

**9450 SE Gomez Avenue Brownfield
Designation Request –
Public Comment 10/25/2025 thru
12/12/2025**

Sarah Philion

From: David Nadas <sendmail2david@yahoo.com>
Sent: Saturday, October 25, 2025 9:10 AM
To: Comish
Cc: David C Nadas
Subject: Public Comment & Questions: Hobe Sound Brownfield Area Designation (November 4, 2025 BOCC Meeting)

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RE: Brownfield Area Designation meeting in Hobe Sound on November 4, 2025,

Dear Chair and Members of the Martin County Board of County Commissioners,

Before I begin, I am seeing multiple locations for the November 4, 2025 meeting: One in Hobe Sound, One in Stuart (Monterey) for the BOCC regular meeting. Please clarify which location this meeting will take place.

In preparation for this meeting and to afford both the BOCC and local residents of a productive and transparent meeting, I am writing as a concerned resident to offer public comment and pose questions regarding the proposed Brownfield Area Designation in Hobe Sound, which is expected to be considered at the November 4, 2025 Regular Meeting.

While I support responsible redevelopment and revitalization in our community, it is essential that the designation ensures comprehensive cleanup, transparent processes, and tangible benefits for the Hobe Sound community.

I respectfully request that the Board consider and provide answers to the following questions before approving the resolution:

1. Environmental & Public Health

- What are the specific contaminants of concern (e.g., petroleum, heavy metals) identified or suspected within this area, and what is the current risk assessment for public exposure?
- Will the required cleanup standard achieve a "clean closure" for unrestricted use, or will contamination remain under "conditional closure" with land use restrictions?
- What measures will be in place to ensure ongoing, independent oversight of the cleanup process beyond the private party responsible for rehabilitation (PRFBSR)?

2. Economic & Community Benefit

- What is the specific minimum number of new, permanent, full-time jobs projected to be created by this redevelopment, as required by state statute?
- How will the designation and redevelopment specifically align with, and contribute to, the infrastructure and aesthetic goals of the Hobe Sound Community Redevelopment Agency (CRA) Plan?
- What mechanisms are in place to **enforce the clawback of incentives** should the property be cleaned up but then remain undeveloped or misused?

3. Accountability & Process

- What is the next critical procedural milestone after approval, and what is the total estimated timeline from the designation date to the commencement of construction?
- How will the County ensure continuous public and NAC involvement during the subsequent Site Rehabilitation Agreement (BSRA) process?

Thank you for your time, consideration, and dedication to our community. I look forward to the discussion on November 4th.

Sincerely,

David Nadas

8519 SE Sabal Street

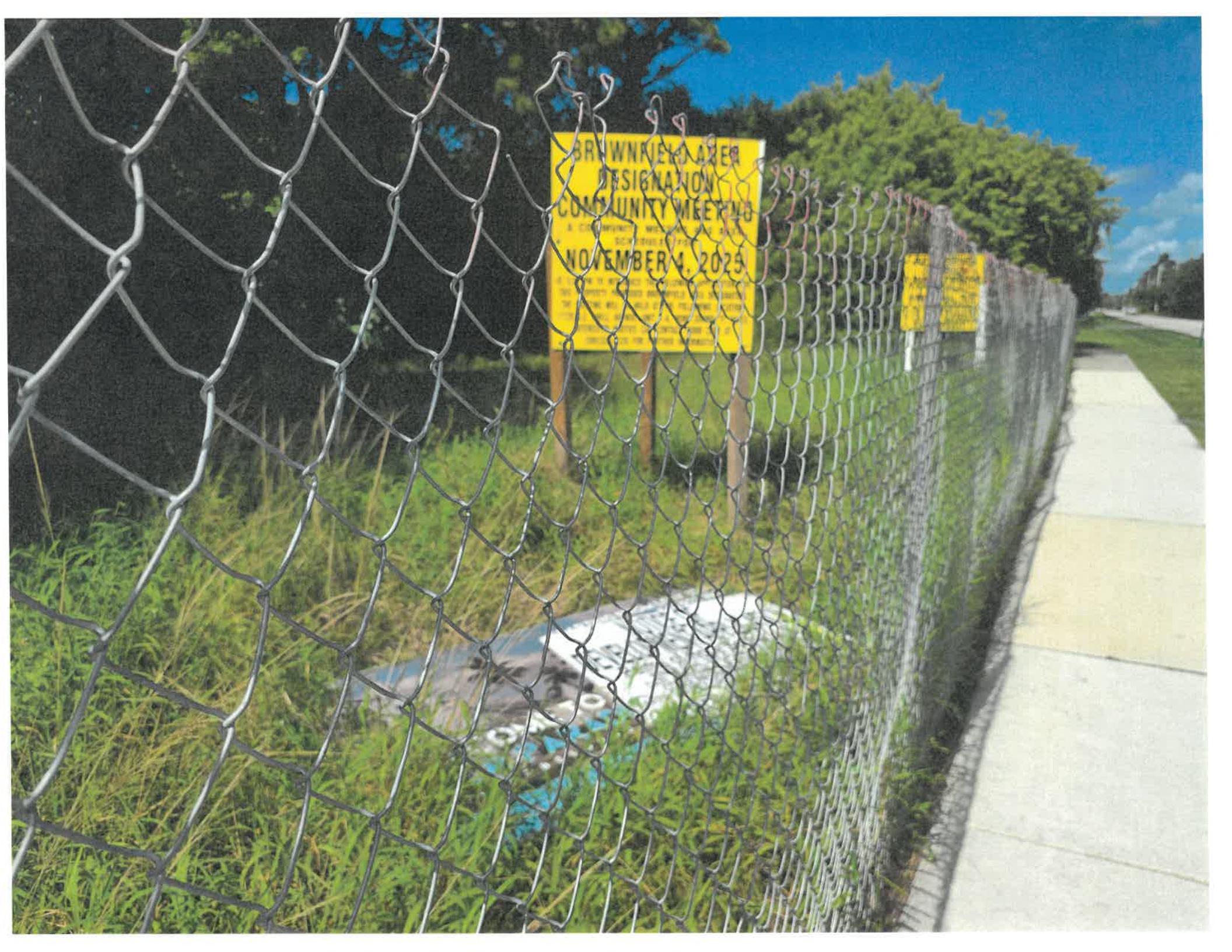
Hobe Sound, FL 33455

From: [marygavin](#)
To: [District 3](#)
Subject: "Brownstone" Designation
Date: Monday, October 27, 2025 1:09:14 PM

[REDACTED]

Hello Commissioner. I'm not sure if you're aware or not, but there is going to be a public information meeting on November 4th regarding the desire to have property in Hobe Sound designated as "Brownstone" property. The property is the former 19 acre Carnation Farm property on Gomez just to the west of sable street. As I understand it, achieving this designation would provide state tax dollars to clean the land up. I'm not sure I can even start to get my arms around how somebody who paid 3.7mm and then put the land up for sale for 14mm million whatever get any tax dollars to clean something up that they should have done their diligence on. I can't imagine somebody buying 19 Acres of former farmland and not doing their diligence, but if they didn't that should not make it a taxpayer issue; it should be a buyer issue. I could certainly see it getting Brownstone designation if the intent is to turn this into preserve land or a park, but for private gain this makes no sense whatsoever. My understanding is that eventually the County Commission would have to do an approval on this designation which is also which is why I wanted to be certain to bring it to you and the other Commissioners attention. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone



BROWNFIELD AREA
DESIGNATION
COMMUNITY MEETING
NOVEMBER 4, 2025

NOVEMBER 4, 2025

From: [marygavin](#)
To: [District 3](#)
Subject: RE: "Brownstone" Designation
Date: Monday, October 27, 2025 3:27:19 PM

[REDACTED]

And my apologies. The designation is "Brownfield" not "Brownstone", And I'm not even in New Yorker! You can see the information on the sign here along with the 3-ft high grass that hasn't been mowed all summer.

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

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

From: marygavin <marygavin@mindspring.com>
Date: 10/27/25 1:09 PM (GMT-05:00)
To: district3@martin.fl.us
Subject: "Brownstone" Designation

Hello Commissioner. I'm not sure if you're aware or not, but there is going to be a public information meeting on November 4th regarding the desire to have property in Hobe Sound designated as "Brownstone" property. The property is the former 19 acre Carnation Farm property on Gomez just to the west of sable street. As I understand it, achieving this designation would provide state tax dollars to clean the land up. I'm not sure I can even start to get my arms around how somebody who paid 3.7mm and then put the land up for sale for 14mm million whatever get any tax dollars to clean something up that they should have done their diligence on. I can't imagine somebody buying 19 Acres of former farmland and not doing their diligence, but if they didn't that should not make it a taxpayer issue; it should be a buyer issue. I could certainly see it getting Brownstone designation if the intent is to turn this into preserve land or a park, but for private gain this makes no sense whatsoever. My understanding is that eventually the County Commission would have to do an approval on this designation which is also which is why I wanted to be certain to bring it to you and the other Commissioners attention. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: [marygavin](#)
To: [District 4](#)
Subject: RE: "Brownstone" Property
Date: Monday, October 27, 2025 3:29:02 PM

[REDACTED]

And my apologies. The designation is "Brownfield" not "Brownstone", And I'm not even in New Yorker! You can see the information on the sign here along with the 3-ft high grass that hasn't been mowed all summer.

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

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

From: marygavin <marygavin@mindspring.com>
Date: 10/27/25 1:13 PM (GMT-05:00)
To: district4@martin.fl.us
Subject: "Brownstone" Property

Hello Commissioner. I'm not sure if you're aware or not, but there is going to be a public information meeting on November 4th regarding the desire to have property in Hobe Sound designated as "Brownstone" property. The property is the former 19 acre Carnation Farm property on Gomez just to the west of Sable Street. As I understand it, achieving this designation would provide state tax dollars to clean the land up. I'm not sure I can even start to get my arms around how somebody who paid 3.7mm and then put the land up for sale for 14mm million whatever get any tax dollars to clean something up that they should have done their diligence on. I can't imagine somebody buying 19 Acres of former farmland and not doing their diligence, but if they didn't that should not make it a taxpayer issue; it should be a buyer issue. I could certainly see it getting Brownstone designation if the intent is to turn this into preserve land or a park, but for private gain this makes no sense whatsoever. My understanding is that eventually the County Commission would have to do an approval on this designation which is also which is why I wanted to be certain to bring it to you and the other Commissioners attention. Thank you.

Mary Gavin
Hobe Sound

Jenna Knobbe

From: Elysse Elder
Sent: Monday, December 1, 2025 4:24 PM
To: Jenna Knobbe; Clyde Dulin; Paul Schilling
Subject: FW: Request for Review – Gomez St Brownfield Designation Application Adjacent to Sabal Street, Hobe Sound

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

Board Certified in City, County and Local Government Law

From: Aaron Zambo <aaronzambo@gmail.com>
Sent: Monday, December 1, 2025 10:19 AM
To: Comish <Comish@martin.fl.us>; District 3 <District3@martin.fl.us>
Cc: Colleen Pachowicz <comaide3@martin.fl.us>
Subject: Request for Review – Gomez St Brownfield Designation Application Adjacent to Sabal Street, Hobe Sound

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Dear Commissioners,
Martin County Board of County Commissioners
District 3

My name is **Aaron Zambo, P.E.**, and I reside at **8419 SE Sabal Street, Hobe Sound, FL 33455**. I am a licensed professional engineer with over 20 years of experience, having served in both state and county government, including roles as County Engineer in Florida and Hawaii.

I am writing regarding the privately owned parcel adjacent to my neighborhood on Sabal Street that is currently seeking **Brownfield Area designation**.

I want to begin by noting that I fully support responsible environmental remediation, and I understand that Brownfield programs can provide meaningful public benefit when used as intended. However, based on my engineering background and my experience administering similar programs, I have concerns that this specific designation may constitute the **use of public incentives for primarily private, for-profit benefit**.

The property in question was reportedly acquired for approximately **\$3 million** by a private development group and is anticipated to be subdivided and resold for a significantly higher value, potentially exceeding **\$16 million**. If Brownfield designation or associated public funds (including state tax credits) are used to offset the developer's cleanup costs before such resale, the net effect would be to subsidize private profit with public resources.

To be clear, I am *not* alleging wrongdoing, nor do I have definitive information about the owners or their corporate structure. I have heard community concerns—including allegations about the background of individuals involved—but I cannot verify those claims, so I will not repeat them as fact. My point is simply that the **appearance** of a private windfall supported by Brownfield incentives warrants careful review.

In my professional experience, Brownfield programs are most effective when the resulting benefit is clearly **public-facing**—such as reclaiming blighted areas, enabling public use, improving community health, or restoring environmentally impaired land for civic or broadly accessible purposes. I am not certain that subsidizing the environmental cleanup of land intended for private redevelopment aligns with the original policy intent of Florida's Brownfield program.

Therefore, I respectfully request that the Board:

1. **Closely review the Brownfield Area designation request**, including the proposed use of incentives;
2. **Confirm whether the anticipated benefits are public in nature**, not solely or primarily private;
3. **Ensure full transparency**, especially regarding environmental findings, ownership structure, and planned land use;
4. **Evaluate whether this designation meets both the spirit and the letter** of the Florida Brownfields Redevelopment Act.

I appreciate the Commission's attention to this matter and your ongoing service to our community. If additional information would be helpful from my end, I would be glad to provide it.

Respectfully,
Aaron Zambo, P.E.
8419 SE Sabal Street
Hobe Sound, FL 33455