



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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 www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Zoning Change



Name or Title of Proposed Project: Green Ridge Ranch

Brief Project Description:

The applicant is requesting approval of a Zoning Change request to amend the zoning designation at the subject property from A-2 to AR-5A.

Was a Pre-Application Held? ☐ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

14-39-40-000-000-00020-1

_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Eric Brush

Company Representative: _____

Address: 261 N Alternate A1A #A

City: Jupiter, State: FL Zip: 33477

Phone: 561-537-5384 Email: ericbrush@mac.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Eric Brush

Company Representative: _____

Address: 261 N Alternate A1A #A

City: Jupiter, State: FL Zip: 33477

Phone: 561-537-5384 Email: ericbrush@mac.com

Agent (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Landscape Architect (Name or Company): Cotleur & Hearing

Company Representative: Donaldson Hearing

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1002 Email: dhearing@cotleur-hearing.com

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

☐ This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

1-25-24
Date

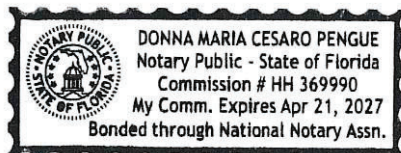
George Missimer
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of January, 2024, by George Missimer, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, George Missimer, attest that the electronic version included for the project Green Ridge Ranch is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]

Applicant Signature

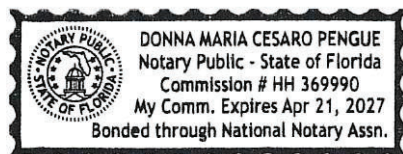
1-25-24

Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of January, 2024, by George Missimer, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Donna Maria Cesaro Pengue

(Printed, Typed or Stamped Name of Notary Public)

Green Ridge Ranch

Zoning Change

Narrative

March 5, 2024

INTRODUCTION

On behalf of the property owner and the applicant, Eric Brush, please accept this as our formal request for a zoning change for a property located in Martin County at PCN: 14-39-40-000-000-00020-1 (Unassigned address). The subject property is zoned as A-2 (Agricultural, a category C zoning district), and the future land use is agricultural ranchette. The property is currently vacant with no existing structures, there is no site plan application being proposed with this request. This request is necessary for the zoning to be consistent with the existing Future Land Use.. This request is asking for the property to be changed from A-2 to AR-5A.

Applicant/ Owner

Eric Brush
261 N. Alt. A1A, Suite A
Jupiter, Florida 33477

Agent

Cotleur & Hearing
George Missimer /Donaldson Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
dhearing@cotleur-hearing.com
gmissimer@cotleur-hearing.com

Table 1 : Property Summary Information

PROPERTY CONTROL NUMBER (PCN)	PROPERTY SIZE (AC)	FUTURE LAND USE	ZONING
14-39-40-000-000- 00020-1	20.11	AG. RANCHETTE	A-2

Table 2 : Adjacent Property Land Uses and Zoning

	FUTURE LAND USE	ZONING	LAND USE
NORTH	AG. RANCHETTE	AR-5A	
EAST	SW GREENRIDGE LN.	SW GREENRIDGE LN.	ROADWAY
SOUTH	AG. RANCHETTE	A-2	
WEST	AG. RANCHETTE	A-2	

CONCLUSION

On behalf of the applicant, Erick Brush, please accept this as our formal request for rezoning approval for the property located within the boundaries of Martin County. The subject property is 20.11 acres and is located west of SW Greenridge Lane. The proposed rezoning will update the properties zoning to be consistent with the properties existing Future Land Use.

January 15, 2024
Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by Eric Brush, located in Martin County for the purposes of obtaining approvals and permits from state and local government agencies regarding all application documents for the above mentioned project.

For:

☐



Signatory Authority

Eric Brush
Printed Name

☐

Date

1/15/24

NOTARY ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 15th day of January, 2024 (year), by Eric Brush (name of person acknowledging), who is personally known to me or has produced N/A (type of identification) as identification.





Recorded in Martin County, FL 12/13/2023 11:25 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$27.00 Deed Tax: \$12,740.00
 CFN#3049154 BK 3411 PG 445 PAGE 1 of 3

Prepared by and return to:

Janet D. Hartman
Attorney at Law
Janet D. Hartman, P.A.
3500 SW Corporate Parkway Suite 202
Palm City, FL 34990
772-223-5221
 File Number: **2023-11-0001**

Parcel Identification No. **14-39-40-000-000-00020-10000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14 day of **December, 2023** between **Sabanera, LLC, a Florida limited liability company** whose post office address is **P.O. Box 1288, Palm City, FL 34991** of the County of **Martin, State of Florida**, grantor*, and **Eric Brush, a single man**, whose post office address is **261 N. Alternate A1A Suite A, Jupiter, FL 33477** of the County of **Palm Beach, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

SEE EXHIBIT A, ATTACHED HERETO

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ricou Hartman

Witness Name: Ricou Hartman

Witness Address: 3051 SW Stuart W. Blvd

Palm City, FL 34990

Janet Hartman

Witness Name: Janet Hartman

Witness Address: 3051 SW Stuart W. Blvd.

Palm City, FL 34990

Sabanera, LLC

By: [Signature]

Carolyn Todd, Manager

Ricou Hartman

Witness Name: Ricou Hartman

Witness Address: 3051 SW Stuart W. Blvd

Palm City, FL 34990

Janet Hartman

Witness Name: Janet Hartman

Witness Address: 3051 SW Stuart W. Blvd.

Palm City, FL 34990

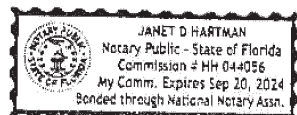
By: [Signature]

Edgardo Fullana, Manager

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of December, 2023 by Carolyn Todd, Manager and Edgardo Fullana, Manager of Sabanera, LLC, on behalf of said firm. They ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Janet D. Hartman

My Commission Expires: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 2B-3) North

Being the North 20.12 acres of the following desribed lands:

Being a parcel or land lying in Section 14, Township 39 South, Range 40 East Martin County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 39 South, Range 40 East Martin County, Florida thence run South 89 degrees 34 minutes 48 seconds East along the South line of said Section 14, a distance of 198.95 feet to the point of intersection with the Easterly right of way line of Citrus Boulevard County Road 726) and the centerline of S.W. Greenridge Street as shown and recorded on the Plat of Greenridge Estates, Plat Book 7, PAGE 45, Public Records of Martin County, Florida; thence North 00 degrees 19 minutes 04 seconds, East along the East right of way line of said Citrus Boulevard a distance of 30.00 feet to the intersection with the North right of way line of said S.W. Greenridge Street thence continue North 00 degrees 19 minutes 04 seconds East along the east line of Citrus Boulevard a distance of 2114.17 feet to a point that is 80.00 feet South of, as measured at right angles to, the South line of lands conveyed to Stuart Cut Flowers Inc. as recorded in Official Record Book 421, page 2014, Public Records of Martin County Florida thence South 89 degrees 41 minutes 34 seconds East along a line that is 80.00 feet South of, as measured at right angles to, the South line of said Stuart Cut Flowers Inc property a distance of 1236.94 feet to the Point of Beginning. Thence continue South 89 degrees 41 minutes 34 seconds East along said South line, a distance of 1259.04 feet to the Westerly right of way line of S.W. Greenridge Lane as shown on said Plat of Greenridge Estates; thence South 31 degrees 27 minutes 08 seconds West along the Westerly right of way line of said S.W. Greenridge Lane a distance of 2435.05 feet thence departing said Westerly right. of way, North 00 degrees 19 minutes 04 seconds East parallel with the Easterly right of way of said Citrus Boulevard a distance of 2084.06 feet to the Point of Beginning

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of Section 14, Township 39 South, Range 40 East, Martin County, Florida; thence run South 89 degrees 34 minutes 48 seconds East along the South line of said Section 14, a distance of 198.95 feet to the point of intersection with the Easterly right of way line of Citrus Blvd (County Road 726) and the centerline of S.W. Greenridge Street, as shown and recorded on the Plat of Greenridge Estates, Plat Book 7, PAGE 45, Public Records of Martin County, Florida; thence North 00 degrees 19 minutes 04 seconds East along the East: right of way line of said Citrus Boulevard a distance of 30.00 feet to the Intersection with the North right of way line of said Greenridge Street thence continue North 00 degrees 19 minutes 04 seconds East along the last line of said Citrus Blvd a distance of 2114.17 feet to a point that in 80.00 feet South of, as measured at right angles to the South line of lands conveyed to Stuart Cut Flowers Inc. as recorded in Official Record Book 421, PAGE 2014, Public Records of Martin County Florida; thence South 89 degrees 41 minutes 34 seconds along a line that is 80.00 feet South of, as measured at right angles to, the South line of said Stuart cut Flowers Inc. property a distance of 1236.94 feet to the Point of Beginning; thence continue South 89 degrees 41 minutes 34 seconds East, along said South line, a distance of 1259.04 feet to the Westerly right of way line of S.W Greenridge Lane as shown on said Plat of Greenridge Estates; thence South 31 degrees 27 minutes 08 seconds West along the Westerly right of way line of said S.W. Greenridge Lane a distance of 1031.94 feet; thence departing said Westerly right of way, North 89 degrees 41 minutes 34 seconds West parallel with the aforesaid South line of lands conveyed to Stuart Cut Flowers Inc., a distance of 725.48 feet thence North 00 degrees 19 minutes 04 seconds East, parallel with the Easterly right of way of the aforesaid Citrus Blvd a distance of 883.19 feet to the Point of Beginning.



Green Ridge Ranch

Item No.7 Property Transfer

January 25, 2024

On behalf of Eric Brush, please accept this as the official statement that there have been no property transfers since the property was deeded to the current owner.


Signature

George Mussimer
Print Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Letter of No Property Transfer was sworn to, affirmed, and subscribed before me

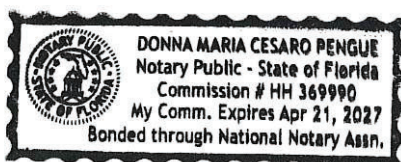
this 25

Day of January, 2024, by George Mussimer, He or she is personally
known to me or has produced _____ as identification.


Notary Public Signature

Printed Name

State of Florida



LEGAL DESCRIPTION

PARCEL 2B-3) NORTH

BEING THE NORTH 20.12 ACRES OF THE FOLLOWING DESCRIBED LANDS:
BEING A PARCEL OR LAND LYING IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40
EAST MARTIN COUNTY FLORIDA AND BEING MORE PARTICULARLY AS FOLLOWS:

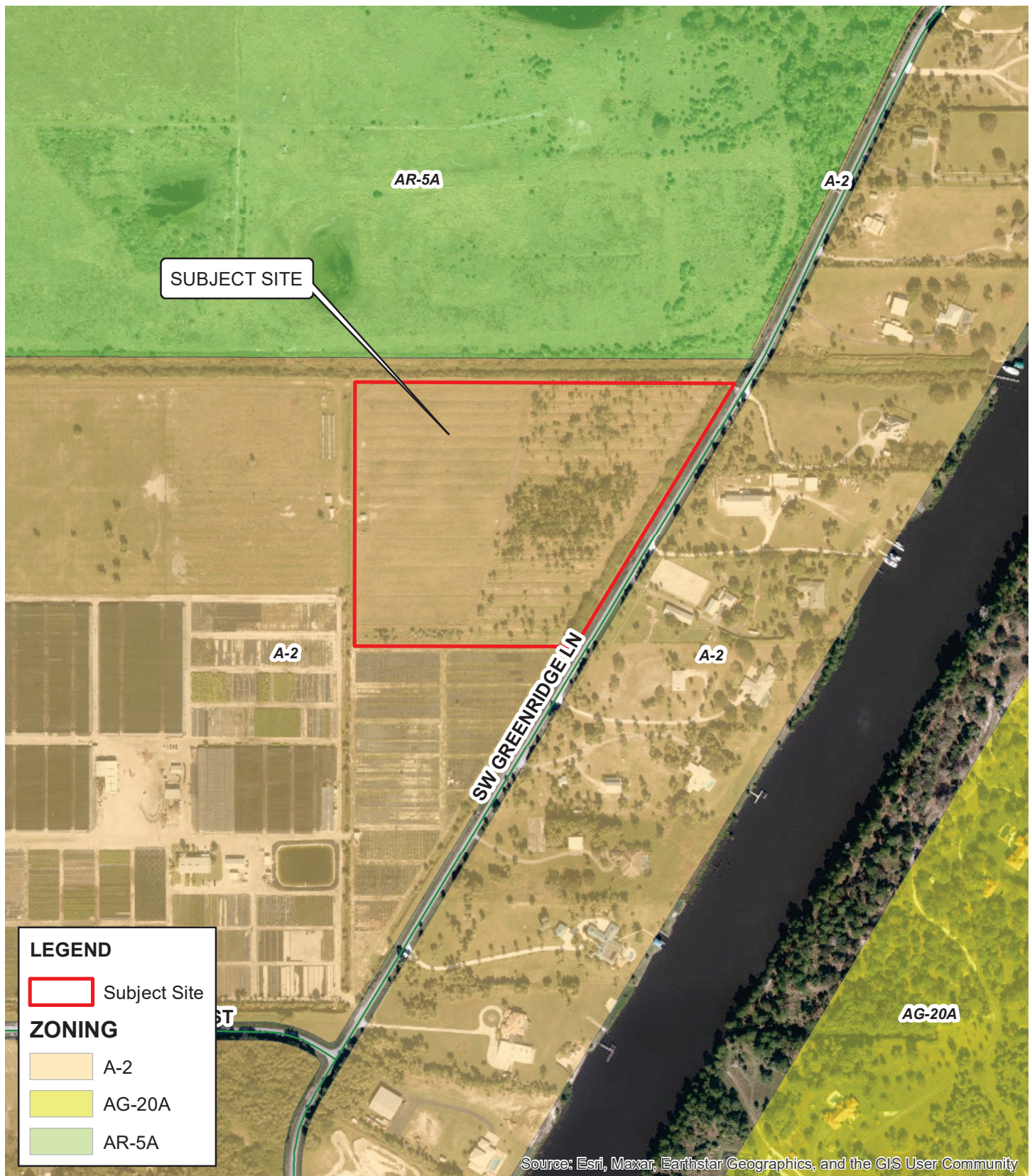
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA THENCE RUN SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 198.95 FEET FROM THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CITRUS BOULEVARD COUNTY ROAD 726) AND THE CENTERLINE OF S.W. GREENRIDGE STREET AS SHOWN AND RECORDED ON THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS, EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID CITRUS BOULEVARD A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID S.W. GREENRIDGE STREET THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF CITRUS BOULEVARD A DISTANCE OF 2114.17 FEET TO A POINT THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC. AS RECORDED IN THE OFFICIAL RECORD BOOK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG A LINE THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID CUT FLOWERS INC PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1259.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.W. GREENRIDGE LANE AS SHOWN ON SAID PLAT OF GREENRIDGE ESTATES; THENCE SOUTH 31 DEGREES 27 MINUTES 08 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID S.W. GREENRIDGE LANE A DISTANCE OF 2435.05 FEET THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST PARALLEL WITH THE EASTERLY RIGHT OF WAY OF SAID CITRUS BOULEVARD A DISTANCE OF 2084.06 FEET TO THE POINT OF BEGINNING.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 198.95 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CITRUS BLVD (COUNTY ROAD 726) AND THE CENTERLINE OF S.W. GREENRIDGE STREET, AS SHOWN AND RECORDED ON THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 19 MINUTES AND 04 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CITRUS BOULEVARD A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF SAID GREENRIDGE STREET THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID CITRUS BLVD A DISTANCE OF 2114.17 FEET TO A POINT THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC. AS RECORDED IN OFFICIAL RECORD BOOK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS ALONG A LINE THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID STUART CUT FLOWERS INC. PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 1031.94 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 89 DEGREES 41 MINUTES 34 SECONDS WEST PARALLEL WITH THE AFORESAID SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC., A DISTANCE OF 725.48 FEET THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST, PARALLEL WITH THE EASTERLY RIGHT OF WAY OF THE AFORESAID CITRUS BLVD A DISTANCE OF 883.19 FEET TO THE POINT OF BEGINNING.

PCN:

14-39-40-000-000-00020-1



1 inch equals 450 feet



Map Document:
01/23/2024 -- 1:30:00 PM (mnw)

Green Ridge Ranch

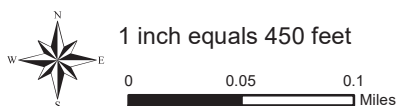
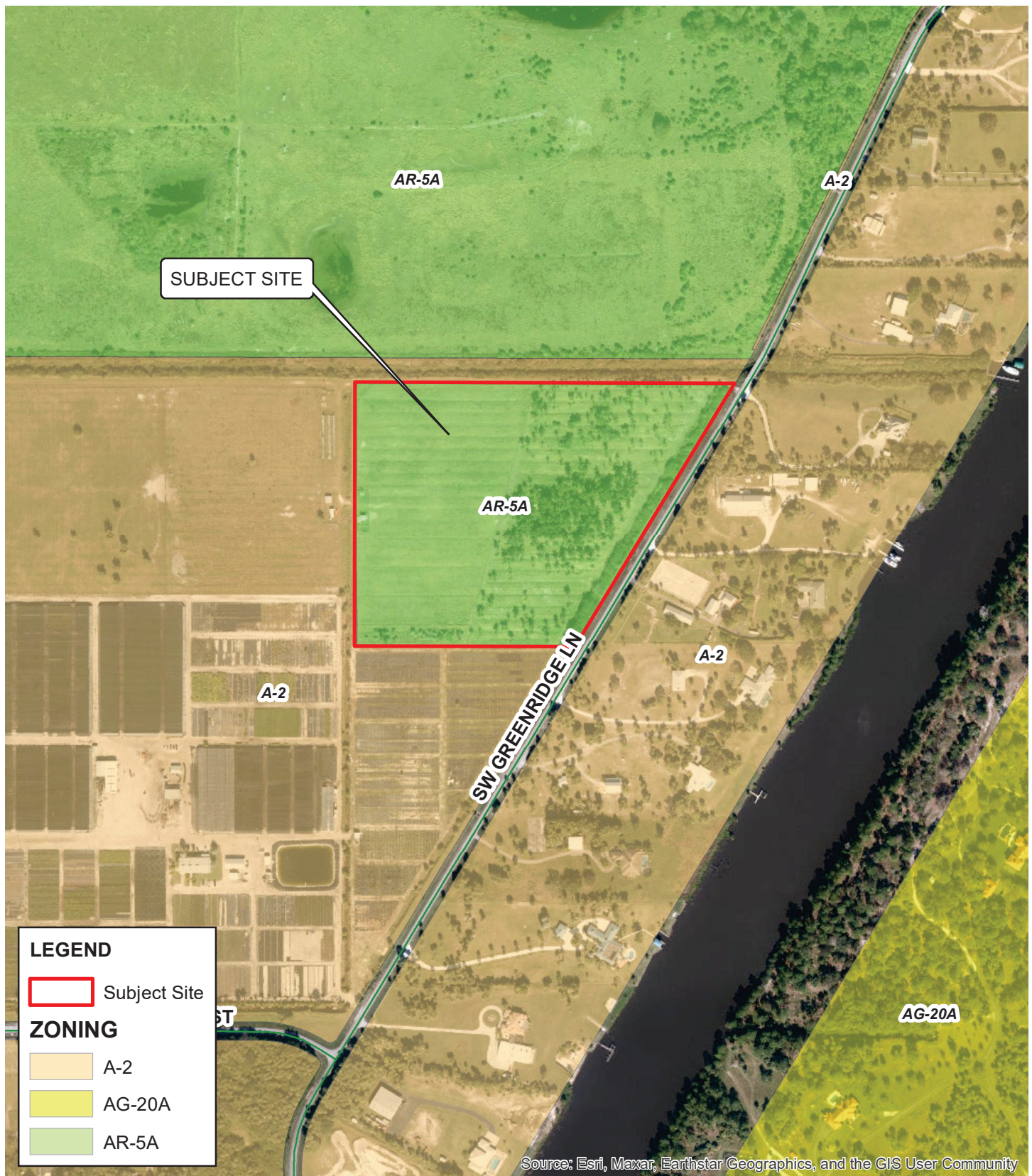
Zoning Map

Martin County, FL



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377

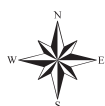
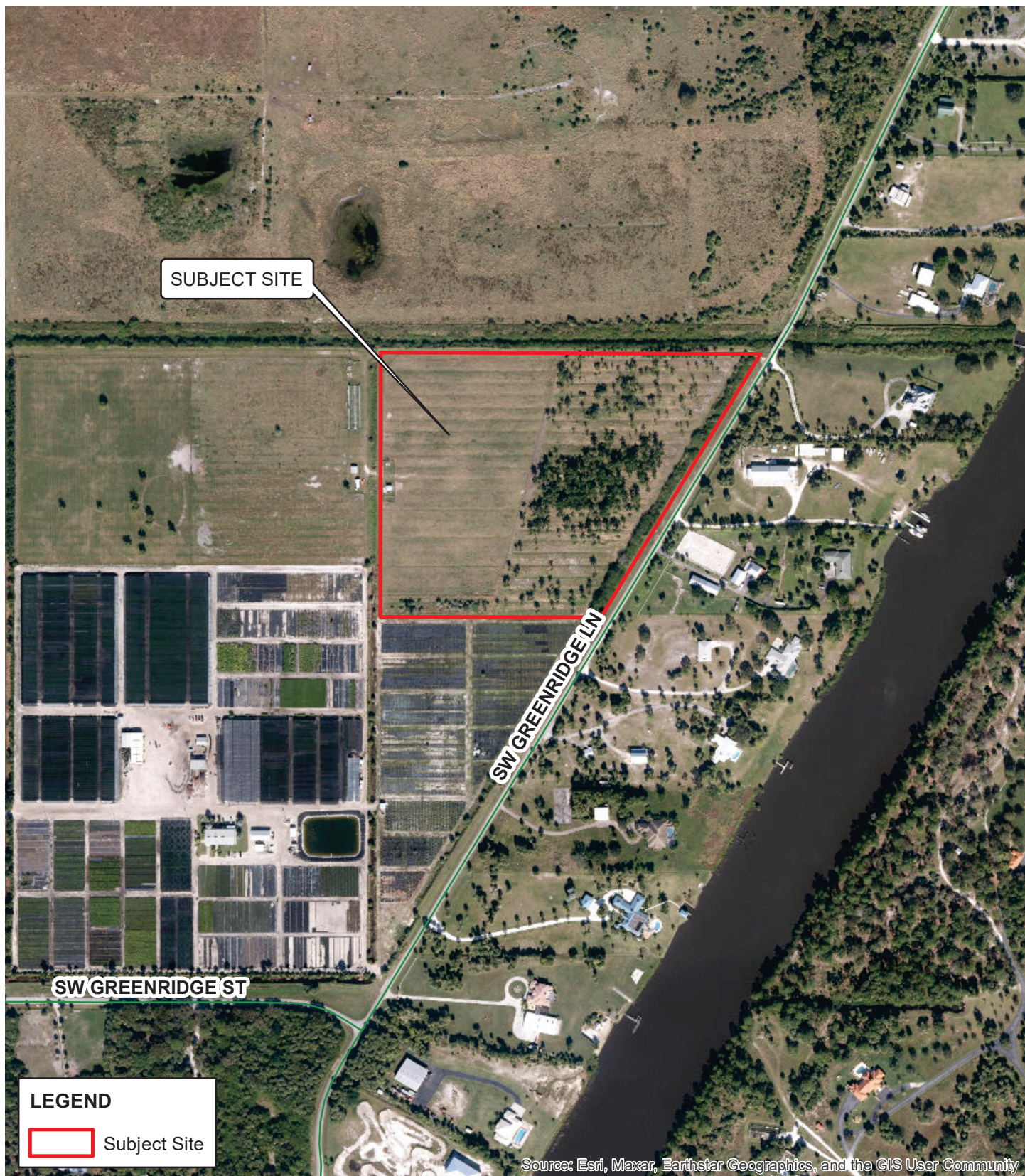


Map Document:
01/23/2024 -- 1:30:00 PM (mnw)

Green Ridge Ranch *Proposed Zoning Map* *Martin County, FL*

 **Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



1 inch equals 450 feet

0 0.05 0.1 Miles

Map Document:
01/23/2024 -- 1:30:00 PM (mnw)

Green Ridge Ranch

Aerial Location Map

Martin County, FL



**Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377