

Article 12, Division 5,  
Old Palm City redevelopment Code

**PUBLIC COMMENT**

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,



Joe Flynn  
Flynn's Air Conditioning, Inc.

CC:

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

**From:** [Mack Matos](#)  
**To:** [Irene Szedlmayer](#); [Nicki vanVonso](#); [Edward Ciampi](#); [Paul Schilling](#)  
**Cc:** [Brian](#); [Christine Matos](#); [Larry Massing](#); [Lisa Wichser](#); [Don Donaldson](#); [Michelle Cullum](#); [Stacey Hetherington](#)  
**Subject:** Article 12? Port Salerno CRA  
**Date:** Wednesday, February 5, 2020 12:36:14 PM

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Niki & Irene,

I just got off phone with Michelle Cullum we talked about Article 12 in Port Salerno CRA. The code is that we have to build on Stemwall ONLY, I did 1 spec house on Grouper Ave and that Stemwall cost \$10,000.00 Plus.

I have new Spec house in for permit at 5051 SE Kingfish Ave.

FYI for every \$1,000 increase in homes cost the home we lose about 250,000 plus home buyers that can afford to buy a home.

I am pushing the limits in Port Salerno at \$260,000 and it will be very hard to get the homes to Appraisal at that price.

I just hope it's not a code yet?

Ed & Paul thanks for meeting with me last week, if this Article 12 is in our CRA building code don't worry about the Model home as Mel-Ry is leaving Martin County CRA and I will sell all my lots.

Sincerely,

**Mack Matos**

President

MEL-RY CONSTRUCTION, INC.

REALTY GROUP. & PROPERTY MANAGEMENT INC.

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**From:** [Jeremy LeMaster](#)  
**To:** [Susan Kores](#)  
**Cc:** [Irene Szedlmayer](#); [Nicki vanVonno](#); [Clyde Dulin](#); [Krista Storey](#); [Jordan Pastorius](#); [Dana Little](#); [Jessica Seymour](#)  
**Subject:** Re: Old Palm City proposed Land Development Regulations  
**Date:** Thursday, March 5, 2020 10:21:20 AM

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Just to clarify are they removing Row homes or Town homes from the detached Old Palm City?

If so I will be filing an objection and will be filing with the state if necessary this does not just pertain to that small parcel of land that you speak about. This pertains to multiple parcels of land that are scattered throughout Old Palm City. This is not just my issue this is the issue of every other owner that owns property in the detached area also.

As I stated before this is a big issue that they or the county missed.

If what you're saying is true they are trying to take away our rights that I bought into over and over and over then we will have a bigger issue.

Please advise.

Jeremy LeMaster

On Mar 5, 2020, at 8:21 AM, Susan Kores <[skores@martin.fl.us](mailto:skores@martin.fl.us)> wrote:

Dear Jeremy:

As you know, the second public hearing for the adoption of Article 12, Division 4, Old Palm City Redevelopment Code, Land Development Regulations, and the amendment of the Zoning Atlas regarding the Old Palm City CRA was scheduled for February 18, 2020. On that date, staff requested that the item be continued until March 24, 2020.

In a complete and thorough review of your comments of February 18 regarding the above, staff will be proposing the following change:

The Regulating Plan has been revised to place Lots 24 through 32, Block 4, Plat of the Cleveland 2<sup>nd</sup> Addition, and one-half of the adjacent closed alley, totaling approximately 0.6 acres, into the Multifamily zoning subdistrict and to remove them from the Detached zoning subdistrict.

Please feel free to contact us with any questions or comments. Thanks -  
Susan

*Susan Kores*, Manager  
Office of Community Development  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
772-320-3095

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**From:** Susan Kores  
**Sent:** Thursday, February 27, 2020 8:22 AM  
**To:** Jeremy LeMaster <Jeremy@medalistbuildinggroup.com>  
**Cc:** Irene Szedlmayer <isedlma@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Dana Little <dlittle@tcrpc.org>; Jessica Seymour <jseymour@tcrpc.org>; Clyde Dulin <cdulin@martin.fl.us>  
**Subject:** FW: Old Palm City proposed Land Development Regulations

Hi Jeremy:

We haven't yet received any information from you regarding your issues and affected properties. It would be helpful if you could forward that at your earliest convenience. I will contact you regarding a meeting to be scheduled either next week or the week after. Thanks - Susan

*Susan Kores*, Manager  
Office of Community Development  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
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772-320-3095

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**From:** Susan Kores  
**Sent:** Tuesday, February 18, 2020 3:31 PM  
**To:** [jeremy@medalistbuildinggroup.com](mailto:jeremy@medalistbuildinggroup.com)  
**Cc:** Irene Szedlmayer <isedlma@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Dana Little <dlittle@tcrpc.org>; Jessica Seymour <jseymour@tcrpc.org>  
**Subject:** Old Palm City proposed Land Development Regulations

Dear Jeremy:

After our discussions today, please provide us a list of the issues that you have with the above as well as a list of the properties that you believe would be negatively affected by Monday, February 24. I will then be in touch with you to set up a meeting for you, County staff and Treasure Coast staff to discuss. Thanks - Susan

*Susan Kores*, Manager  
Office of Community Development  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
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