

CPA 19-26
Sunshine State Carnations

Public Comment

**E-mail & written comments
received between
February 2, 2020
and
July 28, 2020**

Tim and Dixie Bailey
8142 SE Royal St
Hobe Sound, FL 33455
(772)349-3924
timndixieb@yahoo.com

RECEIVED

JUL 28 2020

GROWTH MANAGEMENT
DEPARTMENT

Dear Martin County Growth Management Director,

I am writing in reference to the Sunshine State Carnation Farm property located in Hobe Sound on Gomez Ave. We wanted to express our utter dismay at the proposed Land Use designation.

We realize any property has the potential to be sold and when we purchased land and built our home over 20 years ago in this area we realized this could become an eventuality. However, what the current owners are proposing is absolutely unfair and inconsistent with the neighborhood. There is not an area in this neighborhood, east of the railroad that is listed as Low Density Residential with the exception of the mobile home area near the Hobe Sound Bible College. I think we would all agree that a mobile home park is NOT what is consistent currently in this area. And it is not desirable. It would certainly lower the value of all the homes in the surrounding areas. It is also not fair to include areas west of the railroad as an example. These areas are not comparable.

We feel that the request is just an effort to get more money per area than what they would make with Residential Estate Density. GREED and certainly not very neighborly.

We also wonder about the abundant wildlife that now lives in this area, We have all seen Bobcats, fox, rabbits, Eagles, land tortoises and even a panther coming from this wooded area.

Please keep this in consideration when zoning plans are debated and decisions made.

Thank you, Dixie Bailey

From: [Maria Jose](#)
To: [Joan Seaman](#)
Subject: FW: Sunshine State Carnation Rezoning Request Number CPA 19-26 Sunshine State Carnation
Date: Tuesday, July 28, 2020 9:52:18 AM

From: Glenn Halstead <glnnhalstead@aol.com>
Sent: Monday, July 27, 2020 9:58 PM
To: Maria Jose <mjose@martin.fl.us>
Subject: Sunshine State Carnation Rezoning Request Number CPA 19-26 Sunshine State Carnation



Dear Ms Jones,

Please DENY the request to change the zoning from Residential Estate Density (2 units per acre) to Low Density (5 upa), on the parcel at 9450 Gomez Ave., Hobe Sound.

An increase in density endangers our delicate environment and water. All the many septic tanks and drainage from pools, etc., will naturally drain into the canals connected to the Intracoastal Waterway, just across the road from this site of Carnation. The danger of gross pollution is very real.

Changing the Zoning brings decreased safety for our residents in many forms. Traffic will be increased putting the many bikers on Gomez in danger. It is already an unsafe scenario, and increasing the number of vehicles by 300 or 400 more per day will put the situation over the top. We live here, we are the ones that will feel this each and every day. It may seem like business as usual to you, but we who live here will witness first hand the dangers of such a zoning change.

So I and my husband are asking you to deny this change in zoning.

Thank you,

Glenn and Beverly Halstead

From: [Maria Jose](#)
To: [Joan Seaman](#)
Subject: FW: Martin County CPA 19-26 SUNSHINE STATE CARNATION APPLICATION -
Date: Monday, July 27, 2020 3:00:15 PM

From: Jon Leighton <jkleighton@gmail.com>

Sent: Monday, July 27, 2020 10:48 AM

To: Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Maria Jose <mjose@martin.fl.us>

Subject: Martin County CPA 19-26 SUNSHINE STATE CARNATION APPLICATION -



TO BE CLEAR: I AM OPPOSED TO CPA 19-26 BEING APPROVED - KEEP THE LOW DENSITY AS IT NOW IS! 2 PER ACRE.

WE'VE already had local flooding issues - yet to be resolved. The traffic on Gomez which has limited inlet / access in that area would be overwhelming. The infrastructure as it now is - eg sewage, water etc is not sufficient. I only see negative impact resulting from a higher density decision.

As a long time resident living walking distance to this site and Realtor I can tell you there is a very high demand and a extreme lack of 1/2 acre sites in Hobe Sound in general and definitely along Gomez. I know new homes on a 1/2 lot could generate top dollar.

Again:

TO BE CLEAR: I AM OPPOSED TO CPA 19-26 BEING APPROVED

Sincerely,

Jon

Jon K. Leighton- Realtor Consultant
Certified Luxury Agent
[Platinum Properties Real Estate Inc.](#)
A Division of Keyes Luxury Real Estate
[4050 S. US Highway One, Suite 320](#)
[Jupiter, FL 33477](#)
Phone 561-951-3657 Fax 561-222-2178

[What's Your Home Worth?](#)

Get 3 Estimates Instantly

For access to all local listings: www.JKLeighton.com

"The finest compliments you can give me are your referrals!"



Sender notified by
[Mailtrack](#)



From: [Clyde Dulin](#)
To: [Joan Seaman](#)
Subject: FW: Martin County CPA 19-26 SUNSHINE STATE CARNATION APPLICATION MEETING
Date: Monday, July 27, 2020 9:42:09 AM

From: Colleen Pachowicz <comaide3@martin.fl.us> **On Behalf Of** Harold Jenkins
Sent: Monday, July 27, 2020 9:38 AM
To: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Martin County CPA 19-26 SUNSHINE STATE CARNATION APPLICATION MEETING

Good morning, gentlemen.

Please see the email below for your records.
Thank you.

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: Jim Bevacqua <jimbevacqua@yahoo.com>
Sent: Sunday, July 26, 2020 2:12 PM
To: Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Maria Jose <mjose@martin.fl.us>
Cc: GovernorRon.Desantis@eog.myflorida.com
Subject: Martin County CPA 19-26 SUNSHINE STATE CARNATION APPLICATION MEETING



To whom it may concern,

I will keep this short, as a full time resident of Hobe Sound since 1994, as far as I know, no construction of this density has taken place regardless of it's allowance or not.

First of all, grass roots efforts in the community to attend this August 6th meeting are very likely to overwhelm your ability to safely conduct the meeting due the Covid-19.

So unless you are planning to stifle the input of any resident planning to attend by not allowing full participation of the community, this meeting should be postponed until a safe environment can be provided.

The infrastructure here clearly is not ready to handle any such expansion of density.

Water drainage(flooding), road condition, traffic management, city water supply are all under stress, just to name a few areas that need to be addressed prior to an increase in density.

SE Gomez Ave would clearly be overwhelmed by the 200 plus additional vehicles produced by the density change you are considering.

<https://www.martin.fl.us/resources/cpa-19-26-sunshine-state-carnations-flum>

I am strongly opposed to your "staff recommendation" to approve CPA 19-26 and will see you on August 6th along with many of my neighbors in Hobe Sound.

Best regards,

Jim Bevacqua

From: [Maria Jose](#)
To: [Joan Seaman](#)
Subject: FW: Sunshine State Carnation Property cpa 19-26
Date: Friday, July 24, 2020 9:07:23 AM

From: Susan Duncan <susanduncan321@gmail.com>

Sent: Friday, July 24, 2020 9:03 AM

To: Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Maria Jose <mjose@martin.fl.us>; Mary Gavin <mary@muchoyum.com>

Cc: reesavides@yahoo.com

Subject: Sunshine State Carnation Property cpa 19-26



Dear Mr. Jenkins and board members:

My husband and I have lived at 8206 SE Palm Street (off Gomez) for thirty years. Our property is next door to the former home of Tom and Eva Campbell who you probably knew. Our neighborhood is zoned "low residential" and all of our neighbors have kept our neighborhood clean, safe and well-maintained. As new homes and subdivisions have been built along Gomez, the traffic has increased and congestion has become more noticeable. This is a natural evolution of towns and cities around the country, but with good planning, it can be managed.

The applicants to rezone cpa 19-26 may or may not live here but what they are suggesting will add to the congestion we already see along Gomez. The staff recommendation document states that the rezoning of this property is recommended for its "compatibility" to the neighborhood. We proposed that it is NOT COMPATIBLE due to the increased traffic that will result.

If the board sees fit to approve the rezoning, we respectfully suggest that the developers be required to provide another exit avenue on the west side of the property. This would necessitate another railroad crossing onto Dixie Highway. Please consider NOT APPROVING this application and keep the property "low density". Thank you, Bruce and Susan Duncan

From: [Maria Jose](#)
To: [Joan Seaman](#)
Subject: FW: 19-26 Sunshine State Carnations Re-Zoning REQUEST Application
Date: Friday, July 24, 2020 5:01:24 PM

From: Mary Gavin <mary@muchoyum.com>
Sent: Friday, July 24, 2020 10:48 AM
To: Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>
Cc: Maria Jose <mjose@martin.fl.us>
Subject: 19-26 Sunshine State Carnations Re-Zoning REQUEST Application



We (the residents within 1000 feet, as required by the county) have been notified of this rezoning request. Many within 1000 feet FYI did NOT get a notification, including me, even though we are on the mailing list in the property owner's application. The property owners held one Zoom Call meeting on June 2, and canceled the 2 subsequent meetings they say due to COVID concerns. We are not clear why they did not do another go to meeting/ZOOM call because the residents have numerous questions that were not answered, or re-worded when read by the property owners on the call. We took the mailing list from the application and asked/mailed to these residents for their comments, concerns, or support for the re-zoning request, which resulted in a petition. We have OVER 700 petitions **AGAINST** rezoning of this property. NOT one of the residents responded in support of this. When we presented this fact to the owners their comment was "well then the other 11,000 residents of Hobe Sound support our request". In other words, they are not paying attention one iota to the local concerns and fabricating support. I'm certain that if we had also asked/mailed to the other 11,000 residents we would have the same opposition. I will ensure that each of you get a copy of the 700+ petitions. Also, here is a "short list" of the concerns and comments on this re-zoning request. I certainly hope the planning commission and commissioners read all of this and other's that express their concerns regarding this application.

-REGARDLESS of zoning of nearby properties what is actually 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 5 per acre build out.

-Has anyone at the county/planning/commission even driven through this area? If so the above would be obvious and the recommendation would be to NOT re-zone. Maria Jose' and commissioners....have you driven this corridor?

-The owners of this property did extensive "dirt moving" (adjoining homeowners recently reported this to the Florida Department of Environmental Protection) late last year and a permit has not been obtained from the county or FDEP. What is the status of this? The

property elevation changes also created new flooding during the heavy rains and we don't even know if the runoff is tainted.

-There are already traffic and speeding issues on Gomez. Will the county also add traffic calming and traffic light/stop signs on Gomez to handle traffic?

-Why would Hobe Sound/Martin County approve greater density when we have an extensive flooding/drainage problem in this area? Will the county also buy my \$4,000,000 home when it gets flooded because of the drainage issues? On this property and in the area?

-The property owners tried to re-zone 10 years ago and nothing has changed in the area from 10 years ago (as far as build out). It didn't work 10 years ago, and if it makes sense now the only difference is the **decision makers/commissioners.**

Thank you and I look forward to the hearing/meeting regarding this.

From: [Mary Gavin](#)
To: [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Doug Smith](#)
Cc: [Maria Jose](#)
Subject: 19-26 Sunshine State Carnations Re-Zoning REQUEST Application
Date: Friday, July 24, 2020 10:47:50 AM



We (the residents within 1000 feet, as required by the county) have been notified of this rezoning request. Many within 1000 feet FYI did NOT get a notification, including me, even though we are on the mailing list in the property owner's application. The property owners held one Zoom Call meeting on June 2, and canceled the 2 subsequent meetings they say due to COVID concerns. We are not clear why they did not do another go to meeting/ZOOM call because the residents have numerous questions that were not answered, or re-worded when read by the property owners on the call. We took the mailing list from the application and asked/mailed to these residents for their comments, concerns, or support for the re-zoning request, which resulted in a petition. We have OVER 700 petitions **AGAINST** rezoning of this property. NOT one of the residents responded in support of this. When we presented this fact to the owners their comment was "well then the other 11,000 residents of Hobe Sound support our request". In other words, they are not paying attention one iota to the local concerns and fabricating support. I'm certain that if we had also asked/mailed to the other 11,000 residents we would have the same opposition. I will ensure that each of you get a copy of the 700+ petitions. Also, here is a "short list" of the concerns and comments on this re-zoning request. I certainly hope the planning commission and commissioners read all of this and other's that express their concerns regarding this application.

-REGARDLESS of zoning of nearby properties what is actually 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 5 per acre build out.

-Has anyone at the county/planning/commission even driven through this area? If so the above would be obvious and the recommendation would be to NOT re-zone. Maria Jose' and commissioners....have you driven this corridor?

-The owners of this property did extensive "dirt moving" (adjoining homeowners recently reported this to the Florida Department of Environmental Protection) late last year and a permit has not been obtained from the county or FDEP. What is the status of this? The property elevation changes also created new flooding during the heavy rains and we don't even know if the runoff is tainted.

-There are already traffic and speeding issues on Gomez. Will the county also add traffic calming and traffic light/stop signs on Gomez to handle traffic?

-Why would Hobe Sound/Martin County approve greater density when we have an extensive flooding/drainage problem in this area? Will the county also buy my \$4,000,000 home when it gets flooded because of the drainage issues? On this property and in the area?

-The property owners tried to re-zone 10 years ago and nothing has changed in the area from 10 years ago (as far as build out). It didn't work 10 years ago, and if it makes sense now the only difference is the **decision makers/commissioners.**

Thank you and I look forward to the hearing/meeting regarding this.

From: [Maria Jose](#)
To: [Joan Seaman](#)
Subject: DeMiranda_7.23.2020_FW: Rezoning Sunshine Carnation Farm
Date: Friday, July 24, 2020 9:00:29 AM

From: Jan DeMiranda <demirandajan@gmail.com>
Sent: Thursday, July 23, 2020 5:34 PM
To: Maria Jose <mjose@martin.fl.us>
Subject: Rezoning Sunshine Carnation Farm



I am writing to voice my extreme opposition to the rezoning of this parcel. I live nearby and five houses per acre is not in keeping with the surrounding neighborhoods off Gomez. If you believe five houses per acre is in keeping with the neighborhoods off Gomez, you are not at all familiar with this part of Hobe Sound

Jan DeMiranda
9894 SE Osprey Pointe Drive
Hobe Sound

From: [Clyde Dulin](#)
To: [Joan Seaman](#)
Subject: FW: Sunshine Carnation Farm
Date: Monday, July 27, 2020 9:11:48 AM

From: Colleen Pachowicz <comaide3@martin.fl.us> **On Behalf Of** Harold Jenkins
Sent: Monday, July 27, 2020 8:33 AM
To: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Sunshine Carnation Farm

Good morning, gentlemen.

Please see the email below for your records.
Thank you.

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: Jan DeMiranda <demirandajan@gmail.com>
Sent: Thursday, July 23, 2020 5:37 PM
To: Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sunshine Carnation Farm



Dear Mr. Jenkins,

I am urging you and your fellow commissioners to vote no to the rezoning of the Carnation Farm parcel.

Thank you.

Jan DeMiranda
9894 SE Osprey Pointe Drive
Hobe Sound

From: [Clyde Dulin](#)
To: [Joan Seaman](#)
Subject: FW: CPA 19-26, Sunshine State Carnations, FLUM
Date: Monday, July 27, 2020 9:11:55 AM
Attachments: [image702168.png](#)
[image895456.png](#)
[image864673.png](#)
[image861930.png](#)
[image551578.png](#)
[image394046.png](#)

From: Colleen Pachowicz <comaide3@martin.fl.us> **On Behalf Of** Harold Jenkins
Sent: Monday, July 27, 2020 8:38 AM
To: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: FW: CPA 19-26, Sunshine State Carnations, FLUM

Good morning, gentlemen.

Please see the email below for your records.
Thank you.

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: Brett Oldford <Brett.Oldford@wginc.com>
Sent: Thursday, July 23, 2020 9:32 PM
To: Harold Jenkins <hjenkins@martin.fl.us>
Cc: Liza Oldford <lizamr01@yahoo.com>; Colleen Pachowicz <comaide3@martin.fl.us>
Subject: CPA 19-26, Sunshine State Carnations, FLUM



Commissioner Jenkins,

First of all, thank you for your fantastic representation of the citizens of Hobe Sound throughout your term as District 3 Commissioner over the past 3+ years.

I wanted to make sure I voiced my concern over the potential Future Land Use change and zoning designation change of the Sunshine State Carnations parcel on SE Gomez Ave. The proposed changes, as much as the land planner and developer would like to sell as consistent with the surrounding properties, would be much more densely developed than any other property along

Gomez.

How the applicant can state that they would like the Zoning Designation changed to “residential” for the reason “keeping with the current residential zoning in the area” is beyond me. Their current zoning designation is residential (R-2 and R-2B) and “Keeping with the current residential zoning” would be a development consistent with the allowable 38 units on 19.44 acres, NOT 97 units on the same 19.44 acres. Show me one other development along Gomez that has a density of 5 units per acre. On Dixie, maybe, but not on Gomez.

Incidentally, the surrounding zoning designation is NOT R5 as the applicant states, it is R2.

It is frustrating and now it appears that staff supports the FLUM change. If the FLUM is changed I believe (even if the zoning designation change from R-2 and R-2B to RS-5 is not approved) they will be free to build at a 5 units/ac density.

I am requesting your assistance opposing the proposed FLUM change and Zoning Designation change.

Thank you for your consideration,



Brett Oldford, PE

Vice President, Civil Engineering

2035 Vista Parkway

West Palm Beach, FL 33411

561.687.2220 | 561.839.1715 (direct) | 561.254.7533 (cell)



From: [Gail Smith](#)
To: [Maria Jose](#)
Subject: Sunshine Carnation R5 Rezoning
Date: Thursday, July 23, 2020 5:00:17 PM
Attachments: [Sunshine State Carnation Development.docx](#)



Please see my attached letter opposing this issue.

--

Gail

Gail G. Smith

QuickBooks ProAdvisor

Cell: 203-767-3729

Email: ggsmith1201@gmail.com

<http://www.accountabilityfl.com>

**Gail Gillies Smith
7975 SE Windjammer Way
Hobe Sound, FL 33455
772-675-2126**

To the planners and commissioners regarding this R5 Rezoning.

RE: CPA 19-26, Sunshine State Carnations, FLUM

I reside within two miles of this proposed rezoning. I have walked past this property daily for years. The traffic on Gomez in the morning is like a busy racetrack. The homes in this immediate area are presently ½ acre lots to my knowledge. Adding an additional 100 homes and presumably 200 cars to this area is unthinkable. We love Hobe Sound for the quiet town that it has always been. I do not want to see this over development.

From: [Clyde Dulin](#)
To: [Daniel T. Sorrow \(dsorrow@coteleur-hearing.com\)](#)
Cc: [Krista Storey](#); [Maria Jose](#)
Subject: FW: Fake Drainage on Gomez & Royal - water run off from carnation farm | Referral from Hobe Sound Chamber of Commerce website
Date: Tuesday, June 9, 2020 9:19:45 AM

Dan,

I thought you might be interested in the following email chain. Just and FYI, no action needed.

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

From: Colleen Pachowicz <comaide3@martin.fl.us>
Sent: Tuesday, June 9, 2020 8:40 AM
To: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Fake Drainage on Gomez & Royal - water run off from carnation farm | Referral from Hobe Sound Chamber of Commerce website

Good morning, gentlemen.

We have a lady who's street is flooded at the corner of Gomez & Royal. She has concerns regarding the Carnation property behind her and I was hoping you could help answer her questions regarding that property. I have copied that section in her email below in regards to the Carnation property. (Feel free to see entire email string below if you are interested).

"Now let's address the Carnation farm where is the permits for taking this old broken unsafe house down WHO took the house down????? Permit # & final inspection done?? why was the septic tank not pulled out properly and taken away properly & the ground regrade on properly because the water is flowing not in the retention ponds on property its following out to Gomez and furthermore there's no barrier around the whole property that means you should have a fence of some kind of barrier there is none why why I smell something and it stinks and it ain't gonna keep stinking over here for this living in hope sound the community need your help and you're not doing it why are there \$3 million homes here and we have to deal with this..."

Thank you.

Colleen Pachowicz
Executive Aide, Commission District 3 and Legislative Aide Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

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

From: Gayle Marie Merrill <decodivagmm@aol.com>
Sent: Tuesday, June 9, 2020 7:54 AM
To: Colleen Pachowicz <comaide3@martin.fl.us>
Subject: Re: Fake Drainage on Gomez & Royal - water run off from carnation farm | Referral from Hobe Sound Chamber of Commerce website

This Email Sent From External Sender

Good Day Colleen

Well look it here - I do not except excuses from professional people who should be caring for the community.. I personally do not except anyone lying to me right now it is Tuesday morning we spoke on the phone Friday at 4:45. We did have cty & subcontractors come out and pump as soon as they leave it fills up an hour and a half later on Saturday they came out and pumped at 8 o'clock at night they left it shut off we were praying they come back Sunday morning nothing (why) would the cty just let it sit and not work...Sunday afternoon an employee of the county comes no safety on takes everything away by himself no cones out in the road and I asked him why are you

taking it ma'am there's houses underwater, ours is going to be underwater people can't get their cars out of our driveway - tell me does the city just wait till it happens & pretend to deal with it??? We have gone into to see what is going on... it's coming from The Carnation farm. Now let's address the Carnation farm where is the permits for taking this old broken unsafe house down WHO took the house down???? Permit # & final inspection done?? why was the septic tank not pulled out properly and taken away properly & the ground regrade on properly because the water is flowing not in the retention ponds on property its following out to Gomez and furthermore there's no barrier around the whole property that means you should have a fence of some kind of barrier there is none why why I smell something and it stinks and it ain't gonna keep stinking over here for this living in hope sound the community need your help and you're not doing it why are there \$3 million homes here and we have to deal with this... Water is being tested as I email you...Health Dept. was to be here and check because of the toxic chemicals in the carnation farm (public safety) please don't let this become a Flint Michigan Problem here in Hobe Sound FL - if we are an area of state emergency- where is the help ?????? What is the kick back to commissioners & city for DOING NOTHING AT ALL... Please answer all my questions with the proper information NOT excuses.... Enough of the meetings & take ACTION for the community NOW!!

Gayle Marie Merrill
813-293-8616

> On Jun 5, 2020, at 5:52 PM, Colleen Pachowicz <comaide3@martin.fl.us> wrote:

>

> Good afternoon, Ms. Merrill.

>

> I am doing everything in my power to get answers to your situation and get this under control. I wanted to share this information that came from the Public Works Department.

>

> "Earlier today we had SE Sand Castle Circle pumped dry with all the water off the road and boxes almost completely drained. We have also pumped down the SE Royal Street in a very short period of time and finished around 2:45. Each of these systems and many other along the SE Gomez corridor rely on exfiltration drainage systems. That is where the drainage system of pipes have holes in them to allow the stormwater to soak into the sandy (and typically) well-draining soils.

>

> However; The water is coming back out of the pipes and onto the roads after we pump it dry. Water is back on the road at SE Sandcastle and almost the same at SE Royal. We currently have an extremely elevated ground water table in this area. When we have an elevated ground water table the ground water can flow up through the ground and can flow into the pipe and out of the drainage system. Both SE Sandcastle Circle and SE Royal are doing just that. This has been a similar issue in Ridgway, Hobe Heights, and some other areas in the county. Generally these systems work extremely well, but when extreme rain raises the ground water they don't work well.

>

> Due to the heavy rains of the past week the ground water table is elevated well beyond normal conditions. We are going to place and likely keep the pumps in the most critical areas to try and prevent ground water from causing house flooding. This condition will persist until the water table can recede. We wanted to bring the pump up to Ridgeway and move to few other locations, but due to the fixed floor elevations of the properties on SE Sandcastle we will place the pump back on site where we can prevent property flooding. As additional pumps become available in other areas of the county we will be moving and utilizing them. But currently our focus will be to prevent property flooding and keeping roads accessible (not necessarily dry at this moment)."

>

> Thank you.

>

> Colleen Pachowicz

> Executive Aide, Commission District 3 and Legislative Aide Martin

> County Board of County Commissioners

> 2401 SE Monterey Road

> Stuart, FL 34996

> 772-221-2357 (o) 772-288-5432 (fax)

>

>

> -----Original Message-----

> From: Colleen Pachowicz

> Sent: Friday, June 5, 2020 11:06 AM

> To: 'GayleMarie Merrill' <Decodivagmm@aol.com>

> Subject: RE: Fake Drainage on Gomez & Royal - water run off from

> carnation farm | Referral from Hobe Sound Chamber of Commerce website

>

> Good morning, once again, Ms. Merrill.

>

> I also wanted to inform you that our Capital Projects Department will be conducting a Gomez Neighborhood Restoration Project that is scheduled to start in a few months and will address these current drainage issues.

> Thank you.

>

> Colleen Pachowicz

> Executive Aide, Commission District 3 and Legislative Aide Martin

> County Board of County Commissioners

> 2401 SE Monterey Road

> Stuart, FL 34996

> 772-221-2357 (o) 772-288-5432 (fax)

>

> -----Original Message-----

> From: Colleen Pachowicz On Behalf Of Harold Jenkins

> Sent: Friday, June 5, 2020 10:50 AM

> To: 'GayleMarie Merrill' <Decodivagmm@aol.com>

> Subject: RE: Fake Drainage on Gomez & Royal - water run off from

> carnation farm | Referral from Hobe Sound Chamber of Commerce website

>

> Good morning, Ms. Merrill.

>

> Martin County has experienced flooding throughout the County. If you are experiencing issues, please feel free to contact one of the below email addresses and/or phone numbers. However, this area has been included in our RFS (Request for Service) system, but I will include your information as well.

>

> According to the National Weather Service, Martin County and the Treasure Coast have received over 20 inches of rain over the past 10 days, with more expected. Some areas of Martin County have already received over 11 inches of rain on June 3 alone.

> Stormwater systems throughout Martin County have not been able to recover with these severe rain events and this has led to temporary flooding of roadways, low lying and slow draining areas throughout the community.

> Public Works staff is actively inspecting the drainage systems for blockages and addressing them as quickly as possible to maximize recovery rates. The South Florida Water Management District is also closely monitoring the situation and operating the regional flood control system at full capacity. Martin County and the District are working in concert to move water through existing waterways and away from residents, businesses and communities.

>

> Martin County Fire Rescue is partnering with the Martin County Sheriff's Office (MCSO) to ensure our crews can respond to calls for service as safely and efficiently as possible. At this time, MCSO has activated the deployment of high-water rescue units into service. These vehicles, staffed with EMS personnel, can continue response, even to flooded areas.

>

> • If you need emergency services, call 9-1-1

> • To request service or notify us of flooding in your area: <http://www.martin.fl.us/reportflooding>

> • If there is standing water in your home and you need a place to stay, contact the Red Cross at 772-299-8841

> • If you have a general question or need other assistance, contact the Community Information Center at 772-287-1652

> • Public safety information is being updated at: <http://www.martin.fl.us/mcflood>

> • To register for weather alerts, text ALERTMARTIN to 888-777 or <http://www.martin.fl.us/AlertMartin>

> • Current weather information can be found at: [https://urldefense.proofpoint.com/v2/url?u=http-](https://urldefense.proofpoint.com/v2/url?u=http-3A__www.martin.weatherstem.com&d=DwIFaQ&c=M-)

3A__www.martin.weatherstem.com&d=DwIFaQ&c=M-

lNcdl6npGsOqaqdPFSjarDyrdbuB4nahCaBJ7badE&r=uiNw30y2Qy_me3QqnzhV0-gFGne5Pe7Jaffl_W3sZew&m=PBsiMZUHammyR-CENb78morcl5x5811o-K6msVGP2VA&s=gb5kYNIc9b7PxvyeSihl0XU3Nel_KE5XXOkUbLZjg3I&e=

> Please view this informative video from our Public Works Director regarding the flooding issues.

> https://urldefense.proofpoint.com/v2/url?u=https-3A__bit.ly_PublicWork

> s-5FMCflooding&d=DwlFaQ&c=M-lNcdl6npGsOqaqdPFSjarDyrdbuB4nahCaBJ7badE&
> r=uiNw30y2Qy_me3QqnzhV0-gFGne5Pe7Jaffl_W3sZew&m=PBsiMZUHammyR-CENb78mo
> rcl5x5811o-K6msVGP2VA&s=7NmesAmKmZ73qUxqxfZEybtBnwge3lsUF_3E69E_5A&e=

> Thank you very much.

> Colleen Pachowicz
> Executive Aide, Commission District 3 and Legislative Aide Martin
> County Board of County Commissioners
> 2401 SE Monterey Road
> Stuart, FL 34996
> 772-221-2357 (o) 772-288-5432 (fax)

> -----Original Message-----

> From: GayleMarie Merrill <Decodivagmm@aol.com>
> Sent: Friday, June 5, 2020 7:30 AM
> To: Harold Jenkins <hjenkins@martin.fl.us>
> Subject: Fake Drainage on Gomez & Royal - water run off from carnation
> farm | Referral from Hobe Sound Chamber of Commerce website

> This Email Sent From External Sender

> You are aware of the Lack of help with drainage and Hobe Sound area on
> the corner of Royal and Gomez next to the Carnation farm drainage is
> coming out of the Carnation farm did you have it verified The dirt
> grade was done to hold it water flow, that the water flow is going
> into Gomez & Royal now both fake drains are overflowing and our road
> it is 730 Friday morning June 5 and guess what we still have water and
> no one else does oh I'm sorry at the community down the road that you
> guys are pumping out water has holes all in it and one pump wasn't
> working Mr. Jenkins when are you going to get a grip and get a hold of
> how to help us in this community I put a complaint in it and I'm
> getting nowhere my number is 813-293-8616

> -----
> This email has been sent on behalf of the [[OrgName]].

> COVID-19 HOTLINE (772) 287-1652 This document may be reproduced upon
> request in an alternative format by contacting the County ADA
> Coordinator (772) 320-3131, the County Administration Office (772)
> 288-5400, Florida Relay 711, or by completing our accessibility
> feedback form at <http://www.martin.fl.us/accessibility-feedback>

> The comments and opinions expressed herein are those of the author of this message and may not reflect the
policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public
records. If you do not want your email address released in response to a public records request do not send
electronic mail to this entity. Instead, contact this office by phone or in writing.

From: [Clyde Dulin](#)
To: [Anne McCleary](#)
Cc: [Maria Jose](#); [Daniel T. Sorrow \(dsorrow@coteur-hearing.com\)](#); [mary@muchoyum.com](#); [sk9268@icloud.com](#)
Subject: RE: Sunshine Carnations
Date: Monday, May 25, 2020 11:35:28 AM

Dear Mrs. McCleary,

As staff persons, neither Maria Jose nor I "vote" on proposed changes to the Future Land Use Map or the Zoning Atlas. Allow me to outline the process for such amendments:

- Application submittal.
- Staff Report(s).
- Local Planning Agency Public Hearing. The Local Planning Agency (LPA) is composed of citizens who volunteer their time to review a variety of development proposals. Like staff, they only make a recommendation. They do not make the final vote. We are currently working with the applicant to schedule a date for the LPA public hearing.
- Board of County Commissioners transmittal Public Hearing. A public hearing will be conducted where the Board of County Commissioners will decide if an amendment should be given further consideration by the State Land Planning Agency, a long list of State agencies and surrounding local governments. This is not a final decision.
- Board of County Commissioners adoption Public Hearing. After the State agencies have reviewed and provided comment the Board votes in a public hearing. This is the final "vote" taken.

The applicant must provide notice in writing of the public hearings to each property owner in a 1,000 foot radius of the property. Likewise, staff will publish a notice in the local newspaper (Stuart News) 14 days in advance of the public hearings. You may also contact Maria Jose for additional information. Maria is copied on this email.

Additionally, and separate from the process listed above, applicants sometimes seek to meet with members of the community. It is my understanding the applicant is seeking to meet with members of the larger community in June. We encourage applicants to make this effort to reach out to the community. Likewise, you and others may wish to meet with the applicants representative to learn more about the proposal. Dan Sorrow is copied on this email.

From: Anne McCleary <annec1957@comcast.net>
Sent: Sunday, May 24, 2020 11:14 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Sunshine Carnations



5/24/20

Dear Clyde,

As a member of the Gomez area community, our family wishes to provide comment against the rezoning application for Sunshine Carnations. We are not opposed to development of the property, but we are opposed to a change in the density designation.

Most of us moved specifically to this area of Hobe Sound in order to enjoy the community spirit that exists

here and be away from heavy traffic. With so much property available in this area across the Dixie Highway and along US 1, we see absolutely no advantage in allowing the increase in density. We do see many disadvantages in the increase in density to traffic, crime and lifestyle particular to this area.

While we understand that higher density leads to higher profits for developers and higher tax revenue, we also feel that the county originally created the density designation in this area in order to ensure that the type of neighborhood enjoyed here remains just that.

We implore you to vote NO.

Respectfully,
Ancil and Anne McCleary
8090 SE Orchard Terrace
Hobe Sound, FL 33455

From: [Clyde Dulin](#)
To: [Maria Jose](#)
Subject: FW: Carnation nursery property rezoning
Date: Tuesday, February 18, 2020 10:04:14 AM

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Tuesday, February 18, 2020 9:22 AM
To: Clyde Dulin <cdulin@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: FW: Carnation nursery property rezoning

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Colleen Pachowicz <comaide3@martin.fl.us>
Sent: Friday, February 14, 2020 4:45 PM
To: Ted Jonczak <tjonczak@comcast.net>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: Carnation nursery property rezoning

Good afternoon, Mr. Jonczak.

I apologize for the delay in my response. Thank you very much for taking the time to express your opinion on this subject. Commissioner Jenkins has received your email. You are certainly welcome to attend the Board of County Commissioner meeting to voice your opinion during public comment. You would be allotted 3 minutes to speak.

Thank you again.

Colleen Pachowicz
Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: Ted Jonczak <tjonczak@comcast.net>
Sent: Friday, February 7, 2020 5:33 PM
To: Harold Jenkins <hjenkins@martin.fl.us>
Cc: tjonczak@comcast.net
Subject: Carnation nursery property rezoning

This Email Sent From External Sender

Hi Harold,
I hope all is well with you and your family.

The purpose of my email is to request your support in denying the rezoning of the subject property per the picture below. I am President of the Treasure Cove Phase III Property Owners Association, which is SE Royal St. in Hobe Sound. The subject property is adjacent to the south of our property.

As you see from the sign, the rezoning will allow a change in density from two to five homes per acre. Our Association is totally against this rezoning request as we believe it will have several negative impacts, including a significant decrease in property values and a substantial increase in traffic.

Please advise what else is required to formally object to this request. We are prepared to attend the Martin County Commissioner's meeting when this request is being voted on. Additionally, there has already been a formal petition submitted including signatures of neighbors beyond our development also objecting.

Thanks for your support and I look forward to hearing from you.

Have a great weekend.

Thanks,
Ted Jonczak
President
Treasure Cove Phase III Property Owners Association
407-342-6055
tjonczak@comcast.net



Sent from my iPad

From: [Clyde Dulin](#)
To: [Samantha Lovelady](#)
Cc: [Joan Seaman](#)
Subject: FW: Zoning Change Sunshine State Carnation Farm
Date: Monday, February 3, 2020 9:52:52 AM

From: Krista Storey <kstorey@martin.fl.us>
Sent: Sunday, February 2, 2020 10:23 AM
To: Nicki vanVonne <nikkiv@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Subject: Fw: Zoning Change Sunshine State Carnation Farm

From: Jan DeMiranda <demirandajan@gmail.com>
Sent: Saturday, February 1, 2020 5:45 PM
To: Comish <Comish@martin.fl.us>
Subject: Zoning Change Sunshine State Carnation Farm



Dear Commissioners,

I am writing because I am opposed to the zoning change from 2 homes per acre to 5 homes per acre for the carnation farm parcel. It is way too many homes!

Jan DeMiranda
9894 SE Osprey Point Drive
Hobe Sound

