

10-13-2020

PH-1



Cotleur & Hearing

**Sunshine State Carnation
Comprehensive Plan Amendment
Board of County Commissioner
Meeting**

*Martin County, Florida
October 13, 2020*

- **Owner/ Applicant**
 - Sunshine State Carnations, Inc
- **Owner's Representative**
 - Peter Nissen, Eric Nissen
- **Attorney at Law**
 - Nason, Yeager, Gerson, White, and Lioce PA
 - Nathan Nason
- **Planner/ Landscape Architect**
 - Cotleur & Hearing
- **Traffic Engineer**
 - O'Rourke Engineering & Planning (OREP)

Sunshine State Carnation| Parcel



PCN (two parcels)

34-38-42-000-063-00000-9

34-38-42-000-063-00010-7

Acres

19.44

Amendment to Future Land Use Map

From: Residential Estate Density (2 upa)

To: Low Density Residential (5 upa)

Sunshine State Carnation
Martin County, FL

Sunshine State Carnation | Property owners



- The Sunshine State Carnations Farm has been owned by the Nissen Family since 1958. The family, including Peter and Eric Nissen here today along with their late Father Ole and brother Chris have grown flowers at the Hobe Sound location since 1962.
- The Nissen Family and Farm have been a part of the Hobe Sound community since that time as an employer, tax payer and providing beautiful flowers to the community.
- The Nissen Family's plan was to continue operating the farm passing it on to the next generation. Unfortunately they are unable to do so.
- The cut flower business in the United States has changed dramatically in the last 10 - 15 years due to the low cost of growing flowers outside the United States. Specifically, approximately 95% of the cut flowers sold in the United States today are foreign grown. As a result Sunshine State Carnations discontinued its flower growing operation in Hobe Sound six years ago.
- Unfortunately, the Nissen Family has gone out of the cut flower growing business and has to sell the Gomez Avenue property after ownership of 62 years. Please know that the sale of this property was not an easy decision for the Nissen Family who wanted to continue the Family's tradition of growing cut flowers in Hobe Sound.

Sunshine State Carnation

Martin County, FL

Sunshine State Carnation Location



- 1982 Comp Plan Land Use was applied as a Transition
- Estate Density (River, Ecological, Least Impact)
 - Low Density Residential (Less Intense, Suburban)
 - Medium Density (More Intense, Urban)

Existing Low Density Residential (5 upa)

Sunshine State Carnation
Martin County, FL

2.1 Criteria for change in the Future Land Use (§1-11 of CGMP)

Staff can recommend approval of a requested change providing consistency is maintained with all other elements of this Plan and if one of the following four items is found to apply:

- ✓ Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or
- ✓ Growth in the area - in terms of development of vacant land, redevelopment and availability of public services - has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or
- ☐ The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or
- ☐ The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.” –greater housing options

designation, or

- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.”

2.2. Urban Sprawl

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related.

Florida Statute 163.3177(3)(a)9 – Urban Sprawl

This proposed amendment meets the criteria that discourages the proliferation of urban sprawl

Staff report page 9 of 17

Florida Statute additional 8 Criteria – Urban Sprawl

This proposed amendment meets the criteria that discourages urban sprawl

Staff report page 9 of 17

Whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 8 out of 8 criteria that determine the application discourages urban sprawl.

The February 26, 2019 Residential Capacity Expansion Analysis suggested that increasing density inside the Primary Urban Service District was an option for the Board to increase residential capacity through the review of comprehensive plan amendments. It states:

Option 1. Increase Capacities Inside the PUSD/SUSD

There are several options for increasing capacities inside the Primary and Secondary Urban Service Districts.

a. Increase Density Inside The PUSD.

This option can be chosen during the review of private map amendments submitted by applicants when it is demonstrated that the areas of the PUSD may be appropriate for increased densities.

Though the applicant has proposed the Low Density Residential future land use at five units per acre, it is not possible to know how many units the site will yield until site plan is proposed and found consistent with all applicable requirements of the Comprehensive Plan and the Land Development Regulations.

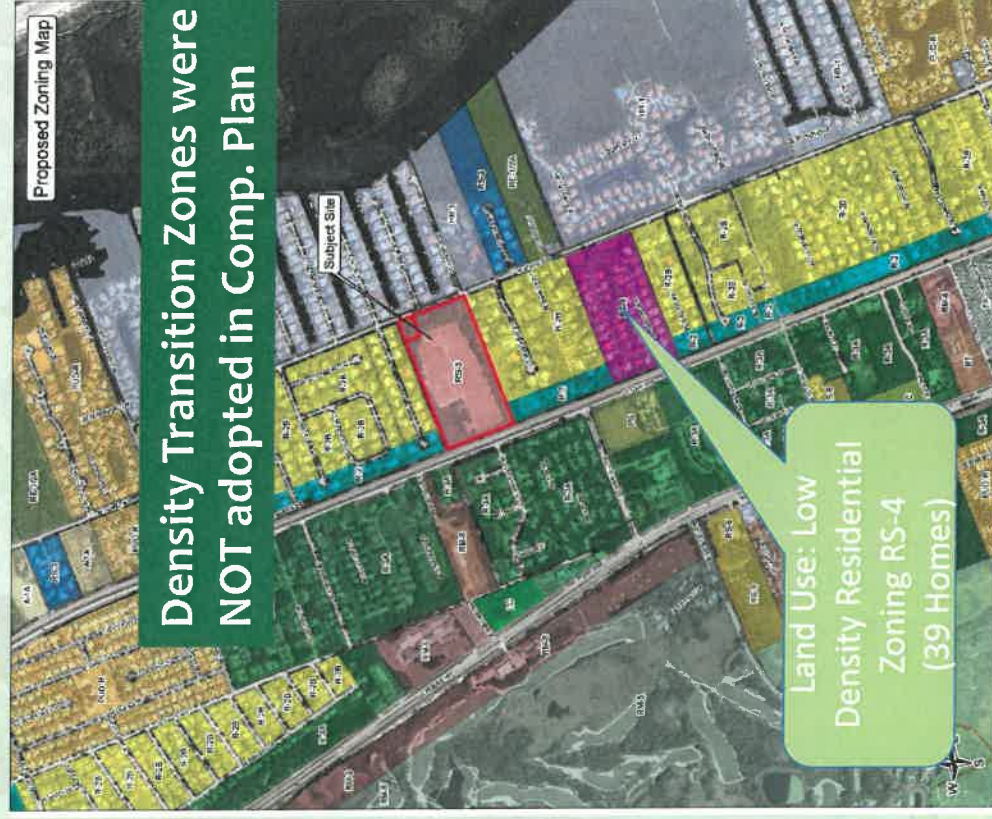
Staff report page 14 of 17

Sunshine State Carnation | Density



Sunshine State Carnation
Martin County, FL

Sunshine State Carnation | Zoning



**Density Transition Zones were
NOT adopted in Comp. Plan**

Sunshine State Carnation
Martin County, FL

Sunshine State Carnation | Density



Sunshine State Carnation
Martin County, FL

2020 South Martin Regional Utilities Services Map



Located within the Primary Urban Services District.

Water Main

Sanitary Force Main

Final Staff Report Section 2.3 (pg. 13)

- ✓ Land use designation of properties to the north, south east and west is compatible with proposed amendment.

Final Staff Report Conclusion (pg. 17)

- ✓ Staff recommends approval of CPA 19-26 and the Low Density Residential future land use designation, based upon compatibility with the surrounding area and compliance with Comprehensive Plan Policies.

Local Planning Agency

- ✓ LPA recommended approval of the Land Use Change from Estate Density to Low Density Residential b/c it's consistent with properties to the north and south of subject site.

THANK YOU

We look forward to your favorable approval and are happy to
answer any questions you may have

Sunshine State Carnation Code Analysis



Zoning	Min. Lot Area (SF)	Min. Lot Width (ft)	Max Res. Density (upa)	Max. Height (ft)/(stories)	Min. Open Space	Front Setback/story	Rear Setback/story	Side Setback/story
R-2B	7,500	60	(a)	30/3	30%	20 ft	6 ft	6 ft
RS-5	7,500	60	5	30	50%	25 ft	10 ft	10 ft

Existing

Proposed

(a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot

Key differences between R-2B (existing) and RS-5 (proposed)

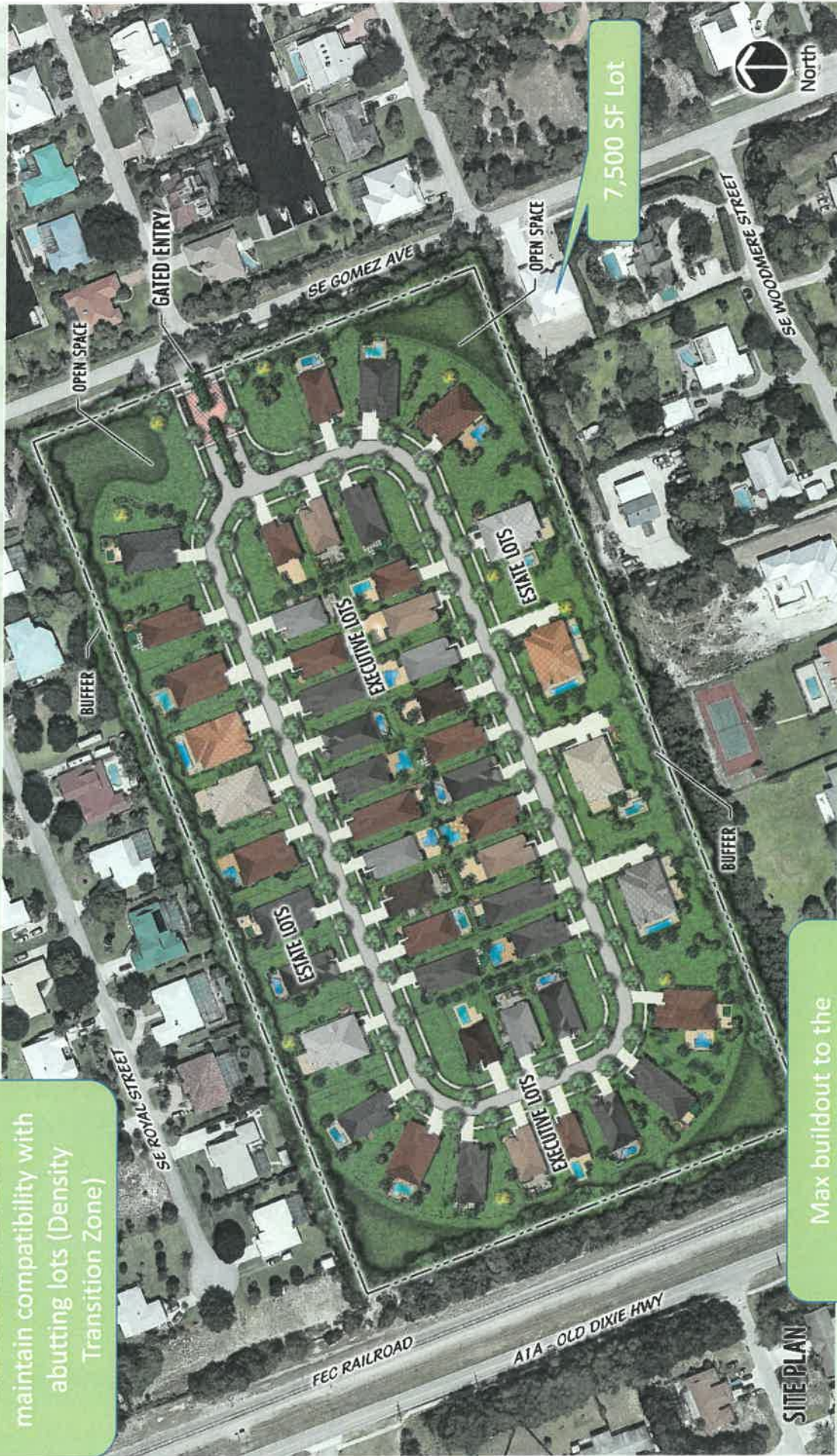
- RS-5 requires 20% more open space than R-2B
- RS-5 requires larger setbacks than R-2B

RS-5 (Not Permitted)
 Multi-Family
 Townhouse
 Duplex
 Zero Lot-line
 Residential Care Facilities

Sunshine State Carnation | Conceptual SP



Estate Lots in the southern and northern rows will maintain compatibility with abutting lots (Density Transition Zone)



7,500 SF Lot

Max buildout to the allowable 5 upa is neither possible nor proposed (50)

Sunshine State Carnation
Martin County, FL