

January 9, 2020

Ms. Susan Kores  
Manager  
Office of Community Development  
2401 SE Monterey Road  
Stuart, FL 34996

Dear Ms. Kores:

I am writing to express our concern for our business and future opportunities based upon actions to date by Martin County to rezone our property located at 1323 SW Thelma Street, Palm City, FL 34990. Several steps have already taken place that if finalized will have severe economic consequences for our company in the future.

Our property was developed in 1976 and operated as Flynn's Air Conditioning since that time. Despite the existing building and use at the time, the property was inappropriately designated as low density residential during the County's passing of the 1982 Comprehensive Plan. This was done without proper notice to the property owner at that time. There was no notice in 1982 that we would become a non-conforming use. We are now of the understanding that through the Community Redevelopment Department the property is again going through a rezoning process and again being inappropriately designated for single family residential and thus perpetuating the non-conforming use. As a pre-existing use we are formally protesting this rezoning of our property to residential. We believe that the government should acknowledge the pre-existing use and acceptable compatibility with the neighborhood.

Flynn's Air Conditioning has been in continuous operation at its current location for over 40 years. The business has been compatible with the neighboring properties the entire time with no complaints. Our legacy business provides 16 high skilled, high paying jobs in this community. It is our understanding that the newly proposed CRA Codes encourage some business uses, and their respective tax base to improve the economics of neighborhoods. We feel strongly that Flynn's Air Conditioning meets this goal for Old Palm City.

Perpetuating the non-conforming status eliminates the ability to invest in the property in the future. Further, if God forbid, a disaster such as fire were to occur causing damage to the property beyond a certain value we would be prevented from rebuilding. This would cause a loss of jobs, loss of tax base and loss of value for the property. All of which would be the result of the continuation of an incorrect action from 1982 rather than a corrective action that could take place now.

Reviewing the zoning plans it seems that again the County and its consultants want to view the issue as black and white and work within straight lines. This is not real-world thinking. Current and past conditions must be considered when planning for the future. Our property is approximately 200 feet from properties along SW Mapp Road that are zoned Commercial General. We are 100 feet from a property across the street that is zoned Commercial Limited.

We wish to continue our business at its current location, providing in demand, high skill-high wage jobs for our community. We would like to become conforming use through the County's process at this time and request to be zoned correctly for our use under the newly proposed codes. This should be a professional process that involves the existing property owner and considers their property rights rather than one driven by a few citizens that may have a different vision than the current property owner. There are surely other examples of these types of consideration in other areas of the County that can be cited as examples of how this has been achieved.

Please let us know how best to move forward with this request and maintain our business and the existing use of the property while coming into conformity.

We look forward to your reply and working with you to resolve this issue.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Flynn", with a stylized flourish at the end.

Joe Flynn  
Flynn's Air Conditioning, Inc.

CC:

Commissioner Doug Smith  
Commissioner Sarah Heard  
Commissioner Stacey Hetherington  
Commissioner Harold Jenkins  
Commissioner Edward Ciampi