

**CPA 19-26**  
**Sunshine State Carnations**

**Public Comment**

**E-mail & written comments  
received between  
July 31, 2020  
and  
August 6, 2020**

**From:** [Maria Jose](#)  
**To:** [Joan Seaman](#)  
**Subject:** FW: Opposed to the Rezoning of the Sunshine State Carnation Property  
**Date:** Thursday, August 6, 2020 10:12:22 AM

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**From:** Paul Breaux <paul@breauxvineyards.com>  
**Sent:** Thursday, August 6, 2020 10:05 AM  
**To:** Maria Jose <mjose@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; eciampi@martin.fl. <eciampi@martin.fl>; usshetherington@martin.fl. <usshetherington@martin.fl>; Sarah Heard <sheard@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>  
**Subject:** Opposed to the Rezoning of the Sunshine State Carnation Property



Dear Ms. Jose and Distinguished Martin County Commissioners,

I am a very happy, older resident of some three plus years here in Hobe Sound. I love this area. My search for my new retirement residence started in the upper Chesapeake Bay and went as far south as Miami. I decided that Hobe Sound, SE Royal to be exact was the perfect place. Time and experience has proven me right. Welcoming neighbors, wonderful weather (sans the hurricanes) and the sense of a small community are perfect. It's sad to think that all of that is about to be compromised. I am writing today to do my civic part to see that our community retains it's wonderful charm.

The name, Sunshine State Carnation conjures up visions of beautiful flowers, peaceful meadows and people perusing the flower trays. Now, from my neighbors it brings forth thoughts and fears of massive traffic jams on Gomez Avenue and a heavy burden on electric, internet and water utilities. One note said that all of that is in order, but not! If I understood correctly, our water system cannot confirm that they have the resources for the proposed development until the developer has a plan. Then, if they have the ability to build the capacity the developer will be required to pay for it. Is this a rezoning just for the purpose of building up the sales value? Is this just the property owner positioning for the maximum sales price? I have been in real estate brokerage and land development for over 40 years. This property is not sub-zoned. The parcels on either side may be over-zoned. A leveling of the zoning in this area seems the better way to go. Otherwise, this small, but intense enclave threatens to ruin what other commissioners and staff have so successfully directed through past quality zoning decisions. I don't see how they are going to put five single family housing units per acre and still have room for streets and septic tanks. Everyone recalls the massive flooding we had a few weeks ago. Were not ready to build out the subject property in at the rate of five houses (no townhouses) per acres. That would be disastrous.

I hope you will consider voting this permit request down at this meeting. If it is good .. it can be brought up again.

Thank you for this opportunity to submit my comments.

Very respectfully yours,

E. Paul Breaux, Jr.  
8631 SE Royal Street  
Hobe Sound, FL 33455

**From:** [Maria Jose](#)  
**To:** [Joan Seaman](#)  
**Subject:** FW: Sunshine State Properties, Hobe Sound  
**Date:** Thursday, August 6, 2020 4:03:36 PM  
**Attachments:** [Response to Citizen Comments.pdf](#)

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**From:** Ted Jonczak <tjonczak@comcast.net>  
**Sent:** Thursday, August 6, 2020 4:01 PM  
**To:** Maria Jose <mjose@martin.fl.us>  
**Cc:** Mary Gavin <mary@muchoyum.com>; kgardner8487@gmail.com; Dsorrow@coteleur-hearing.com  
**Subject:** Fwd: Sunshine State Properties, Hobe Sound



Good afternoon Maria.

Per my earlier voicemail today, I will not be able to attend tonight's meeting due to the virus as I am immuno compromised. I am currently the President of the Treasure Cove Phase III POA, which is the development adjacent to the subject property to the north. I have prepared a list of some of our concerns below. Please address these in the meeting tonight. I will be watching live on TV, however, Kim Gardner will be personally attending from our development. There may be others.

I have attached some communication I've had with Dan Sorrow, of Coteleur-Hearing, who represents Sunshine in their land planning process. Dan has been excellent to work with.

The biggest concern is the change in zoning to RS-5, and what that change could mean later when the property is sold & later developed. I'm sure you are familiar with Gomez Ave. & the high quality of the developments along Gomez.

I've been assured by Dan that it is the intent to develop the property to be compatible with the surrounding developments, & that no townhomes or three story structures would be built. Please review the attachment which is Dan's response to my some of my previous questions.

Some additional questions for your review:

- What assurances can Martin County provide us that the development will be built to conform to & be compatible with the current standards of the existing developments. My understanding is that there are probably only 50 buildable lots & the density transition zone requirements of Martin County provides assurances that lots abutting to the existing developments must be equal in size. To the north or Treasure Cove that would be one third acre & to the south, that would be one acre lots. Please confirm this.

- Is there flexibility on the zoning change to conform to less density, such as RS-3, or something more relevant to the existing developments?

- We certainly want assurances that no multi-family, three story or townhomes will be built.

Thanks for your consideration of our concerns & issues. We look forward to a positive outcome for all, certainly keeping in mind our property values first & foremost in the decision making process.

Thank You,  
Ted Jonczak  
President  
Treasure Cove Phase III P.OA.

Sent from my iPad

Begin forwarded message:

**From:** Ted Jonczak <[tjonczak@comcast.net](mailto:tjonczak@comcast.net)>  
**Date:** July 24, 2020 at 12:19:45 PM EDT  
**To:** Mary Gavin <[mary@muchoyum.com](mailto:mary@muchoyum.com)>  
**Subject: Fwd: Sunshine State Properties, Hobe Sound**

Mary,  
FYI.

Ted

Sent from my iPad

Begin forwarded message:

**From:** Dan Sorrow <[dsorrow@coteleur-hearing.com](mailto:dsorrow@coteleur-hearing.com)>  
**Date:** June 5, 2020 at 5:29:43 PM EDT  
**To:** Ted Jonczak <[tjonczak@comcast.net](mailto:tjonczak@comcast.net)>  
**Cc:** Monica Aspacher <[maspacher@coteleur-hearing.com](mailto:maspacher@coteleur-hearing.com)>  
**Subject: RE: Sunshine State Properties, Hobe Sound**

Hi Ted,  
Please see attached responses to your questions.  
Thanks!

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

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CHanging the Way we live to preserve Where we live.

-----Original Message-----

From: Ted Jonczak [<mailto:tjonczak@comcast.net>]  
Sent: Wednesday, June 3, 2020 3:51 PM  
To: Dan Sorrow <[dsorrow@cotleur-hearing.com](mailto:dsorrow@cotleur-hearing.com)>  
Subject: Sunshine State Properties, Hobe Sound

Hi Dan,

Thanks for the call back Dan. As I mentioned, I participated in the call last night regarding the proposed revisions to the land use & zoning designations. I live on SE Royal St, which backs up to the development.

It certainly appears that the project approach will meet high quality standards for residential development, & hopefully the intent is to build higher end homes to match the surrounding neighborhoods.

I have a few questions for clarification:

- Can you provide a copy of the minutes from the meetings this week including your slide deck?
- What approvals are still required & can you provide a timeline through the start of construction?
- Is there a sales contract pending contingent on the zoning change?
- Can you provide some detail on the proposed buffer zone between the property & existing developments/homes. This is an important matter from an aesthetic perspective.
- My understanding from last night was that no multi-family or townhomes will be built. Are the homes going to be custom homes and/or is the developer going to build to his own standard designs?
- Can you clarify that there will be no three story homes built?
- There is a concern about potential pesticide contamination from the previous land use. Has this been rectified? Can you provide details or a copy of the report?

That's all I have for now. Thank you for your time & I look forward to your response.

Regards,  
Ted Jonczak  
[tjonczak@comcast.net](mailto:tjonczak@comcast.net)  
407-342-6055

Sent from my iPad

- Can you provide a copy of the minutes from the meetings this week including your slide deck?

We did not record minutes for the virtual meeting, and the in-person meeting was canceled due to substantial flooding and power outages in Hobe Sound and Place of Hope. We are working on rescheduling and will notify residents of the new date. As for the slides, we prefer to answer questions as they come in.

- What approvals are still required & can you provide a timeline through the start of construction?

We have only received preliminary Staff approval of the Comprehensive Plan Amendment to change the future land use designation from Residential Estate Density to Low Density Residential, and rezoning from R-2B to RS-5. Before any permits can be issued, there has to be approval from the LPA and Board of County Commissioners as well as Site Plan approval.

- Is there a sales contract pending contingent on the zoning change?

There is not a sales contract pending. The current owners of the parcel will remain the rightful owners through approvals and construction.

- Can you provide some detail on the proposed buffer zone between the property & existing developments/homes. This is an important matter from an aesthetic perspective.

The density transition zone is a requirement of Martin County to maintain compatibility between adjacent developments that do not have the same zoning or future land use designations. For instance, if lots to the south of the property are 1 acre in size, the lots abutting those must be similar in size to maintain compatibility, but internal lots do not.



- My understanding from last night was that no multi-family or townhomes will be built. Are the homes going to be custom homes and/or is the developer going to build to his own standard designs?

Correct, no multifamily or townhomes are being proposed or will be allowed under the proposed zoning. The homes will be built in style that is architecturally and aesthetically consistent with that of the surrounding neighborhood.

- Can you clarify that there will be no three story homes built?

Three-story homes are not likely. The maximum height for the proposed zoning district RS-5 is 30 feet.

- There is a concern about potential pesticide contamination from the previous land use. Has this been rectified? Can you provide details or a copy of the report?

We are not aware of any pesticide contamination on the site. Prior to any approvals or permits issued by Martin County there will be an environmental report to determine the health of the site.

Please contact this office with any questions you may have in your review of this information. Sincerely yours,

**Cotleur & Hearing**



Daniel T. Sorrow, AICP, RLA, LEED AP BD+C  
Project Manager

**From:** [Maria Jose](#)  
**To:** [Joan Seaman](#)  
**Subject:** FW: SUNSHINE STATE CARNATIONS REZONING  
**Date:** Friday, July 31, 2020 4:33:22 PM

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**From:** Brad Gunter <brad\_gunter@yahoo.com>  
**Sent:** Friday, July 31, 2020 3:48 PM  
**To:** Harold Jenkins <hjenkins@martin.fl.us>  
**Cc:** Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Maria Jose <mjose@martin.fl.us>  
**Subject:** SUNSHINE STATE CARNATIONS REZONING



Dear Sirs and Madams,

My name is Brad Gunter. I have been a resident of Martin County for over 20 years. My family and I (wife and 4 children) live on a property on SE Woodmere St. off Gomez Ave that abuts the Sunshine State Carnations tract of land. I am writing to express my EXTREME concern for their application to change the zoning from Residential Estate Density (2UPA) to Low Density Residential (5UPA) on their ~ 20 acres located at 9450 SE Gomez Avenue in Hobe Sound.

There are several reasons for my concern as listed below:

- There are already traffic and speeding issues on Gomez. Does the county also have plans to add traffic calming and lights / stop signs on Gomez to address traffic issues if this proposal is approved?
- All of the properties built out from Crossrip to the Bible college is a max of 3 homes per acre. With the exception of the Bible College there is absolutely NO streets/communities that are 5 homes per acre built-out.
- Based on what is actually built in the area, the obvious recommendation would be to NOT re-zone.
- The owners of this property did an extensive "dirt moving" project late last year. I am very concerned that the property is tainted and the project was to mitigate that effect. I do not believe a permit was obtained from the county or FDEP. What is the status of this?
- The work last year on the property has created new flooding during heavy rains and we don't even know if the runoff to adjacent properties (mine being one) is tainted.

- Why would Hobe Sound/Martin County approve greater density when we have an extensive flooding/drainage problem in this area? My home is valued at over \$750k. Approval of this project would have a significant economic impact to my family.
- Lastly, the same property owners tried to re-zone the property 10 years ago and nothing has changed in the area from that time (as far as build-out). If it didn't work 10 years ago then it doesn't make sense now.

I will be at the LPA meeting on Thursday, August 6 to voice my opinion and also at the Commissioners meeting when this subject is addressed.

Concerned Voting Citizen and Resident of Hobe Sound,

Brad Gunter