

**From:** [Gary Hanley](#)  
**To:** [District 4](#); [District 1](#); [District 2](#); [District 3](#); [District 5](#)  
**Cc:** [Gary Hanley](#)  
**Subject:** HOBE SOUND GOMEZ BROWNFIELD PROPERTY - RICHARD WASERSTEIN / CONVICTED FELON & MONEY LAUNDERER  
**Date:** Friday, December 12, 2025 9:34:32 AM  
**Attachments:** [miami-area-brothers-sent-to-prison-in-112m-sober-homes-fraud.htm](#)

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Good Day to all of you MC Commissioners. We have lived in Martin County for many years and own several properties in Martin County.

Why would you even consider a proposed development from a convicted felon and money launderer in our beautiful county ?

Best Regards,

GARY L. HANLEY  
5424 SE REEF WAY / ROCKY POINT

8358 SE WOODCREST PLACE / HOBE SOUND - OFF OF GOMEZ

CELL 772-486-0190

[gary.hanley@att.net](mailto:gary.hanley@att.net)

From: [Mary Gavin](#)  
To: [Comrath](#)  
Subject: Dec 9th Meeting Follow Up  
Date: Saturday, December 13, 2025 3:18:58 PM

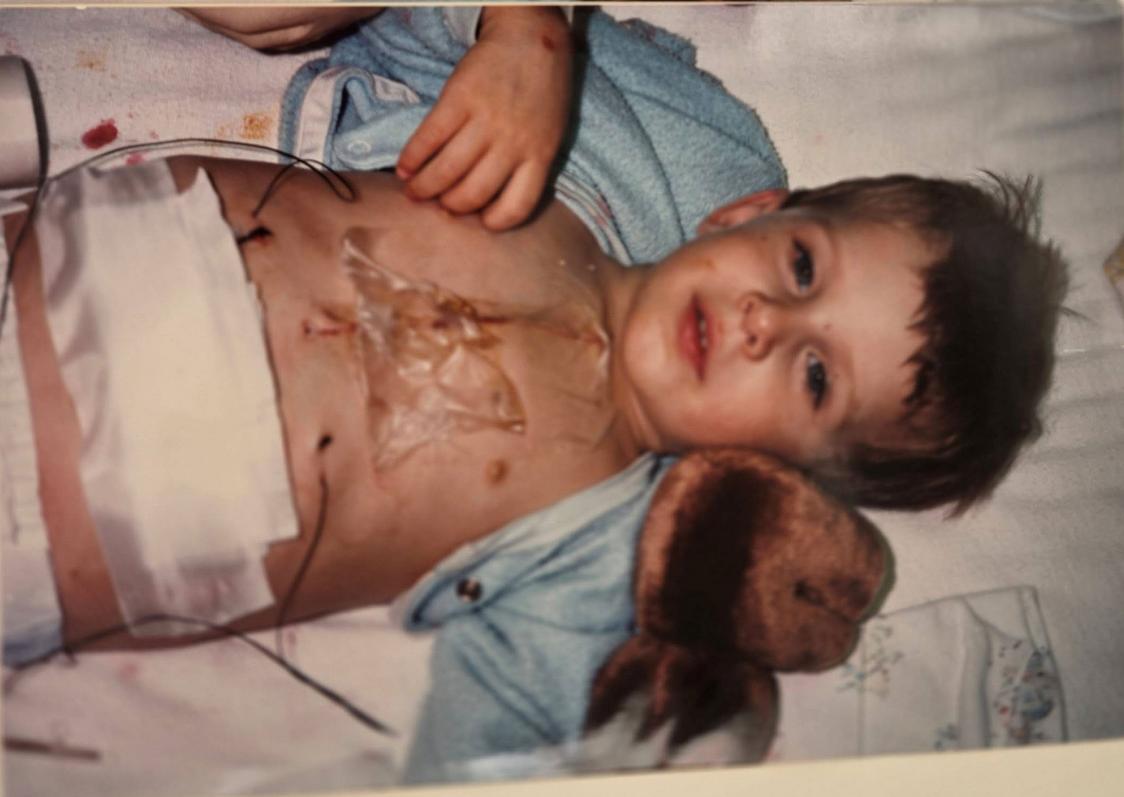
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Dear Commissioners, I would again like to thank you for your attention at the December 9, 2025 meeting. I wanted to bring some additional information to your attention regarding Brownfield Status for The Palms of Hobe Sound LLC. They indicated they did not notify any of the surrounding homeowners of the contamination because it was "contained". I have asked for reports on surrounding properties, and there are none, so how exactly does one know it is "contained"? Of course I will test myself. Secondly, I reviewed the Brownfield sites throughout the state, and they all appear to be commercial or industrial sites. These other sites also substantiated how they created 5 full time jobs, which is easy with commercial or industrial property. I don't know of ANY housing development of less than 200 homes, or unless it is a senior facility that employs ANYONE. Security, maintenance, etc. is all outsourced and hired by the HOA. There is no development of 30ish homes with 5 full time employees in this county. I have asked for the specifics on the 5 jobs they plan to create. Nothing yet, not surprised. Lastly, they can gain brownfield status then sell. How does that ensure that they are still in compliance with the jobs requirement? I have that question out to Maureen Smith at Florida Department of Commerce that would review this. I don't know how this can be approved without proof and commitment in writing of the 5 jobs so the state can follow up.

I want the site cleaned up just as much as the next neighbor, but I just find it appalling that this owner would get any compensation for cleaning up what they bought. They MUST clean it up regardless of Brownfield status. If you would like to see what arsenic contamination can do to a person, just review the attached photos of my son. He is now 32, and has to be scanned yearly for any new issues. We were not notified of the poisoning of my son of arsenic until the statute of limitations ran out, which is why I would like to see then put something out on this. They also indicated they most likely would NOT notify any of the homebuyers in the development.

Thank you,

Mary Gavin  
8619 Sabal St.  
Hobe Sound 33455  
954-410-9385



## Jenna Knobbe

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**From:** Elysse Elder  
**Sent:** Monday, December 29, 2025 8:57 AM  
**To:** Jenna Knobbe  
**Cc:** Clyde Dulin  
**Subject:** FW: RE: Automatic reply: Brownfield Meeting Folkow up

FYI



### **Elysse A. Elder**

County Attorney  
Martin County Board of County Commissioners  
2401 SE Monterey Rd., Stuart, FL 34996  
(772) 288-5925 [eelder@martin.fl.us](mailto:eelder@martin.fl.us)

**Board Certified in City, County and Local Government Law**

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**From:** marygavin <[marygavin@mindspring.com](mailto:marygavin@mindspring.com)>  
**Sent:** Sunday, December 28, 2025 5:05 PM  
**To:** Comish <[Comish@martin.fl.us](mailto:Comish@martin.fl.us)>  
**Subject:** FW: RE: Automatic reply: Brownfield Meeting Folkow up

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Hello commissioners I hope your holidays were wonderful and happy New Year to all of you. In preparation for the meeting coming up January 6th regarding the Brownfield status, I wanted to provide some additional information to all of you because I'm sure I would not get time to do so at the meeting. It's a little bit lengthy, but I think it's important because quite frankly the testing was done on County property and there are some issues and I'm not really sure what that even means. The email that I sent to Michael the attorney representing the owners of the property is attached and should explain everything to you. Also, I actually think that the owner gaining Brownfield status is really not an issue...or the issue. I believe the real issue is them getting tax credits for the cleanup and as long as I'm still alive I feel very confident that that probably won't happen because of the requirements to get those credits. I certainly hope the owner would not try to do anything fraudulent because they are on federal probation for fraud for 3 years and any type of fraud would probably be enough to create a probation issue. Additionally, this is one and only residential type property that may be designated as Brownfield; all of the others throughout the state were commercial and Industrial properties. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: marygavin <[marygavin@mindspring.com](mailto:marygavin@mindspring.com)>  
Date: 12/28/25 4:52 PM (GMT-05:00)  
To: Michael Sznapsajler <[Michael.Sznapsajler@Cobbcole.com](mailto:Michael.Sznapsajler@Cobbcole.com)>, [marygavin@mindspring.com](mailto:marygavin@mindspring.com)  
Subject: RE: Automatic reply: Brownfield Meeting Folkow up

Hi Michael I hope you had a wonderful holiday and happy New Year to you. I wanted to share some information with you and it certainly is a bit concerning. As I had mentioned the Oculus data indicated that none of the surrounding property had ever been tested, and you communicated to us that the contamination was contained only to the owner's property not the surrounding properties. I'm not sure how that statement can be made if none of the surrounding area had ever been tested. So we tested two Wells and the soil. The soil was tested directly across from where the majority of your contamination is; this is a homeowners maintained property which I'm the president of common area. We have an informal homeowners association and I have been maintaining this swale for the past 14 years. Just for the record, because of course it costs money, we have never fertilized or done any kind of treatment to those swales. This is actually County property that we have an agreement to maintain and of course I'm going to let them know about the findings of the soil testing. My son and I actually planted every plant along that Swale on both sides of Sable Street.. The soil sample came back with excessive DDT and nitrates. It's honestly very concerning because after the floods several years ago is when my son and I planted the bushes and coincidentally I came up with Ovarian Cancer 4 years ago; a year after that planting. I'm not saying it's related - I'm just telling you it's something that certainly opens my eyes and makes me wonder. Nonetheless, I believe there was indication you were going to be testing also. Our testing was done by Jupiter labs and was done with proper protocol. I just wanted to make you aware of this because obviously it's of concern. Also, you had indicated that the property was no longer for sale on the market. Frankly I'm not sure it really matters but I think sharing accurate information would be a benefit in this situation. It just creates a cloud of "no Integrity" when correct information is not given. I'll be happy to show you the listing if you would like to see it as it was never removed. It is listed on the business MLS site not the normal MLS site, which is typical for property such as this. But it's still active and has never been deactivated. Thank you for sending out notices and also thank you very much for mowing the grass in that front area. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Michael Sznapsajler <[Michael.Sznapsajler@Cobbcole.com](mailto:Michael.Sznapsajler@Cobbcole.com)>  
Date: 12/19/25 11:35 AM (GMT-05:00)  
To: marygavin <[marygavin@mindspring.com](mailto:marygavin@mindspring.com)>  
Subject: Automatic reply: Brownfield Meeting Folkow up

I will be out of the office until December 26th with limited access to email.

Thank you and happy holidays.



## MICHAEL SZNAPSTAJLER ATTORNEY

[Michael.Sznapstajler@CobbCole.com](mailto:Michael.Sznapstajler@CobbCole.com)

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