

# Public Notice



July 16, 2020

Maria Jose, Planner  
Martin County Growth Management Department  
2401 SE Monterey Rd.  
Stuart, FL 34996

## RE: CPA 19-26, Sunshine State Carnations Sign Posting Affidavit

As required by the Martin County land development review process, I certify the following:

1. Monica Aspacher, Planner at Cotleur & Hearing has coordinated posting of public notice signage at the subject property
2. All public notice signage complies with LDR procedures specified in Section 10.6 of the Martin County Land Development Code. Photographs of the code compliant signage are attached herein, and were sent to Staff on February 3<sup>rd</sup>, 2020.

Sincerely,

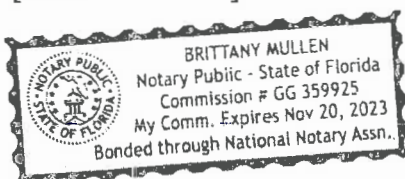
*Monica A. Aspacher*

Monica Aspacher, Planner  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16<sup>th</sup> day of July, 2020  
by Monica Aspacher who is personally known to me or has produced N/A as identification.

[NOTARIAL SEAL]



NOTARY PUBLIC, State of Florida



**NOTICE OF FUTURE LAND  
USE & ZONING CHANGE  
APPLICATION NUMBER # CPA19-26**

**SUNSHINE STATE CARNATIONS**  
THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO  
CHANGE THE FUTURE LAND USE DESIGNATION  
FROM: STATE BEAUTY SUPA TO: LOW DENSITY RESIDENTIAL SUPA  
AND REZONE FROM: R-2 & R-28 TO: RS-5  
FOR MORE INFORMATION VISIT THE COUNTY'S  
WEBSITE AT: [WWW.MARTIN.FL.US](http://WWW.MARTIN.FL.US) OR CONTACT  
THE MARTIN COUNTY GROWTH MANAGEMENT DEPT.  
COMPREHENSIVE PLANNING DIVISION AT (772) 288-5495



## Notifying Surrounding Property Owners

September 22, 2020

Dan Sorrow, Cotleur and Hearing Landscape Architects  
1934 Commerce Lane #1 Jupiter, FL 33458

RE: Notice of public hearing regarding 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.

Dear Property Owner:

As the owner of property within 1000 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Residential Estate Density (2 UPA)

TO: Low Density Residential (5 UPA)

And to change the zoning designation:

FROM: R-2 and R-2B (Single-Family Residential District) TO: RS-5 (Low Density Residential District)

The date, time and place of the scheduled hearing is:

**MEETING:** Board of County Commissioners

**DATE:** Tuesday, October 13<sup>th</sup>, 2020

**TIME:** 9:00 A.M. or as soon thereafter as the item may be heard

**PLACE:** John F. Armstrong Wing of the Blake Library  
2351 S.E. Monterey Road Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

**Accessibility Arrangements.** Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at 772-320-3131 or the Office of the County Administrator at 772-288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

**Record for Appeals.** If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and for such purpose, may need to insure that a verbatim record of the proceedings is made which record should include the testimony and evidence upon which the appeal is to be based.

**Comprehensive Planning Facts.** The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

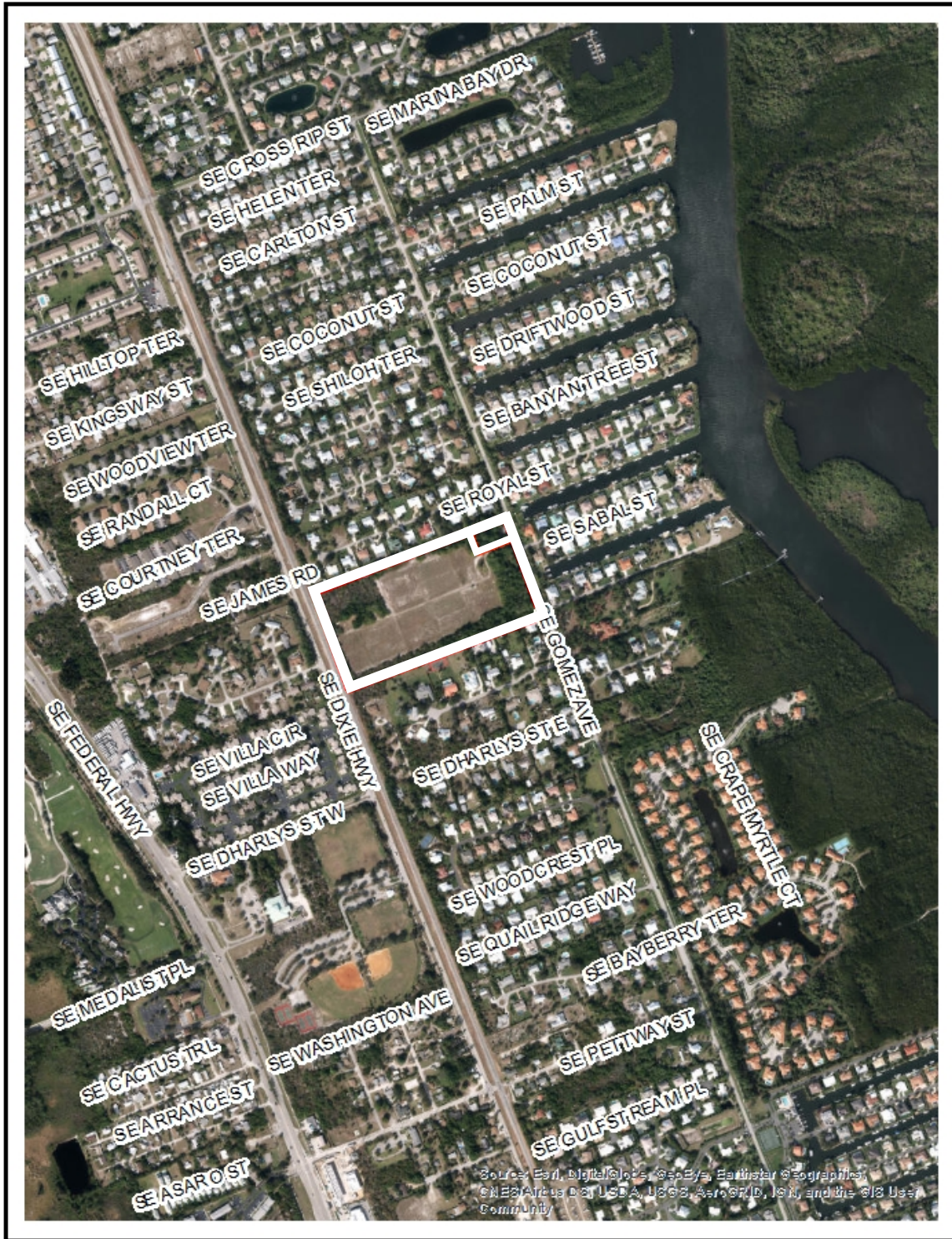
1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

**Public involvement opportunities:** All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit written comments to: Paul Schilling, Director  
Growth Management Department  
2401 S.E. Monterey Road  
Stuart, Florida 34996

To view the staff reports, please visit the County's website at:

<https://www.martin.fl.us/CompPlanningStaffReports> For more information, contact Maria Jose, M.S., Planner, Growth Management Department at (772) 288-5495 or via e-mail: [mjose@martin.fl.us](mailto:mjose@martin.fl.us)





0 416.5 833 1,666 Feet

# Sunshine State Carnation

## Location Map

Hobe Sound, FL



Cotleur & Hearing



