

10-13-2020

PH-1

File 10: 20-1105

October 3, 2020

My name is Arnold De Monico, my wife Lee and I own a home at 8540 SE Sabal Street – directly across from the Sunshine State Carnation property. We are not able to attend the hearing regarding the property (Application #CPA19-26), but we would like to be **on record as emphatically against the proposed zoning change from Residential Estate Density to Low Density Residential and the zoning designation from Single-Family Residential District to Low Density Residential District.**

The area is already adversely affected by flooding. During the storm in June that destroyed the homes in Hobe Heights, the two drains on Sabal became overwhelmed and flooded the street with hip-deep water that rose alarmingly towards our front door before abating; the water flows from Gomez. The addition of significant hardscape from the proposed development will only increase this flooding.

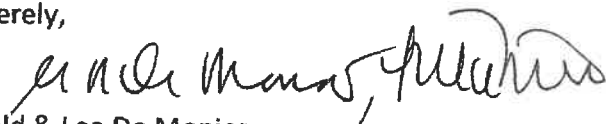
Many streets on the western side of Gomez suffer terribly from flooding – lasting days after heavy rains. As I write this, these side streets are, yet again, under water. The water table appears to be so high that additional water just cannot be absorbed. New streets, sidewalks, homes, driveways, etc. will only make this worse. The water will simply have nowhere to go.

We are also concerned about traffic. Four or five houses per acre could add as many as 100 vehicles going in and out of one outlet on Gomez. Adding busses, trucks, etc., will significantly increase traffic on Gomez and possibly necessitate a stop light, which could back up traffic during rush hours.

Finally, we are seriously concerned about the precedent this change will set. This type of dense development is out of character with the neighborhood and altering the rules to benefit one developer will encourage others to do the same; they will use this change as an exemplar to affect regulatory change throughout the area. Any development at all will put pressure on the surrounding area, but the current zoning designation will lessen the impact.

We are fairly new to Hobe Sound and were initially attracted by its unhurried, homey atmosphere. This one change has the potential to alter the character of the area forever. Hobe Sound is a true Florida gem and we hope you will keep it that way by voting against this proposed zoning change.

Sincerely,



Arnold & Lee De Monico
8540 SE Sabal Street
Hobe Sound, FL 33455
203/807-0383

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OCT 03 2020

GROWTH MANAGEMENT
DEPARTMENT

PH-1
File ID: 20-1105

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OCT 05 2020

GROWTH MANAGEMENT
DEPARTMENT

Daniel D. Ross
8502 S.E. Royal St.
Hobe Sound, Florida 33455

Harold Jenkins, Chairman
Martin County Board of Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34966

Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

RE: Application # CPA 19-26 Sunshine State Carnation FLUM: an application submitted by Cotleur & Hearing to change the Future Land Use and Zoning of a parcel of land on Gomez St. in Hobe Sound, Florida ("Application Land")

Dear Chairman Jenkins and Director Schilling:

As a resident property owner at 8502 S.E. Royal St., Hobe Sound, Florida 33455, I received written notice of Board of County Commissioners public hearing on the above-described application scheduled for October 13, 2020. I submit this letter to be included as part of the public record of the application; more particularly, I submit this letter for your deliberation.

The Application Land is within the Gomez area of Hobe Sound that suffers from flooding due to deficient Martin County surface water control, maintenance and infrastructure. This deficiency was to be addressed in the County's approved public works budget with work to begin approximately December 2019. To my knowledge, the Gomez area drainage system work never commenced. My property and that of my neighbors remains subject to the risk of flooding from rainfall.

During a heavy rainfall, the Application Land and other property surrounding the Application Land on the west side of Gomez Ave. discharges surface water to Gomez Ave. This water flows like a river north along and over Gomez Ave. to the intersection of Gomez Ave. and S.E. Royal St. There the current cascades east along and over S.E. Royal St., to the single drainage culvert discharging to the intercostal finger canal along the rear (south) of my property. Since the current exceeds the capacity of the culvert, the water floods my property and that of my neighbors and proceeds past the culvert to the east end of Royal.

It is obvious that the single drainage culvert beside my property on S.E. Royal St. was never designed to drain a large area of property along S.E. Gomez Ave, including the Application Property, but only to drain the properties along S.E. Royal St., lying east of Gomez Ave.

Approval of the Application Land for increased residential density will permit development that increases impervious area and population density, in effect throwing more water onto the flooding, at the risk of existing Gomez area residents.

The basic purpose of land use and zoning is planning to prevent increased development in a deficient infrastructure area. Until Martin County puts into operation adequate drainage infrastructure along Gomez Ave., the Application should be denied.

Sincerely,



Daniel D. Ross

Mr Daniel Ross
8502 SE Royal St
Hobe Sound, FL 33455

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Paul Schilling
Director
Growth MANAGEMENT DEPARTMENT
2401 S.E. MONTEREY ROAD
STUART, FL 34996

34996-332201



From: Krista Storey
To: Paul Schilling; Clyde Dulin; Maria Jose
Subject: FW: Flooding/ new developments/ Carnation Farms
Date: Monday, October 12, 2020 6:12:00 PM

FYI

From: Margaret Cabrera <kayleec5@icloud.com>
Sent: Monday, October 12, 2020 3:19 PM
To: Comish <Comish@martin.fl.us>
Subject: Flooding/ new developments/ Carnation Farms



Good Afternoon,

As I write this email, it is pouring again at my house....my driveway and swales (And neighbors) are still flooded from the 15 inches we got last week....this rain is just adding to our problem. It isn't just Hobe Heights, Osprey and Sandcastle that flooded, so did Heritage Plantation... We didn't dry out till August from the June rain. ...Have to wear boots to get the mail and get in car etc. Knowing this I am asking that you consider slowing down or stopping any new developments like the proposed development, **Carnation Farms**, that is being considered off of Gomez. Until these serious drainage issues and flooding are fixed there shouldn't be anymore new developments (yellow signs are popping up all over) .

Please fix what needs to be fixed before adding new Developments.

I am just a tax payer, not a developer, who can wine and dine, or a member of any union that can add to a re election fund, but I do Hope you consider all the flooding that has occurred in Hobe Sound and put a halt to new developments.

Thank you
Margaret J. Cabrera