



August 6, 2020

Maria Jose
Growth Management Department
2401 SE Monterey Rd, Stuart, FL 34996


Re: **Sunshine State Carnation Community Mailer Affidavit**

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

1. Daniel T. Sorrow has sent out flyers regarding a Local Planning Agency meeting scheduled on 8-6-20 to all residents within 1,000 feet of the project site.

Sincerely,

Daniel Sorrow
Coteleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



Signatory Authority

8.6.20

Date

DANIEL T. SORROW

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 6th day of August, 20 20, by Daniel Sorrow.

He or she ☒ is personally known to me or ☐ has produced N/A as identification.



Notary public signature

Brittany Mullen

Printed Name

State of Florida at-large



Notifying Surrounding Property Owners

July 15, 2020

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

RE: Notice of public hearing regarding Application# CPA 19-26 Sunshine State Carnation: an application submitted by Coteleur & 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: **LOCAL PLANNING AGENCY**
DATE: Thursday, August 6th, 2020
TIME: 7:00 P.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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD 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:

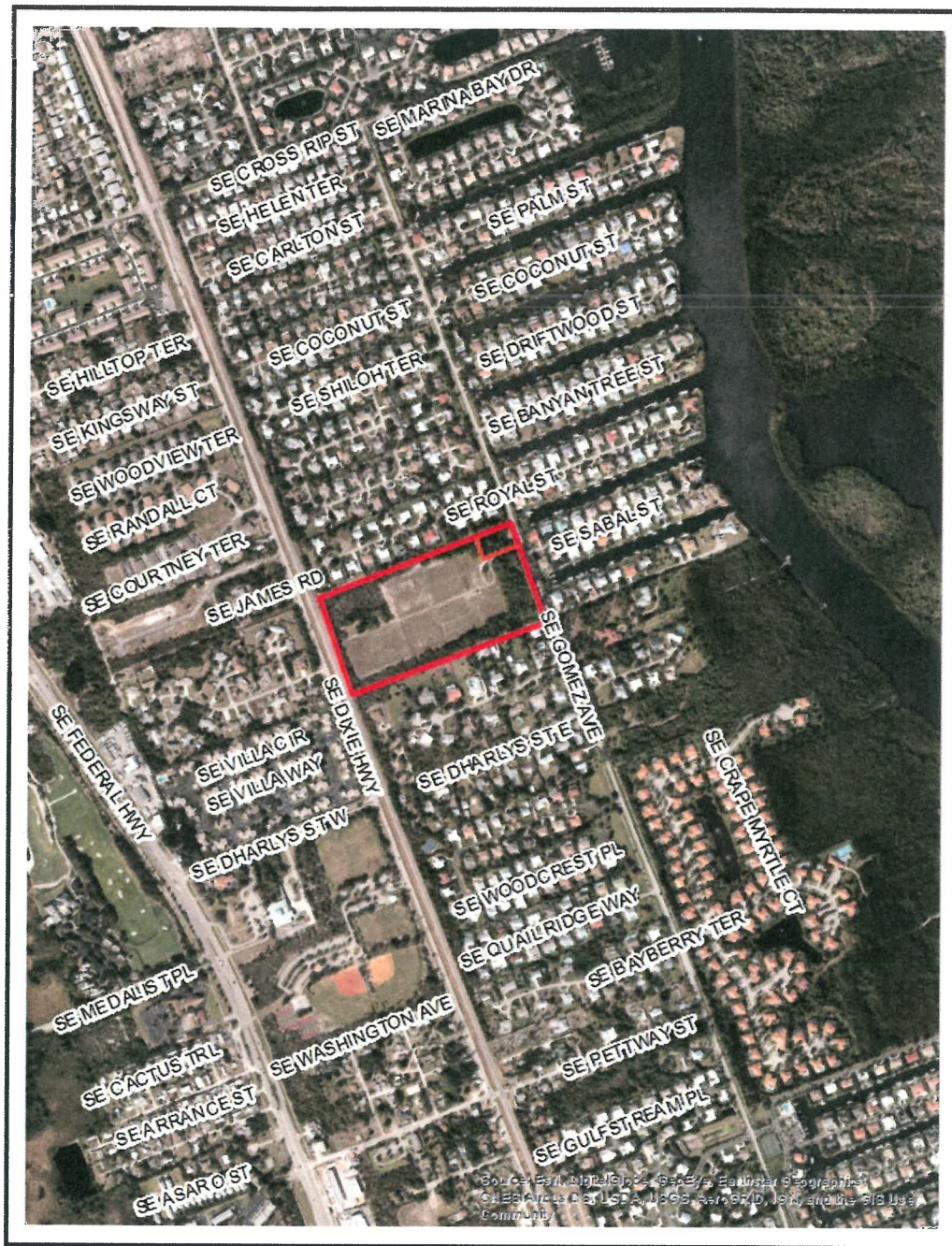
1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates 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. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at:	Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 1st Floor 2401 S.E. Monterey Road Stuart, Florida 34996
Submit Written Comments to:	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996


For more information, visit the County's website: www.martin.fl.us

Then, click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.






0 416.5 833 1,666 Feet



Sunshine State Carnation

Location Map
Hobe Sound, FL



**Corteur &
Hearing**



Coteleur & Hearing
Sunshine State Carnation
Comprehensive Plan Amendment
& Rezoning
Local Planning Agency Meeting
Martin County, Florida
August 8, 2020

Sunshine State Carnation Project Team 

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

Sunshine State Carnation
Martin County, FL

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)

Rezone
From: R-2 & R-2B (Single-Family Residential)
To: RS-5 (Single-Family Residential)


Sunshine State Carnation
Martin County, FL

Sunshine State Carnations


Property owners:  Couture & Hearing

- 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
Martini County, FL



Sunshine State Carnation Location




Surrounded by
Single-Family

Initial Development
"hole in the donut"

Inside Urban Service

Discourages Urban
Sprawl



9450 SE Gentry
Hobe Sound

West of
Intracoastal WW

East of Florida
A-1A

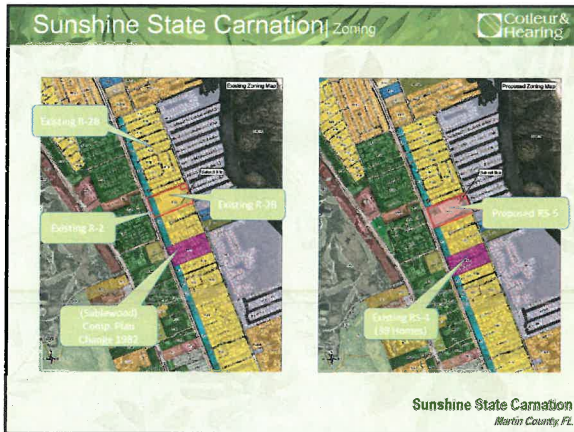
Adjacent to FEC
Rd

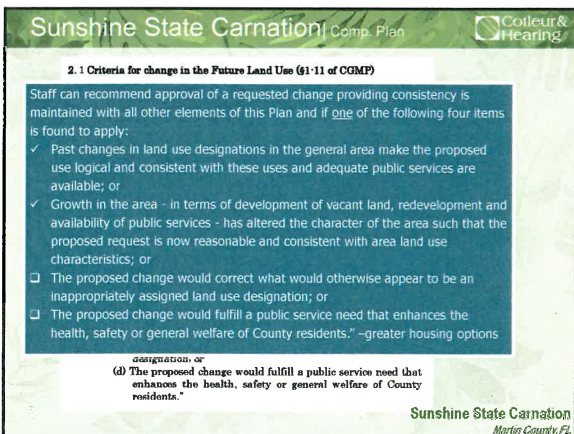
Sunshine State Carnation
Marion County, FL

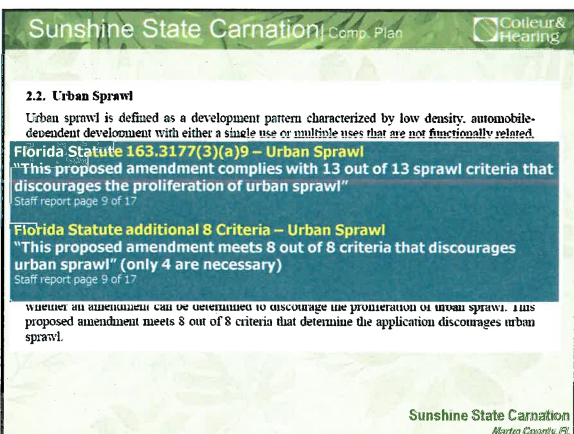
The map displays the Sunshine State Carnation area in Martin County, Florida, with various land use designations. Key features include:

- Existing Future Land Use Map:** A label at the top center of the left map.
- Existing Medium-Density Residential (1 unit/acre):** A green callout box pointing to a central area.
- Existing Medium-Density Residential (2 units/acre):** A green callout box pointing to an area to the right of the center.
- Existing Low-Density Residential (1 unit/acre):** A green callout box pointing to a bottom area.
- Proposed Future Land Use Map:** A label at the top center of the right map.
- Proposed Low-Density Residential:** A green callout box pointing to a bottom area.

The map shows a mix of residential, commercial, and industrial zones, with a central corridor and surrounding areas. The map is overlaid with a grid and various labels for streets and landmarks.







Sunshine State Carnation | Comp. Plan | Colleur & Hearing

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
 Martin County, FL

Sunshine State Carnation | Utilities | Colleur & Hearing

2020 South Martin Regional Utilities Services Map

Located within the Primary Urban Services District.

Water Main

Sanitary Force Main


Sunshine State Carnation
 Martin County, FL

Sunshine State Carnation | Conceptual SP | Colleur & Hearing

ESTABLISH the site plan and boundaries (per well, maintain compatibility with existing lots (County Transition Zone)

Map located in the Primary Urban Services District

Sunshine State Carnation
 Martin County, FL

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
Existing	R-2B	7,500	60	(a)	30/3	30%	20 ft	6 ft	6 ft
Proposed	RS-5	7,500	60	5	30	50%	25 ft	10 ft	10 ft

(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
Martin County, FL

Sunshine State Carnation Compatibility 

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 Residential future land use designation, based upon compatibility with the surrounding area and compliance with Comprehensive Plan Policies.
- ✓ The proposed density allows a maximum of 5 upa. However, the densities denoted on the FLUM reflect the maximum gross residential density permitted on the land. The maximum density is not guaranteed by right.

Traffic Engineer Report

- ✓ Staff finds that SE Gomez Avenue is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips. (4-lane not required)

Sunshine State Carnation
Martin County, FL

Sunshine State Carnation Q & A 

Thank you. Questions?

Sunshine State Carnation
Martin County, FL
