicant is committed to tangible, on-site job growth and to converting a long-vacant and underutilized property into a productive community asset. The proposed redevelopment converts the former nursery into a 19.44-acre, 38-home luxury estate community with amenities and associated infrastructure. The project will generate ongoing economic productivity by transforming an underutilized property into a taxable residential neighborhood with sustained ad valorem value, active utility accounts, and regular private investment in operations and maintenance. In addition, the Applicant will provide no fewer than five (5) permanent positions 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. These positions are year-round operational jobs tied to property management, security, amenities, and maintenance, and do not include construction, demolition, or BSRA-related implementation labor. By converting a vacant nursery into a functioning residential community and establishing at least five permanent, on-site operational positions, the redevelopment satisfies §376.80(2)(c)2, Florida Statutes' requirements for economic productivity and the creation of new permanent jobs at the site.

III. Section 376.80(2)(c)3, Florida Statutes. 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.

The Applicant's redevelopment approach aligns with Martin County's comprehensive planning framework and land-development standards. The Property carries a Future Land Use (FLU) designation of Single-Family Residential, Estate Density (2 UPA), a low-density residential category intended primarily for detached single-family neighborhoods and implemented by compatible zoning districts under the Martin County Comprehensive Growth Management Plan and LDRs. Within this FLU framework, single-family residential subdivisions with customary community amenities and infrastructure are allowable. The Applicant submitted Minor Site Plan Project No. S2690-002, which depicts 38 single-family dwelling units with associated amenities, open space, stormwater facilities, and internal roadways. That submittal demonstrates the redevelopment is a permitted use in the applicable zoning district and is consistent with the Comprehensive Plan, addressing key LDR criteria (use classification, density cap, lot/layout standards, setbacks, open space, access, and stormwater management). As the redevelopment complies with the Single-Family Residential, Estate Density FLU and is a permitted residential use under the County's LDRs—as evidenced by Minor Site Plan S2690-002—the project satisfies §376.80(2)(c)3.'s consistency and permissible-use requirement.

IV. Section 376.80(2)(c)4, Florida Statutes. 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.

The Applicant is committed to providing proper notice and facilitating public involvement in the brownfield area designation process and the redevelopment of the Property. The Applicant will assist Martin County in complying with the required notice provisions for the Brownfield Area, including posting the notice at the proposed Brownfield Area, attending all required meetings, providing the County with any and all comments and suggestions it receives regarding site rehabilitation, and reimbursing the County with costs incurred in complying with the notice requirements.

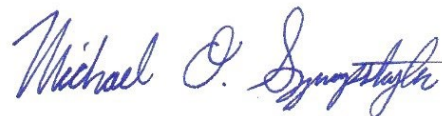
V. Section 376.80(2)(c)5, Florida Statutes. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

The Applicant's financing plan was developed to achieve timely completion of both the BSRA obligations and the residential redevelopment, and was calculated to cover the full capital needs of the project. The total capital budget is approximately \$45,000,000.00, allocated across core categories—environmental site rehabilitation (including BSRA implementation), sitework and horizontal infrastructure, vertical construction, soft costs (design, permitting, insurance), and contingency. Funding will consist of a customary mix of equity and third-party financing, structured to support both rehabilitation activities and vertical development. The Applicant's financial assurance letter (Exhibit D), together with its track record of delivering similarly scaled projects and capacity to leverage multiple capital sources, provides concrete evidence that the required funding is available.

The Applicant appreciates the opportunity to bring this application before Martin County and respectfully requests designation of the Property as the Oasis Site Rehabilitation Area under Section 376.80(2)(c), Florida Statutes. Designation of the Oasis Site Rehabilitation Area will help support revitalization of the Property from its vacant, underutilized state into a 38-home estate community with associated infrastructure and amenities.

If you have any questions or concerns regarding the Applicant's request, please do not hesitate to contact me. We look forward to working with Martin County on this matter.

Sincerely,



Michael O. Sznajstajler

Direct Dial (386) 323-9222
Michael.Sznajstajler@CobbCole.com
Fax (386) 323-9206

Enclosures

EXHIBIT A

Property Location Figure

EXHIBIT B

Site Assessment Report Addendum



June 19, 2024

Florida Department of Environmental Protection (FDEP)
Southeast District
3301 Gun Club Rd, MSC 7210-1
West Palm Beach, Florida 33406

Attn: Mr. Mike Bland & Mr. Liam Broderick

Reference: **Site Assessment Report Addendum (SARA) Sampling Plan - Oasis of Hobe Sound
Section 34, Township 38 South, Range 42 East**
Hobe Sound, Martin County, Florida
S&ME Project No. 23350428

Dear Mike and Liam:

S&ME, Inc. (S&ME), on behalf Bright Homes, LLC / Palms of Hobe Sound, LLC (Bright Homes, Property Owner), is hereby submitting this Site Assessment Report Addendum (SARA) Sampling Plan (Plan) to the Florida Department of Environmental Protection (FDEP) Southeast District office for review and approval.

The purpose of this Plan is to provide FDEP with the proposed soil and groundwater sampling approach in pursuit of a Site Rehabilitation Completion Order (SRCO) with Conditions closure for the property. S&ME understands that FDEP conducted a review of the SAR prepared by S&ME and provided comments in correspondence dated May 7, 2024 (**Appendix I**). S&ME, FDEP and a representative for the Property Owner discussed the SAR findings and the comments provided by FDEP during a conference call on May 8, 2024. During that conference call, S&ME proposed that a Sampling Plan be submitted to FDEP that will include the following:

- Soil Assessment – Surficial soil samples will be collected from the ground surface to six inches below ground surface and six inches to 24 inches bgs interval to supplement the soil assessments completed from 2021 through 2023 in the southeast portion of the property. The samples will be analyzed for arsenic and organochlorine pesticides (OCPs).
- Groundwater Assessment – FDEP requested that the available monitoring wells be re-sampled for arsenic only.
- Groundwater flow direction – FDEP requested that a survey (or equivalent) be conducted to determine the inferred groundwater flow direction the area of the documented arsenic groundwater plume, which is located in the southeastern portion of the property.

This Plan herein provides the proposed soil and groundwater sampling locations for FDEP's review and approval.



◆ BACKGROUND

S&ME provided a SAR to FDEP and Martin County with environmental quality data documenting exceedances of the applicable Groundwater Cleanup Target Level (GCTL) per Chapter 62-777, Florida Administrative Code (FAC) for total arsenic within the above-referenced development and at the approximate eastern project boundary. The SAR is on file and uploaded to the FDEP's File Transfer Protocol (FTP) website.

◆ OASIS OF HOBE SOUND DEVELOPMENT

The proposed Oasis of Hobe Sound development (**Figure 1**) includes construction of roads (SE Beachwood Terrace and SE Nirvana Way) and utilities that will service 39 residential lots. As documented in the SAR, the site was formerly operated for agricultural use as the former Sunshine State Carnations Flower Farm. Based on information outlined in the SAR from previous assessments (by others), the approximate locations of the former agricultural operations are shown on **Figure 2**. The approximate extent of the groundwater arsenic plume is overlaid on the former agricultural operations in **Figure 3**.

◆ SOIL ASSESSMENT – ARSENIC & OCPs

Based on the conference call with FDEP on May 8, 2024, S&ME proposes to collect surficial soil samples from the locations shown on **Figure 4** in addition to the grid-based soil assessment that was completed in October 2023. The intent of the limited soil assessment is to supplement the soil quality data within the southeastern portion of the property, which was conducted to evaluate arsenic mass in soils within the extent of the groundwater plume. S&ME proposes to collect soil samples co-located with previous soil borings as shown on **Figure 4**.

Soil samples will be collected using a de-contaminated stainless steel hand auger from the ground surface to 6 inches bgs and 6 inches to 24 inches bgs. Soil samples will be screened for organic vapors with an organic vapor analyzer (OVA), equipped with a photoionization detector (PID). Soil sampling will be performed in accordance with FDEP / Standard Operating Procedures (SOP) 001/01, FS3000 per Chapter 62-160, FAC.

Soil samples collected from each soil boring will be placed into pre-cleaned parameter specific sample containers provided by the laboratory, stored in a chest with ice and delivered with a completed chain of custody (COC) record to Eurofins Test America (Eurofins) laboratory, a Florida Department of Health (FDOH) certified and National Environmental Laboratory Accreditation Program (NELAP) compliant laboratory in Tampa, Florida.

The soil samples will be submitted for total arsenic analysis by EPA Method 6010 and organochlorine pesticides (OCPs) by EPA Method 8081B.

◆ GROUNDWATER ASSESSMENT - ARSENIC

Based on FDEP's correspondence dated May 7, 2024, S&ME plans to collect groundwater samples from the available and/or accessible onsite monitoring wells as shown on **Figure 5**. Please note that monitoring wells MW-2 and MW-B are not proposed for sampling and analysis during this event.



Site Assessment Report Addendum Sampling Plan – Oasis of Hobe Sound

Hobe Sound, Martin County, Florida

S&ME Project No. 22350428

Groundwater samples will be collected from the following monitoring wells, subject to availability/accessibility as presented in the table below (organized from west to east).

Table 1 – Summary of Site Monitoring Wells Proposed for Sampling in July 2024

Monitoring Well	Arsenic Concentration (micrograms / Liter)	Last Sample Date	Monitoring Well Location / Delineation Purpose
MW-5	20.7	3/8/2019	Western & Northern Portion of Plume
MW-3	22	4/18/2023	
MW-1	17	7/26/2021	Northern Plume Delineation
MW-17	19.7	10/19/2023	Western Portion of Plume
MW-10	15	5/15/2023	
MW-13	12.3	10/19/2023	Approximate Center of Plume
MW-11	11	5/15/2023	
MW-15	75.9	10/19/2023	Southern Portion of Plume
MW-A	190	6/9/2023	Current Source of Plume
MW-14	418	10/19/2023	
MW-6	18.3	5/8/2020	Southern Portion of Plume
MW-G	7.5	12/19/2023	Eastern Portion of Plume
MW-F	37.3		
MW-H	25.3		

Groundwater samples will be collected using the quiescent sampling method in accordance with FDEP / Standard Operating Procedures (SOP) 001/01, FS2200, where a peristaltic pump is utilized to draw groundwater to the surface for introduction into parameter-specific sample bottles provided by the laboratory. Stability data including pH, temperature, conductivity, dissolved oxygen, and turbidity will be collected to document connectivity with the surrounding aquifer. Groundwater sampling logs will be prepared for each sampling location. Non-dedicated equipment will be decontaminated prior to the collection of each groundwater sample.

The groundwater samples will be placed into pre-cleaned parameter-specific sample containers provided by the laboratory, stored in a chest with ice and delivered with a completed COC record to Eurofins for analysis of total arsenic by EPA Method 6010.

◆ TOP OF CASING ELEVATION MEASUREMENTS

As discussed during the conference call with FDEP, top of casing (TOC) elevations will be required in order to determine the inferred groundwater flow direction in the area of the documented arsenic groundwater plume.

The monitoring well TOCs will be surveyed by a Professional Land Surveyor (PLS) during the proposed groundwater sampling event. Based on the measured depth to water elevations and the recorded TOC elevations, S&ME will calculate the inferred groundwater flow direction for the groundwater plume.



Site Assessment Report Addendum Sampling Plan – Oasis of Hobe Sound

Hobe Sound, Martin County, Florida

S&ME Project No. 22350428

◆ CLOSING

Based on FDEP's approval of this SARA Sampling Plan, S&ME will complete the above-referenced soil and groundwater sampling scope of work during July 2024. S&ME will prepare and submit a SARA to FDEP for review and approval in support of a SRCO with Conditions closure for the site.

If you have any questions regarding the information provided, please do not hesitate to contact us.

Sincerely,
S&ME, INC.

A handwritten signature in black ink, appearing to read 'Lucas A. Barroso-Giachetti'.

Lucas A. Barroso-Giachetti, PE, CHMM
Sr. Environmental Engineer
lbarroso@smeinc.com
786-877-4363

A handwritten signature in blue ink, appearing to read 'Thomas P. Raymond'.

Thomas P. Raymond, PE, PMP
Principal Environmental Engineer
traymond@smeinc.com
919-954-6229

Attachments

Appendix I – FDEP Correspondence

Figure 1 – USGS Topographic Map

Figure 2 – Former Site Operations – Sunshine State Carnations

Figure 3 – Arsenic Isoconcentration Contour on Former Site Operations

Figure 4 – Proposed Surficial Soil Sampling Locations

Figure 5 – Proposed Monitoring Well Re-Sampling Locations



**Site Assessment Report Addendum
Sampling Plan
Oasis of Hobe Sound
FDEP Facility ID: ERIC_18521
Hobe Sound, Martin County, Florida**

Appendix I



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

May 7, 2024

VIA Electronic Mail: lbarroso@smeinc.com

Lucas Barrios S&ME c/o Bright Homes LLC
Senior Environmental Engineer
S&ME Inc.
2016 Ayrsley Town Blvd., Suite 2-A
Charlotte, NC 28273

RE: Review of Site Assessment Report, dated March 28, 2024
Oasis of Hobe Sound
9450 SE Gomez Ave
Hobe Sound, Martin County, FL 33455
FDEP Facility ID: ERIC_18521

Dear Mr. Barrios:

The Florida Department of Environmental Protection (Department), Southeast District, and the District & Business Support Program (DSP) in Tallahassee has reviewed the above referenced document dated March 28, 2024, prepared, and submitted by S&ME, Inc. (S&ME).

Please note, DSP review memorandum dated May 1, 2024, was provided to assist the Southeast District staff. The DSP review memorandum is attached to this letter as Attachment 1.

Southeast District agrees with DSP's comments and observations.

In an effort to make a more efficient submittal process for all incoming Waste Cleanup correspondence, the Department is streamlining our workflow process. We are requesting that all incoming correspondence to the Southeast District related to the Waste Cleanup program be emailed to: SED_Permitting@floridadep.gov

Note, if required by rule, please be aware that an electronic file will be acceptable only if the certifying professional provides a statement and it is signed and sealed.

Additionally, all incoming and outgoing Waste Cleanup correspondence files that are too large to email shall utilize the secure File Transfer (FTP/FTS) site; please contact us for instructions if you

plan on utilizing this service. Please note that the Department cannot accept links to third party sites that exceed the email file limit.

Please ensure that all correspondence submitted contains a DEP Site/Project ID number in the cover letter/email. This number could be a Brownfields, COMET, ERIC, Tanks or other DEP program number. Please include that ID number on all copies of reports that you submit as well.

If you have any questions regarding this, please contact Liam Broderick, at 561-681-6742 or by email at Liam.Broderick@FloridaDEP.gov.

Sincerely,



Jacqueline Hurd
Environmental Manager
Permitting & Waste Cleanup Program
Southeast District

Enc: Attachment 1: DSP Review Memorandum, dated May 1, 2024

cc: Tom Raymond, S&ME, traymond@smeinc.com
Justin Angel, Bright Homes, justin@brighthousefl.com
Lucas Anthony, Haley Ward, lanthony@haleyward.com
Shannon Hughes, Southern Development Homes, shannon@southern-dev.com
Brian, Elam, Martin County, belam@martin.fl.us
Norva Blandin, FDEP SED, Norva.Blandin@FloridaDEP.gov
Jacqueline Hurd, FDEP SED, Jacqueline.Hurd@FloridaDEP.gov
Liam Broderick, FDEP SED, Liam.Broderick@FloridaDEP.gov



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Memorandum

TO: Liam Broderick, Environmental Specialist I
Permitting and Waste Cleanup
FDEP Southeast District

THROUGH: Jeffry Wagner, Professional Geologist II
District Support Program, DWM

FROM: Michael J. Bland, Professional Geologist II
District Support Program, DWM

SUBJECT: Oasis of Hobe Sound
9450 SE Gomez Avenue, Hobe Sound, Martin County
Site Assessment Report, dated March 28, 2024
FDEP Site ID#: ERIC_18521

DATE: May 1, 2024

Jeffry
Wagner

Digitally signed by Jeffry
Wagner
Date: 2024.05.01
08:17:35 -05'00'

Michael J. Bland

Digitally signed by
Michael J. Bland
Date: 2024.05.01
09:14:07 -04'00'

I have completed the review of the Site Assessment Report, dated March 28, 2024, prepared and submitted by S&ME, Inc. (S&ME), and the Department's file, for the above referenced site. The following comments are provided to assist Southeast District staff with their review of this submittal and should not be inferred to be an approval of the subject document:

Soil borings B-1 through B-6 were advanced on September 14, 2018. Soil samples were collected from the 0.5-1.0 and 1.5-2.0 feet below land surface (fbls) from each boring and analyzed for organochlorine pesticides, arsenic, copper, and lead.

Dieldrin [0.057 milligrams per kilogram (mg/kg)] was detected above the Department's Residential Direct Exposure Soil Cleanup Target Level (SCTL) in the sample collected from the 0.5-1.0 fbls at B-2.

Dieldrin (0.0051 mg/kg) was detected above the Department's Leachability Based on Groundwater Criteria SCTL in the sample collected from the 0.5-1.0 fbls at B-4.

Alpha BHC (0.0004 mg/kg) was detected above the Department's Leachability Based on Groundwater Criteria SCTL in the sample collected from the 0.5-1.0 fbls at B-6.

Monitoring wells MW-1 and MW-2 were installed and sampled on October 5, 2018. The groundwater samples were analyzed for organochlorine pesticides, arsenic, copper, and lead.

Arsenic [34 micrograms per liter ($\mu\text{g/l}$)] was detected above the Department's Groundwater Cleanup Target Level (GCTL) in the sample collected from MW-1.

Arsenic (50 $\mu\text{g/l}$) was detected above the Department's GCTL in the sample collected from MW-2.

Monitoring wells MW-1 and MW-2 were sampled again on October 30, 2018 and the samples analyzed for arsenic.

Arsenic (33.5 µg/l) was detected above the Department's GCTL in the sample collected from MW-1.

Arsenic (10.7 µg/l) was detected above the Department's GCTL in the sample collected from MW-2.

Irrigation wells IW-1, IW-2, and IW-3 were sampled on January 22, 2019 and the samples analyzed for arsenic. No contamination above the Department's GCTL was detected in any of the samples.

Monitoring wells MW-3, MW-4, MW-5, and MW-6 were installed on February 12, 2019.

Monitoring wells MW-1 through MW-6 were sampled on February 15, 2019 and the samples analyzed for arsenic.

Arsenic (12.8 µg/l) was detected above the Department's GCTL in the sample collected from MW-2.

Arsenic (25.1 µg/l) was detected above the Department's GCTL in the sample collected from MW-5.

Arsenic (47.1 µg/l) was detected above the Department's GCTL in the sample collected from MW-6.

Monitoring wells MW-2, MA-5, and MW-6 were sampled again on March 8, 2019 and the samples analyzed for arsenic.

Arsenic (20.7 µg/l) was detected above the Department's GCTL in the sample collected from MW-5.

Arsenic (28.0 µg/l) was detected above the Department's GCTL in the sample collected from MW-6.

Monitoring well MW-7 was installed on April 19, 2020.

Monitoring wells MW-5, MW-6, and MW-7 were sampled on May 8, 2020 and the samples analyzed for arsenic.

Arsenic (18.3 µg/l) was detected above the Department's GCTL in the sample collected from MW-6.

Monitoring wells MW-1 through MW-7 were sampled on December 16, 2020 and the samples analyzed for arsenic. No contamination above the Department's GCTL was detected in any of the samples.

Soil borings SB-1 through SB-4 were advanced on July 25, 2021. Soil samples were collected at 2-foot intervals for organic vapor analyses and lithologic description. A soil sample for laboratory analyses were collected from the 0-2 fbls interval from SB-1 and analyzed for volatile organic aromatics (VOAs), polycyclic aromatic hydrocarbons (PAHs), and total recoverable petroleum hydrocarbons (TRPH). No contamination above the Department's SCTLs was detected in any of the samples.

Temporary monitoring well TMW-1 was installed on July 25, 2021.

TMW-1 and MW-1 through MW-7 were sampled on July 26, 2021. The sample collected from TMW-1 was analyzed for VOAs, PAHs, and TRPH. The samples collected from MW-1 through MW-1 were analyzed for arsenic only.

Arsenic (12 µg/l) was detected above the Department's GCTL in the sample collected from MW-1.

Arsenic (17 µg/l) was detected above the Department's GCTL in the sample collected from MW-3.

MW-2 through MW-7 were sampled on March 3, 2023 and the samples analyzed for arsenic. No contamination above the Department's GCTL was detected in any of the samples.

MW-1R was installed on March 27, 2023.

MW-1R was sampled on March 28, 2023 and the sample analyzed for arsenic.

Arsenic (33 µg/l) was detected above the Department's GCTL in the sample collected from MW-1R.

MW-1R and MW-3 were sampled on April 18, 2023 and the samples analyzed for arsenic.

Arsenic (22 µg/l) was detected above the Department's GCTL in the sample collected from MW-1R.

Monitoring wells MW-A through MW-E and MW-8 through MW-11 were installed May 10-11, 2023.

MW-A through MW-E and MW-8 through MW-11 were sampled on May 15, 2023 and the samples analyzed for arsenic.

Arsenic (190 µg/l) was detected above the Department's GCTL in the sample collected from MW-A.

Arsenic (15 µg/l) was detected above the Department's GCTL in the sample collected from MW-10.

Arsenic (11 µg/l) was detected above the Department's GCTL in the sample collected from MW-11.

MW-A and MW-1R were sampled again on June 9, 2023 and the samples analyzed for arsenic.

Arsenic (200 µg/l) was detected above the Department's GCTL in the sample collected from MW-A.

26 soil borings were advanced on October 16, 2023. Soil samples were collected at from the 0-2, 2-4, and 4-6 fbls interval from each boring and analyzed for arsenic.

Arsenic (4.7 mg/kg) was detected above the Department's residential Direct Exposure SCTL in the sample collected from the 4-6 fbls at soil boring E-7.

Soil samples S-1 through S-5 were collected on October 16, 2023 and the samples analyzed for arsenic. No contamination above the Department's SCTLs was detected in any of the samples.

Monitoring wells MW-1R, MW-A, MW-F, and MW-11 Through MW-17 were sampled October 19-20, 2023 and the samples analyzed for arsenic.

Arsenic (208 µg/l) was detected above the Department's GCTL in the sample collected from MW-A.

Arsenic (98.9 µg/l) was detected above the Department's GCTL in the sample collected from MW-F.

Arsenic (12.3 µg/l) was detected above the Department's GCTL in the sample collected from MW-13.

Arsenic (418 µg/l) was detected above the Department's GCTL in the sample collected from MW-14.

Arsenic (75.9 µg/l) was detected above the Department's GCTL in the sample collected from MW-15.

Arsenic (17.9 µg/l) was detected above the Department's GCTL in the sample collected from MW-16.

Arsenic (19.7 µg/l) was detected above the Department's GCTL in the sample collected from MW-17.

Monitoring wells MW-F, MW-G, and MW-H were sampled on December 19, 2023 and the samples analyzed for arsenic.

Arsenic (37.3 µg/l) was detected above the Department's GCTL in the sample collected from MW-F.

Arsenic (19.9 µg/l) was detected above the Department's GCTL in the sample collected from MW-H.

Based on my review of the SAR and the Department's file, I have the following comments:

1. The soil samples that have been collected have not been collected from the correct depth intervals as per Rule 62-780.600(5)(c)1., Florida Administrative Code (F.A.C.), which states that if a surficial discharge of metals or semi-volatile organic compounds is known or suspected, the vertical sampling intervals shall be as follows: land surface to six inches, six inches to two feet, and two-foot intervals thereafter to the extent necessary to define the soil contamination. As such, a supplemental soil assessment will need to be performed using the correct procedure. Soil samples should be analyzed for organochlorine pesticides and arsenic.
2. The boring logs for monitoring wells MW-F, MW-G, and MW-H and MW-12 through MW-17 are incomplete. Complete boring/well completion logs should be provided.

3. All monitoring wells should be sampled and the samples analyzed for arsenic. A table with the historical groundwater analytical results should also be provided.
4. Concurrent with the groundwater sampling event, groundwater elevations should be measured at each monitoring well and the direction of groundwater flow should be depicted on a map.

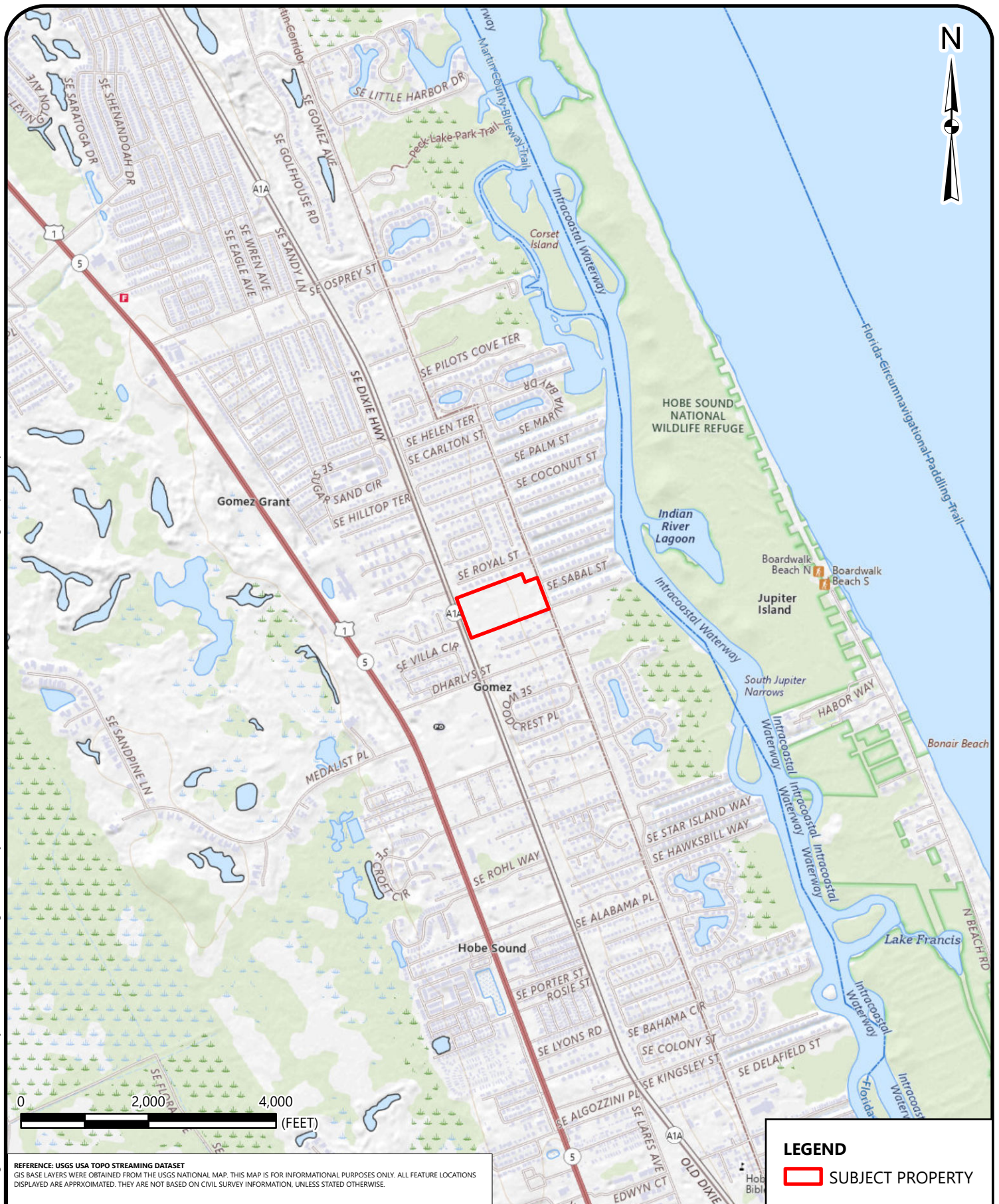
If you have any questions, please contact me at (850) 245-8912 or at mike.bland@floridadep.gov



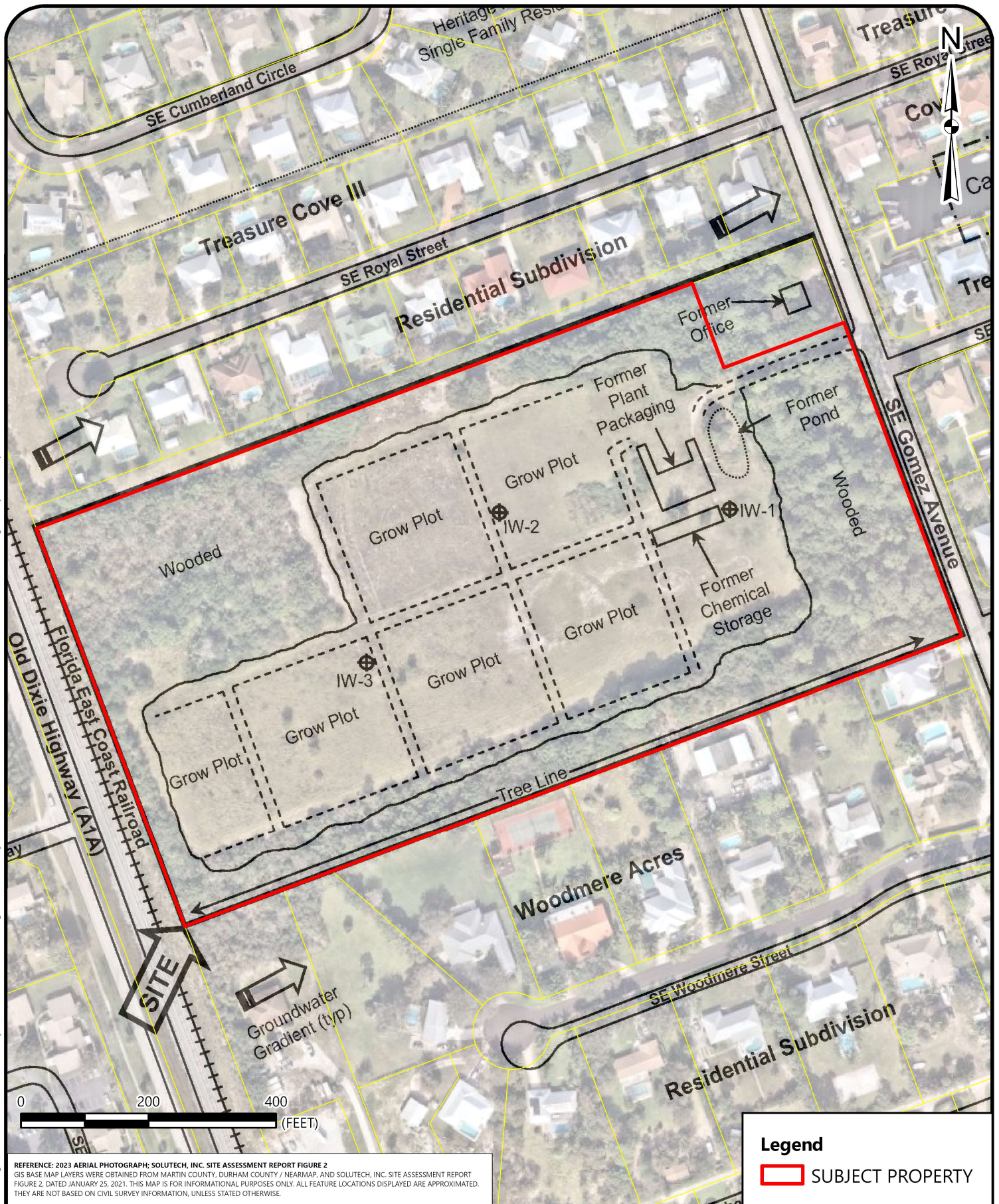
**Site Assessment Report Addendum
Sampling Plan
Oasis of Hobe Sound
FDEP Facility ID: ERIC_18521
Hobe Sound, Martin County, Florida**

Figures

Drawing Path: T:\Charlotte-1350\Projects\2023\23350428_Bright Homes_Project Oasis Env. Consult Services_Hobe Sound FL\ENV\GIS\NewGIS\Figures\ plotted by ChasePorter



Drawing Path: T:\Charlotte-1350\Projects\2023\23350428_Bright Homes_Project Oasis Env. Consult Services_Hobe Sound FL\ENV\GIS\NewGISFigures\ plotted by ChasePorter



REFERENCE: 2023 AERIAL PHOTOGRAPH; SOLUTECH, INC. SITE ASSESSMENT REPORT FIGURE 2
GIS BASE MAP LAYERS WERE OBTAINED FROM MARTIN COUNTY, DURHAM COUNTY / NEARMAP, AND SOLUTECH, INC. SITE ASSESSMENT REPORT FIGURE 2, DATED JANUARY 25, 2021. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.



FORMER SITE OPERATIONS – SUNSHINE STATE CARNATIONS

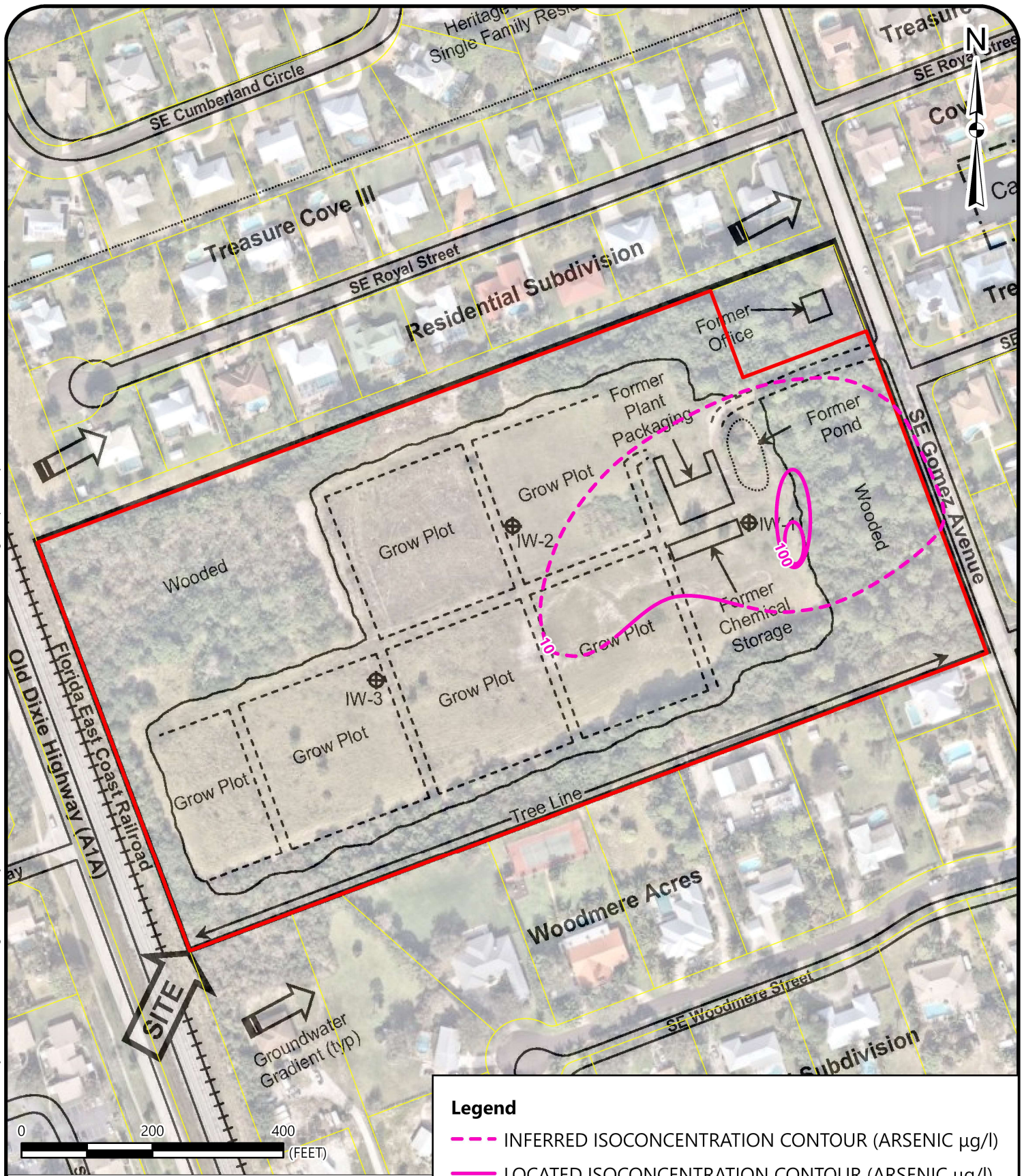
OASIS OF HOBE SOUND DEVELOPMENT
9540 SE GOMEZ AVENUE
HOBE SOUND, FLORIDA

SCALE:
1" = 200'
DATE:
5/28/2024
PROJECT NUMBER
23350428

FIGURE NO.

2

Drawing Path: T:\Charlotte-1350\Projects\2023\23350428_Bright Homes_Project Oasis Env. Consult Services_Hobe Sound FL\ENV\GIS\NewGISFigures\ plotted by ChasePorter



REFERENCE: 2023 AERIAL PHOTOGRAPH; SOLUTECH, INC. SITE ASSESSMENT REPORT FIGURE 2
GIS BASE MAP LAYERS WERE OBTAINED FROM MARTIN COUNTY, DURHAM COUNTY / NEARMAP, AND SOLUTECH, INC. SITE ASSESSMENT REPORT FIGURE 2, DATED JANUARY 25, 2021. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.



ARSENIC ISOCONCENTRATION CONTOUR ON FORMER SITE OPERATIONS

OASIS OF HOBE SOUND DEVELOPMENT
9540 SE GOMEZ AVENUE
HOBE SOUND, FLORIDA

SCALE:
1" = 200'

DATE:
5/28/2024
PROJECT NUMBER
23350428

FIGURE NO.

3

Drawing Path: T:\Charlotte-1350\Projects\2023\23350428_Bright Homes_Project Oasis Env. Consult_Services_Hobe Sound FL\ENV\GIS\NewGISFigures\ plotted by ChasePorter



PROPOSED SURFICIAL SOIL SAMPLING LOCATIONS

OASIS OF HOBE SOUND DEVELOPMENT
9540 SE GOMEZ AVENUE
HOBE SOUND, FLORIDA



Drawing Path: T:\Charlotte-1350\Projects\2023\23350428_Bright Homes_Hobe Sound FL\ENV\GIS\NewGISFigures\ plotted by ChasePorter



REFERENCE: 2023 AERIAL PHOTOGRAPH
GIS BASE LAYERS WERE OBTAINED FROM MARTIN COUNTY, DURHAM COUNTY / NEARMAP, AND ARDAMAN & ASSOCIATES SAMPLE LOCATION MAP FIGURE 3. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

NOTE:
SITE MW-2 (*) WAS IGNORED DUE TO AN OUTDATED SAMPLE DATE AND ITS DISTANCE FROM THE OTHER SAMPLES.

PROPOSED MONITORING WELL RE-SAMPLING LOCATIONS

OASIS OF HOBE SOUND DEVELOPMENT
9540 SE GOMEZ AVENUE
HOBE SOUND, FLORIDA

SCALE:
1" = 100'

DATE:
5/28/2024

PROJECT NUMBER
23350428

FIGURE NO.

5

EXHIBIT C

Deed and Property Appraiser Card



Recorded in Martin County, FL 8/20/2021 4:22 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$33,250.00
CFN#2909617 BK 3250 PG 2138 PAGE 1 of 2

Prepared by and return to:

Mac Ross
Law Office of Kyle Felty, P.A.
1983 PGA Boulevard
Suite 103
Palm Beach Gardens, FL 33408
(561) 507-0352
File No 21-251

Parcel Identification No 34-38-42-000-063-00010-7

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 20th day of August, 2021 between Sunshine State Carnations, Inc., a Florida Corporation, whose post office address is 9450 Southeast Gomez Avenue, Hobe Sound, FL 33455, of the County of Martin, Florida, Grantor, to The Palms of Hobe Sound LLC, a Florida Limited Liability Company, whose post office address is 1124 Kane Concourse, Bay Harbor Islands, FL 33154, of the County of Martin, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin, Florida, to-wit:

Tract 63 of Gomez Grant, according to the Plat thereof recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, less and excepting therefrom the East 200 feet of the North 139.89 feet.

and

The North 139.89 feet of the East 200 feet of Tract 63, of Gomez Grant, according to the Plat thereof recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Parcel IDs #: 34-38-42-000-063-00010-7 & 34-38-42-000-063-00000-9

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; zoning and governmental regulations, covenants, restrictions, public utility easements of record, reservations and limitations of record, if any.

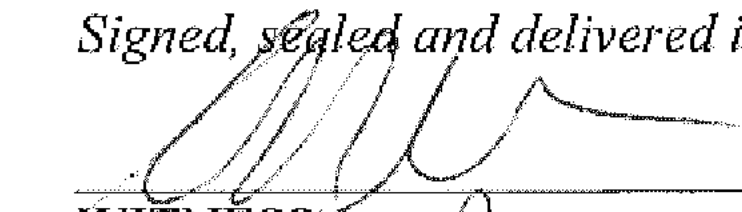
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

CFN#2909617 BK 3250 PG 2139 PAGE 2 of 2

In Witness Whereof, Grantor have hereunto set

Signed, sealed and delivered in our presence:



WITNESS

PRINT NAME: Bradet Mon Harrison



WITNESS

PRINT NAME: Connor S. Pierz

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me the
August, 2021 by Peter Nissen President of Sunshine State



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: _____



Type of Identification Produced: _____

File No.: 21-251

Copy Copy Copy

Basic Info

PIN 34-38-42-000-063-00000-9	AIN 48439	Situs Address 9450 SE GOMEZ AVE HOBE SOUND FL	Website Updated 9/23/25
--	---------------------	---	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

PALMS OF HOBE SOUND LLC

Parcel ID

34-38-42-000-063-00000-9

Use Code/Property Class

9900 - 9900 Vacant Acreage

Mailing Address

1124 KANE CONCOURSE
BAY HARBOR ISLANDS FL 33154

Account Number

48439

Neighborhood

M5 M5-HOBESOUND

Tax District

DISTRICT THREE MSTU

Property Address

9450 SE GOMEZ AVE HOBE SOUND FL

Legal Acres

18.8

Legal Description

GOMEZ GRANT W OF RIVER LOT 63 (LESS N 13...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 2,699,990	\$ 0	\$ 2,699,990	\$ 957,603	\$ 1,742,387	\$ 0	\$ 1,742,387

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

8/20/21

Grantor (Seller)

SUNSHINE STATE CARNATIONS INC

Doc Num

2909617

Sale Price

\$ 4,750,000

Deed Type

Warranty Deed

Book & Page

3250 2138

Legal Description

GOMEZ GRANT W OF RIVER LOT 63 (LESS N 139.89' OF E 200')

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Basic Info

PIN 34-38-42-000-063-00000-9	AIN 48439	Situs Address 9450 SE GOMEZ AVE HOBE SOUND FL	Website Updated 9/23/25
--	---------------------	---	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

PALMS OF HOBE SOUND LLC

Parcel ID

34-38-42-000-063-00000-9

Use Code/Property Class

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9450 SE GOMEZ AVE HOBE SOUND FL

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Current Sale

Sale Date

8/20/21

Grantor (Seller)

SUNSHINE STATE CARNATIONS INC

Doc Num

2909617

Sale Price

\$ 4,750,000

Deed Type

Warranty Deed

Book & Page

3250 2138

Legal Description

GOMEZ GRANT W OF RIVER LOT 63 (LESS N 139.89' OF E 200')

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

EXHIBIT D

Financial Assurance Memo

Ella Development LLC

1124 Kane Concourse, Bay Harbor Island FL 33154

Phone: (786) 201-1455

Martin County Board of County Commissioners

Attn: Jenna Knobbe, Senior Planner

2401 SW Monterey Road

Stuart, FL 34996

**Re: Demonstration of Financial Assurances in Connection with Application for
Brownfield Area Designation — Parcel No. 34-38-42-000-063-00000-9 (the
“Subject Property”)**

Dear Ms. Knobbe:

Ella Development, LLC (“Ella”) submits this letter in support of Oasis Development, LLC and The Palms of Hobe Sound, LLC (the owner of the Subject Property) application for a Brownfield Area designation in Martin County. With over 25 years of successful operations, Ella is a Miami-based real estate investment and development firm that develops, owns, and operates residential and commercial projects across Florida. Our statewide portfolio totaling over \$80 million in assets — including communities such as Portofino at Largo (St. Petersburg) and Croix Apartments (Fort Myers) — demonstrates a proven, long-term track record of entitling, financing, constructing, and managing complex commercial and residential real estate transactions.

Ella will ensure that sufficient financial resources are available to complete both the BSRA rehabilitation activities and the project’s development. Together with its affiliates, Ella is adequately capitalized and has sufficient liquidity and access to financing to fund the anticipated \$1,000,000 rehabilitation cost and the \$45,000,000 redevelopment of the Subject Property to build the Oasis community. In addition to the initial funding, Ella and its affiliates have cultivated relationships with financial institutions necessary to raise additional capital as needed.

Ella Development LLC

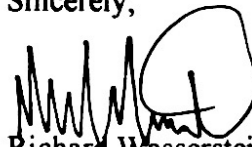
1124 Kane Concourse, Bay Harbor Island FL 33154

Phone: (786) 201-1455

Based on the foregoing, Ella, 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.

Thank you in advance for your continuing assistance with this matter and for the County's support for this important project.

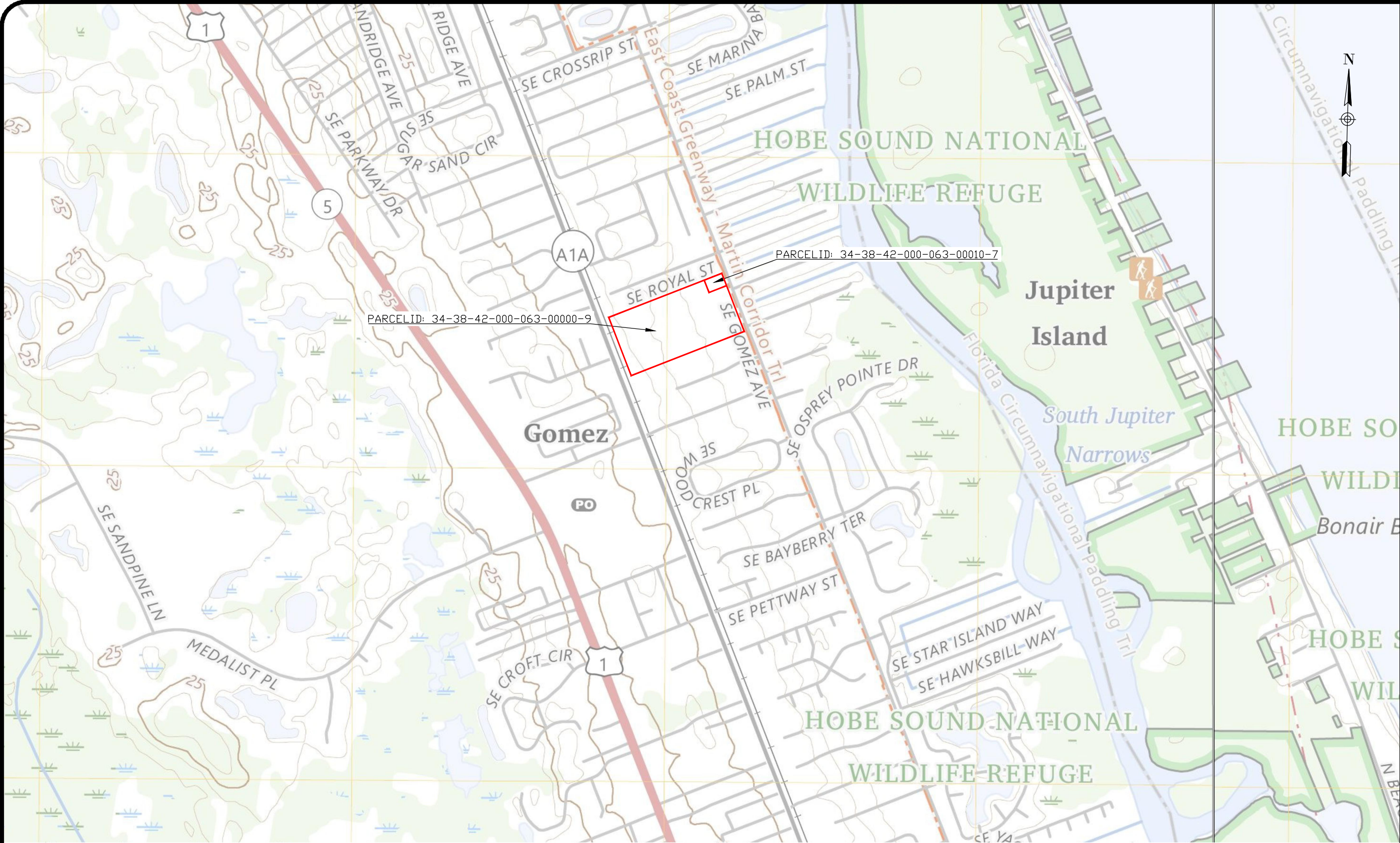
Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Wasserstein', with a large circular flourish at the end.

Richard Wasserstein
Managing Director CEO
Ella Development, LLC

cc: Cobb Cole, P.A.

Drawing path: T:\Tampa-1840\Projects\2025\25840024_Oasis Development_Oasis Environmental Assessment\ENV\Graphics\Oasis of Hobe Sound_25840024_Revised.dwg



— APPROXIMATE PROPERTY BOUNDARY

BASEMAP: 2024 USGS GOMEZ, FL & HOBE SOUND, FL
QUADRANGLES
PROPERTY PARCEL LINES OBTAINED FROM MARTIN COUNTY
PROPERTY APPRAISER'S WEBSITE, www.pa.martin.fl.us



OASIS OF HOBE SOUND - PROPERTY PARCELS	
OASIS OF HOBE SOUND 9450 S.E. GOMEZ AVENUE, HOBE SOUND, FL FDEP FAC. ID: ERIC_18521	
SCALE: AS SHOWN	DATE: 10/15/2025
PROJECT NUMBER 25840010	
FIGURE NO. 1	