



Agenda Item Summary

File ID: 20-0926

NPH-3

Meeting Date: 8/6/2020

PLACEMENT: New Business

TITLE:

SUNSHINE STATE CARNATIONS REZONING (QUASI-JUDICIAL)

EXECUTIVE SUMMARY:

Application for re-zoning from R-2B and R-2 (Single-Family Residential District) to RS-5, (Low Density Residential District), or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-26, Sunshine State Carnations FLUM.

Requested by: Daniel Sorrow, Cotleur & Hearing

Presented by: Maria Jose, Planner, Growth Management Department

PREPARED BY: Joan Seaman, Administrative Specialist II

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Sunshine State Carnations REZONING

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A. Application Information

Report Issuance Date: May 4, 2020

Applicant: Sunshine State Carnations, Inc.

Agent: Cotleur & Hearing
Dan Sorrow, AICP
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Planner: Maria Jose, M.S., Planner
Growth Management Director: Paul Schilling

Request Number: CPA 19-26

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	8/6/2020	
Board of County Commission Adoption:		

B. Project description and analysis

This application is a request for a zoning district change on a parcel from R-2B and R-2, (Single-Family Residential District) to RS-5, Low Density Residential District, on 19.44 acres located at 9450 SE Gomez Avenue in Hobe Sound. The application was submitted concurrently with a Future Land Use Map (FLUM) change from Residential Estate Density (2 units per acre) to Low Density Residential.

Staff recommendation:

Staff recommends approval of the zoning district change from R-2B and R-2 to RS-5. The decision on the appropriate zoning depends on the final decision for the future land use designations on the property. The proposed zoning district, RS-5, implements the Low Density Residential future land use designation proposed for the subject site. However, there are other zoning districts that can be considered that also implement Low Density Residential future land use. The Board may also consider retaining the existing zoning districts to implement the Low Density Residential future land use designation. Please see below:

Cat.	Zoning District	District Purpose
A	RS-5 (Low Density Residential District)	The RS-5 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.
A	RS-3 (Low Density Residential District)	The RS-3 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.
A	RS-4 (Low Density Residential District)	The RS-4 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.
A	RM-3 (Low Density Residential District)	The RM-3 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.
A	RM-4 (Low Density Residential District)	The RM-4 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.
A	RM-5 (Low Density Residential District)	The RM-5 district is intended to implement the policies of the CGMP for lands designated Low Density on the Future Land Use Map of the CGMP.

Difference Between Category “A” and Category “B” Zoning Districts

The existing zoning districts, R-2B and R-2, on the subject property are Category “B” zoning districts. The Category "A" districts are specifically designed to implement the Comprehensive Growth Management Plan (CGMP). The Category B zoning districts were originally adopted in 1967 and have been modified to be consistent with the CGMP. If there is any conflict with the Category B zoning districts and the CGMP, the CGMP will control. The Category B zoning districts shall only be applied to areas where the pattern of development had already been established prior to the April 1, 1982 (the date of adoption of the first Comprehensive Plan). This means the two existing zoning districts may be left unchanged on the subject property and used with the proposed future land use designation. The Category "A" districts are specifically designed to implement the Comprehensive Growth Management Plan (CGMP).

Difference Between the RS and RM districts

The RS-3, 4 and 5 districts and the existing zoning districts permit single family residential units with a variety of lot sizes. The districts RM-3, 4 and 5 permit multiple family residential units and zero lot line single family residential units. The numbers are included in the district title to represent the maximum residential density that each district allows. For example, RS-5 allows a maximum of 5 residential units per acre, RM-3 allows a maximum of 3 residential units per acre, and so forth. The key difference between RS and RM districts is that RM districts allow multifamily as a permitted use.

Permitted Uses:

The existing zoning districts, R-2B and R-2, are Category B zoning districts and the permitted uses are listed in Table 3.11.3 of the LDR. See Attachment 1, Permitted Uses - Category “B” Districts to view the permitted uses allowed by the current zoning, R-2 and R-2B.

Below is an excerpt from Article 3 of the LDR, showing the permitted use schedule for the proposed zoning district, RS-5, as well as other possible zoning districts that can be considered. The "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 and the Land Development Regulations.

**TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USE CATEGORY	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 10	R M 3	R M 4	R M 5	R M 6	R M 8	R M 10	M H P	M H S
<i>Residential Uses</i>																		
Accessory dwelling units																		
Apartment hotels																		
Mobile homes																	P	P
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings											P	P	P	P	P	P		
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Single-family detached dwellings, if established prior to the effective date of this ordinance																	P	P
Townhouse dwellings											P	P	P	P	P	P		
Duplex dwellings											P	P	P	P	P	P		
Zero lot line single-family dwellings										P	P	P	P	P	P	P		
<i>Agricultural Uses</i>																		
Agricultural processing, indoor																		
Agricultural processing, outdoor																		
Agricultural veterinary medical services	P																	
Aquaculture																		
Crop farms	P																	
Dairies																		

USE CATEGORY	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 10	R M 3	R M 4	R M 5	R M 6	R M 8	R M 10	M H P	M H S
Exotic wildlife sanctuaries	P																	
Farmer's markets																		
Feed lots																		
Fishing and hunting camps																		
Orchards and groves	P																	
Plant nurseries and landscape services	P																	
Ranches																		
Silviculture	P																	
Stables, commercial	P																	
Storage of agricultural equipment, supplies and produce																		
Wildlife rehabilitation facilities																		
<i>Public and Institutional Uses</i>																		
Administrative services, not-for- profit																		
Cemeteries, crematory operations and columbaria																		
Community centers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional facilities																		
Cultural or civic uses																		
Dredge spoil facilities																		
Educational institutions		P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical generating plants																		
Fairgrounds																		
Halfway houses																		
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance																		
Hospitals																		
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Neighborhood boat launches		P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 10	R M 3	R M 4	R M 5	R M 6	R M 8	R M 10	M H P	M H S
Nonsecure residential drug and alcohol rehabilitation and treatment facilities																		
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance																		
Places of worship	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Post offices																		
Protective and emergency services	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public libraries			P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance																		
Recycling drop-off centers	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Residential care facilities											P	P	P	P	P	P		
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance																		
Solar energy facilities (solar farms)																		
Solid waste disposal areas																		
Utilities	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Commercial and Business Uses</i>																		
Adult business																		
Bed and breakfast inns	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		
Business and professional offices																		
Campgrounds																		
Commercial amusements, indoor																		
Commercial amusements, outdoor																		
Commercial day care	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 10	R M 3	R M 4	R M 5	R M 6	R M 8	R M 10	M H P	M H S
Construction industry trades																		
Construction sales and services																		
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial institutions																		
Flea markets																		
Funeral homes																		
General retail sales and services																		
Golf courses	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Golf driving ranges																		
Hotels and motels																		
Kennels, commercial																		
Limited retail sales and services																		
Marinas, commercial																		
Marine education and research																		
Medical services																		
Parking lots and garages																		
Recreational vehicle parks																		
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance																	P	P
Residential storage facilities																		
Restaurants, convenience, with drive through facilities																		
Restaurants, convenience without drive through facilities																		
Restaurants, general																		
Shooting ranges, indoor																		
Shooting ranges, outdoor																		
Sporting clay course																		
Trades and skilled services																		
Vehicular sales and service																		

USE CATEGORY	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R 3	R S 4	R S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
Vehicular service and maintenance																		
Veterinary medical services																		
Wholesale trades and services																		
<i>Transportation, Communication and Utilities Uses</i>																		
Airstrips	P																	
Airports, general aviation																		
<i>Industrial Uses</i>																		
Composting, where such use was approved or lawfully established prior to March 1, 2003																		
Extensive impact industries																		
Limited impact industries																		
Mining																		
Salvage yards																		
Yard trash processing																		
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002																		

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1045, pt. 1, 1-9-2018; Ord. No. 1067, pt. 2, 5-22-2018; Ord. No. 1074, pt. 3, 7-24-2018)

Analysis comparing permitted uses:

It can be noted that the RM zoning districts permit the use of multifamily dwellings, town house dwellings, duplex dwellings and zero lot line single family dwellings. However, the RS zoning districts do not permit such uses, neither do the current zoning districts the subject site has. The residential uses that the current zoning and the RS zoning districts permit are single family detached dwellings and modular homes only.

Development standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division. Please see excerpt below:

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—
A	RE-1A	1 ac.	150	1.00	—	—	30	50	—
A	RE-½A	21,780	100	2.00	—	—	30	50	—
A	RS-3	15,000	60	3.00	—	—	30	50	—
A	RS-BR3	10,000	75	3.00	—	30	35	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—
A	RM-5	8,500(h)	60(h)	5.00	—	—	40	50	—
B	HR-1	10,000	100	(a)	—	—	35	30	—
B	HR-1A	12,000	100	(a)	—	—	35	30	—
B	R-1	15,000	100	(a)	—	25	30/3	50	—
B	R-1A	10,000	85	(a)	—	25	30/3	30	(d)
B	R-1B	8,200	75	(a)	—	—	35	30	—
B	R1-C	15,000	100	(a)	—	25	25/2	50	—
B	R-2	7,500	60	(a)	—	35	30/3	30	—
B	R-2B	7,500	60	(a)	—	35	30/3	30	—
B	R-2C	5,000	50	(a)	—	—	35	30	—
B	R-2T	7,500	60	(a)	—	35	30/3	30	—

NOTES:

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.
- (b) In the RT district:
 - (1) Mobile home subdivisions shall be surrounded by a landscaped buffer strip at least 25 feet in depth on all sides. Buffers shall be unoccupied, except for underground utilities, canals, ditches, landscaping and entrance ornamentation.
 - (2) A minimum of five percent of the gross land area shall be required for recreation area.
 - (3) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.

- (c) In the TP district:
- (1) A minimum of five percent of the gross land area shall be required for recreation area.
 - (2) Fences and walls located on or within five feet of lot lines shall not exceed a height of six feet, except such fences or walls shall not exceed three feet six inches when located in a required front yard.
- (d) In the R-1A district, waterfront lots shall have a minimum of width of 60 feet along the street frontage and 100 feet in width along the waterway.
- (e) In the MH-P district, each mobile home shall have a site area of at least 5,500 square feet.
- (f) Each mobile home subdivision shall have a site area of at least ten acres.
- (g) The maximum density for the RM-10 district is 15 units per acre for sites meeting the affordable housing criteria set forth in Section 4.4.M.1.e.(5) of the Comprehensive Growth Management Plan.
- (h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.
- (i) In the RT and MH-S districts, single-family detached dwellings (site-built dwellings) shall also comply with the provisions of Section 3.98.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 937, pt. 1, 8-6-2013)

**TABLE 3.12.2.
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RE-½A	25	25	25	25	15	15	15	15	15	15	15	15
A	RS-3	25	25	25	25	10	10	10	10	10	10	10	10
A	RS-4	25	25	25	25	10	10	10	10	10	10	10	10
A	RS-5	25	25	25	25	10	10	10	10	10	10	10	10
A	RM-3	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-4	25	25	25	25	10	20	30	40	10	10	20	30
A	RM-5	25	25	25	25	10	20	30	40	10	10	20	30
B	HR-1	35(d)	35(d)	35(d)	35(d)	25(d)	25(d)	25(d)	25(d)	15(a)	15(a)	15(a)	15(a)
B	HR-1A	35	35	35	35	25	25	25	25	15(a)	15(a)	15(a)	15(a)
B	R-1	20(e)	20(e)	20(e)	20(e)	6(e)	8(e)	10(e)	10(e)	6	8	10	10
B	R-1A	20	20	20	20	6	8	10	10	6	8	10	10
B	R-1B	30(f)	30(f)	30(f)	30(f)	6(f)	6(f)	6(f)	6(f)	10(d)	10(d)	10(d)	10(d)
B	R1-C	30	30	—	—	20	20	—	—	10	10	—	—
B	R-2	20	20	20	—	6	8	10	—	6	8	10	—

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
B	R-2B	20	20	20	—	6	8	10	—	6	8	10	—
B	R-2C	20	20	20	20	6	8	10	10	6	8	10	10
B	R-2T	20	20	20	20	6	8	10	10	6	8	10	10

Analysis of Development Standards:

As shown in Table 3.12.2, all the RS zoning districts, including the proposed RS-5, all have the same setback requirements. The RM zoning districts have setbacks that are slightly different. Compared to these setbacks, the current zoning districts, R-2 and R-2B, have lower setbacks.

As shown in Table 3.12.1, all the RS and RM zoning districts have the same open space requirement, at 50 percent. Whereas the minimum open space requirement of the current zoning districts is lower, at 30 percent.

Regarding maximum height, the RS zoning districts, including the proposed RS-5 and the current zoning districts all are limited at 30 feet for height. Whereas the RM zoning districts allow a maximum height of 40 feet.

Please see the table below made with the information extracted from Table 3.12.1 regarding the current, proposed and possible zoning districts. It can be noted that the minimum lot area required is 7,500 sq. ft. for the current and the proposed zoning districts. The rest of the zoning districts require a larger lot area. Additionally, the maximum residential density allowed varies according to each zoning district. The current zoning is allowed one single-family residential dwelling per lawfully established lot. Whereas, the proposed zoning RS-5, allows a maximum of 5 residential units per acre. However, it is important to note that there is a minimum lot area of 7,500 sq. ft. required for RS-5.

Cat.	Possible Zoning Districts	Minimum Lot Area Required (sq. ft.)	Dwelling Types	Maximum Residential Density (upa)
B	R-2B (Current zoning)	7,500	Single Family	(a)
B	R-2 (Current zoning)	7,500	Single Family	(a)
A	RS-5 (Proposed)	7,500	Single Family	5
A	RS-3	15,000	Single Family	3
A	RS-4	10,000	Single Family	4
A	RM-3	15,000 (h)	Multi Family	3
A	RM-4	10,000(h)	Multi Family	4
A	RM-5	8,500(h)	Multi Family	5

- (a) Maximum residential density shall be one single-family residential dwelling unit per lawfully established lot.
- (h) The minimum lot area and minimum lot width requirements shall not apply to zero lot line, townhouse or multifamily developments on lots created after March 29, 2002.

Analysis of Neighboring Land

Please see the analysis below regarding the subdivisions surrounding the subject site:

North of the subject site, Royal Street:

Total lots 22.

Overall area of subdivision is 9.87 acres with a gross density of 2.23 units per acre.

- a) The lots are all approximately 14,724.9 sq. ft., except for 2 lots being 17,859.6 sq. ft.
- b) Zoning is R-2B. The zoning on the 2 larger lots (17,859 sq. ft.) is R-2
- c) Minimum lot area required by R-2B and R-2 zoning is 7,500 sq. ft.

South of the parcel, Woodmere street:

Total lots 16.

Overall area of subdivision is 17 acres with a gross density of 0.94 units per acre.

- a) Most lots are larger than 1 acre or 43,560 sq. ft. However, 2 sites appear to have done a lot split, creating houses on smaller lots, where one is 13,068 sq. ft. and the other is 11,325.6 sq. ft.
- b) Zoning is R-2B
- c) Minimum lot area required by R-2B zoning is 7,500 sq. ft.

East of the parcel, Sabal Street:

Total lots 22.

Overall area of subdivision is 9 acres with a gross density of 2.44 units per acre.

- a) Most lots are 13,068 sq. ft., with 2 being 16,117 sq. ft. and another 2 being 31,798 sq. ft. and 27,878 sq. ft.
- b) Zoning is HR-1
- c) Minimum lot area required by HR-1 zoning is 10,000 sq. ft.

Please see table below made from the information above:

Subdivision	Zoning	Minimum Lot Area Required	Current gross density
Royal St.	R-2B and R-2	7,500 sq. ft.	2.23
Woodmere St.	R-2B	7,500 sq. ft.	0.94
Sabal St.	HR-1	10,000 sq. ft.	2.44

The areas surrounding the subject site are subdivisions that contain single family dwellings. The subdivisions north and south of the subject site have the same zoning as the subject site. These zoning districts and the proposed RS-5 zoning district all have the same minimum lot size which is 7,500 sq. ft. The subdivision located east of the subject site has the HR-1 zoning district. HR-1 requires a minimum lot size of 10,000 sq. ft.

With the current zoning, houses can be built on lots that are as small as 7,500 sq. ft. The same applies to the subdivisions north (Royal Street) and south (Woodmere Street) because they are also zoned R-2B. However, the existing lots in the surrounding subdivisions range in size from 11,000 square feet to over an acre, even though the minimum lot size is only 7,500 sq. ft.

However, it can be noted that lot splits can be done to create lots that are smaller. For example, a majority of the lots on Woodmere Street are larger than 1 acre (1 acre = 43,560 sq. ft.) but two sites appear to have done lot splits. The same can be done for other lots in the surrounding subdivisions. For

example, a lot that is 15,000 sq. ft. can be split into two, creating two lots that meet the minimum lot size for the existing zoning districts.

Additionally, it can be noted that gross density depends on factors such as overall area of the subdivision and the number of lots/ units created. Therefore, even though the concurrent FLUM change to Low Density Residential allows up to 5 units per acre, the gross density of the subject site may be lower due to factors such as the required minimum lot size dictated by the zoning district standards.

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:
 - a. ***Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,***

Please see the staff report for CPA 19-26, Sunshine State Carnations FLUM Amendment. The report discusses compatibility with the Martin County CGMP and recommends Low Density Residential future land use designation. RS-5, which is the applicant’s request, implements the Low Density Residential future land use. However, there are also other zoning districts that implement the same future land use, which has been incorporated into this staff report.

- b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,*

The requested RS-5 zoning district implements the proposed Low Density Residential future land use pursuant to the requirements and standards of the LDR. Any site plan proposed on the 19.44 acres must comply with all applicable land development regulations.

- c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,*

The RS-5 zoning district has the same minimum lot size as the surrounding zoning districts and requires more open space than the surrounding subdivisions. RS-5 allows permitted uses such as single-family detached dwellings like those in the surrounding subdivisions. The subject site is surrounded by subdivisions that will be compatible to the proposed zoning district. The Board may also consider retaining the existing zoning districts.

- d. Whether and to what extent there are documented changed conditions in the area; and,*

The growth in the area, particularly the surrounding uses, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics. There have been some zoning changes in the area. See Figure 1, which shows all the past zoning resolutions in the area nearby the subject parcel.

1. **Resolution 15-12.5:** Zoning amendment, where property was changed from PUD-R to RE-1/2A.
2. **Resolution 04-10.14:** Zoning amendment, where property was changed from R-3A to RM-6.
3. **Resolution 04-10.15:** Zoning amendment, where property was changed from R-3A to COR-2.



Figure 1, where the subject site is in blue and parcels marked white had rezonings.

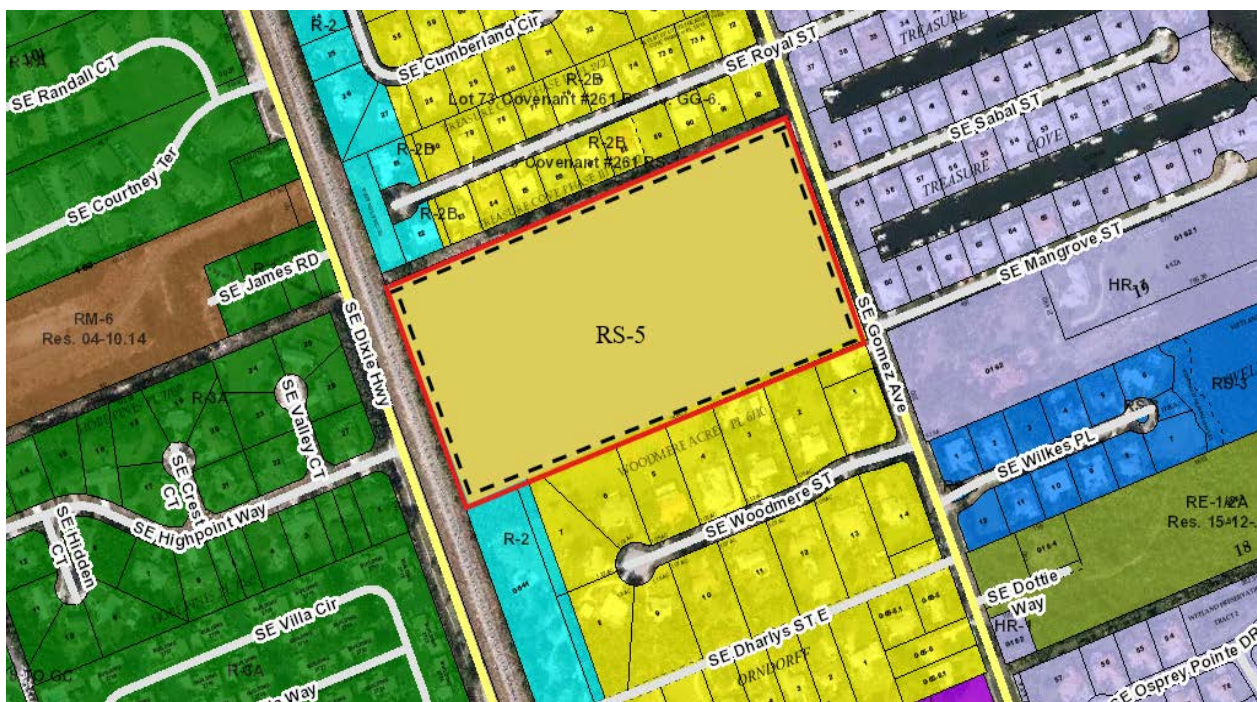
- e. *Whether and to what extent the proposed amendment would result in demands on public facilities; and,*

The property is located in the Primary Urban Service District (PUSD) and all required public facilities and services are in place to support future development in accordance with the RS-5 zoning district.

- f. *Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,*

The change in future land use is in direct response to the pattern of growth and the investment in public facilities and services that has occurred since the CGMP was adopted. The proposed request will conserve and enhance the value of existing developments and will support a reasonable mix of land uses in the area, while using the county's resources efficiently and economically.

Please refer to Figure 2 below, which shows the proposed zoning atlas.



review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Maria Jose	288-5930	Pending
G	Development Review	Maria Jose	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Maria Jose	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: Approximately ±19.44 acres, located at 9450 SE Gomez Avenue in Hobe Sound.

Existing zoning:	R-2B and R-2
Future land use:	Residential Estate Density (2 units per acre)
Commission district:	District 3
Community redevelopment area:	N/A
Municipal service taxing unit:	District 3 Municipal Service Taxing Unit
Planning area:	Mid County

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved issues:

Item #1:

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report. Should the proposed change to the Future Land Use Map be adopted, the proposed RS-5 zoning district would correctly implement the respective Low Density Residential Future Land Use designation.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved issues:

No site plan has been proposed. See Section F. above.

Additional Information:

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area

of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

See above statement.

I. Determination of compliance with the property management requirements – Engineering Department

See above statement.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

See above statement.

K. Determination of compliance with transportation requirements - Engineering Department

See above statement.

L. Determination of compliance with county surveyor - Engineering Department

See above statement.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

See above statement.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See above statement.

O. Determination of compliance with utilities requirements - Utilities Department

See above statement.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See above statement.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

See above statement.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See above statement

S. Determination of compliance with legal requirements - County Attorney's Office

Review is ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable.

X. General application information

Applicant and Property Owner: Sunshine State Carnations, Inc.

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code

MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. *Figures/Attachments*

Figures within the report:

Figure 1, Past Zoning Resolutions

Figure 2, Proposed Zoning Map

Attachment 1, Permitted Uses -Category “B” Districts

**TABLE 3.11.3
PERMITTED USES - CATEGORY "B" DISTRICTS**

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
<i>Residential Uses</i>														
Accessory dwelling units														
Apartment hotels														
Mobile homes										P	P			
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings														
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-family detached dwellings, if established prior to the effective date of this ordinance														
Townhouse dwellings														
Duplex dwellings														
Zero lot line single-family dwellings														
<i>Agricultural Uses</i>														
Agricultural processing, indoor														
Agricultural processing, outdoor														
Agricultural veterinary medical services														
Aquaculture														

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Crop farms															
Dairies															
Exotic wildlife sanctuaries															
Farmer's markets															
Feed lots															
Fishing and hunting camps															
Orchards and groves															
Plant nurseries and landscape services															
Ranches															
Silviculture															
Stables, commercial															
Storage of agricultural equipment, supplies and produce															
Wildlife rehabilitation facilities															
<i>Public and Institutional Uses</i>															
Administrative services, not-for-profit															
Cemeteries, crematory operations and columbaria															
Community centers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional facilities															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Cultural or civic uses															
Dredge spoil facilities															
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical generating plants															
Fairgrounds															
Halfway houses															
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance															
Hospitals															
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Neighborhood boat launches															
Nonsecure residential drug and alcohol rehabilitation and treatment facilities															
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance															
Places of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post offices															
Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance															
Recycling drop-off centers															
Residential care facilities															
Solid waste disposal areas															
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Commercial and Business Uses</i>															
Adult business															
Bed and breakfast inns	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Business and professional offices															
Campgrounds															
Commercial amusements, indoor															
Commercial amusements, outdoor															
Commercial day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction industry trades															
Construction sales and services															
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Financial institutions															
Flea markets															
Funeral homes															
General retail sales and services															
Golf courses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Golf driving ranges															
Hotels and motels															
Kennels, commercial															
Limited retail sales and services															
Marinas, commercial															
Marine education and research															
Medical services															
Parking lots and garages															
Recreational vehicle parks															
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance												P			
Residential storage facilities															
Restaurants, convenience, with drive through facilities															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2 B	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Restaurants, convenience without drive through facilities															
Restaurants, general															
Shooting ranges, indoor															
Shooting ranges, outdoor															
Trades and skilled services															
Vehicular sales and service															
Vehicular service and maintenance															
Veterinary medical services															
Wholesale trades and services															
<i>Transportation, Communication and Utilities Uses</i>															
Airstrips															
Airports, general aviation															
<i>Industrial Uses</i>															
Composting, where such use was approved or lawfully established prior to March 1, 2003															
Extensive impact industries															
Limited impact industries															
Mining															

USE CATEGORY	H R 1	H R 1 A	R 1	R 1 A	R 1 B	R 1 C	R 2	R 2 B	R 2 C	R 2 T	R T	T P	E	E 1	W E 1
Salvage yards															
Yard trash processing															
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002															

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005;
Ord. No. 809, pt. 1, 9-9-2008)



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: Sunshine State Carnations

Brief Project Description:

To rezone the project parcel from R-2 and R-2B to RS-5.

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

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

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

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

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Sunshine State Carnations, INC

Company Representative: Peter Nissen

Address: 11863 Lake Shore Place

City: North Palm Beach, **State:** FL **Zip:** 33408

Phone: 772-263-2431 **Email:** pbnissen@comcast.net

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as Owner.

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Coteleur & HearingCompany Representative: Daniel SorrowAddress: 1934 Commerce Lane, Suite 1City: Jupiter, State: FL Zip: 33458Phone: 561-747-6336 Email: dsorrow@coteleur-hearing.com**Contract Purchaser (Name or Company):** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent.

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent.

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Stephen J Brown Inc.Company Representative: Stephen BrownAddress: 619 E 5th StCity: Stuart, State: FL Zip: 34994Phone: 772-288-7176 Email: _____**Civil Engineer (Name or Company):** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** OERPCompany Representative: Susan O'RourkeAddress: 969 SE Federal Highway, Suite 402City: Stuart, State: FL Zip: 34994Phone: 561-350-8738 Email: seorourke@comcast.net**Architect (Name or Company):** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Nason Yeager Gerson White and Lioce PACompany Representative: Nathan NasonAddress: 3001 PGA Blvd, Suite 305City: Palm Beach Gardens, State: FL Zip: 33410Phone: 561-686-3307 Email: nnason@nasonyeager.com**Environmental Planner (Name or Company):** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, 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.

E. 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

8.8.19
Date

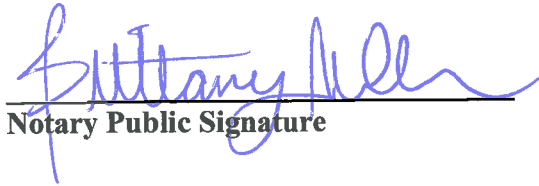
DANIEL T. SORROW
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

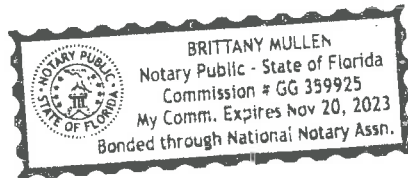
I hereby certify that the foregoing instrument was acknowledged before me this 8th day of August, 20 19, by Daniel Sorrow.

He or She ✓ is personally known to me or has produced as identification.


Notary Public Signature

Brittany Mullen
Printed name

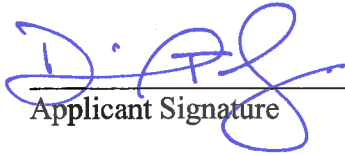
STATE OF: Florida at-large





Martin County Development Review
Digital Submittal Affidavit

I, DANIEL T. SORROW, attest that the electronic version included for the project SUNSHINE STATE CARNATION 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.


Applicant Signature

8.8.19
Date

Sunshine State Carnations

Zoning Change Application Narrative

August 2, 2019

Introduction

On behalf of Sunshine State Carnations, please accept this as the narrative for the zoning change application of the Sunshine State Carnations project within Martin County. The property, located at 9450 SE Gomez Avenue in Hobe Sound, is approximately 19.51 acres and is made of two parcels; an 18.87-acre site with Parcel Control Number 34-38-42-000-063-00000-9 and a 0.64-acre site with Parcel Control Number 34-38-2-000-063-00010-7.

The zoning change application proposes a change from the existing R-2 and R-2B zoning to RS-5 in order to allow for greater density on-site while still maintaining low density residential district framework and design guidelines. This will ensure that despite the increase in allowable density, the project site would remain compatible with surrounding residential developments. This zoning change will be done concurrently with a Comprehensive Plan Amendment to change the existing *Estate Density* future land use designation to *Low Density Residential* to allow up to five (5) units per acre.

Location

This property is located at 9450 SE Gomez Avenue in Hobe Sound, east of SE Dixie Highway, south of SE Osprey Street, and north of SE Bridge Road.

History

The site is currently vacant and has been previously used as a nursery for landscaping.

Residential Density Calculation

With the rezoning from R-2 and R-2B to RS-5, the maximum allowable density would increase from two (2) units per acre to five (5) units per acre. Currently, with the existing zoning and with a size of 19.51 acres, the site could support up to 38 units. This would increase to 95 units under the proposed zoning.

Land Use and Zoning

The following tables depict the project site's existing and proposed land use and zoning, as well as the existing surrounding land uses and zoning.

EXISTING USE	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
Vacant	Estate Density	Low Density Residential	R-2 and R-2B	RS-5

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Residential	Low Density Residential	R-2B
SOUTH	Residential	Low Density Residential	R-2B
WEST	Residential	Medium Density	R-3A and RM-6
EAST	Residential	Estate Density	HR-1

Environment

The project site is currently a vacant parcel surrounded by predominantly residential developments. This zoning change would allow for a denser infill residential development on underutilized, previously agricultural land. An RS-5 zoning designation would promote sustainable and smart growth to support the growing population within Martin County. Encouraging this denser infill development would take advantage of the existing public services and infrastructure. This is an ideal location to increase residential development in the County without creating sprawl and expanding services into greenfields.

Adequate Public Facilities

The project site is located within the Primary Urban Service District and would therefore be adequately serviced by waste management, cable, internet, water, sewer, and other essential public services. The increased proposed density would not adversely affect the efficiency and economics of these services. Any future development onsite would take advantage of the existing services provided to surrounding residential developments.

Landscape and Irrigation

Landscaping and irrigation standards for any future developments within this project site will abide by the Martin County Land Development Regulations, Site Development Standards, Division 15. – Landscaping, Buffering and Tree Protection.

We look forward to working with Martin County on this project. Please contact me with any questions.

Sincerely,



Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.747.6336 Office

July 22, 2019

Mr. Paul Schilling Senior Planner Martin County
2401 SE Monterey Road, Stuart, FL 34996

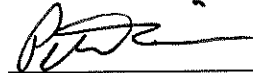
Subject: Consent of Owner
Sunshine State Carnations

Dear Mr. Schilling,

Please be advised the undersigned, **Sunshine State Carnations Inc**, is the owner of subject parcel of approximately 18.87 acres of land located at 9450 SE Gomez Avenue. The undersigned does hereby consent to the filing of an application for a Comprehensive Plan Amendment and Rezoning application with the Growth Management Department of Martin County, Florida and does authorize Coteleur & Hearing as the representative and agent on behalf of the undersigned in connection with such filing to sign the following:

1. Application, affidavits, and other legal documents regarding the Comprehensive Plan Amendment.
2. Application, affidavits, and other legal documents regarding the Rezoning Application.

For:



Signatory Authority President

7-25-19

Date

Peter Nissen

Printed Name

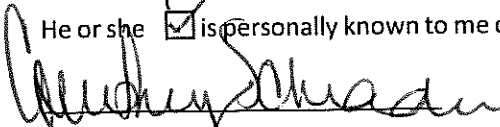
NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 25th day of July, 20 19, by Peter Nissen.

He or she ☒ is personally known to me or ☐ has produced _____ as identification.

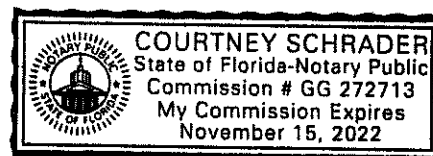


Notary public signature

Courtney Schrader

Printed Name

State of Florida at-large



75835

D. R.
BOOK

47 PAGE 40

This Warranty Deed Made the 5th day of May A. D. 19 60 by
ERLING FOG, a single man,
hereinafter called the grantor, to SUNSHINE STATE CARNATIONS, INC.,

a corporation existing under the laws of the State of Massachusetts, with its permanent postoffice
address at c/o Robert F. White, Attorney, 33 Broad Street, Boston 9, Mass.
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Martin
County, Florida, viz:

Tract 63 of Gomez Grant according to plat
thereof recorded in Plat Book 1, page 80,
public records of Palm Beach County,
Florida (EXCEPTING therefrom the East 200
feet of the North 139.89 feet).



FILED & RECORDED
IN THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLA.
MAY 19 60 8:37
J. C. Smith

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1959.

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

Signed, sealed and delivered in our presence:

Ruby H. Brown
Ruby H. Brown

Erling Fog
Erling Fog

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that, on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Erling Fog, a single man,

to me known to be the person described in and who executed the foregoing instrument and **he** acknowledged
before me that **he** executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of
May, A. D. 19 60.

Ruby H. Brown
Notary Public, State of Florida at Large
My Commission Expires Oct. 21, 1962
Bonded by American Surety Co. of N. Y.

153809

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

Name EVANS CRARY, JR.
HEIMAN AND CRARY, P.A., ATTORNEYS
Address 201 First National Bank Bldg.
STUART, FLORIDA 33494

This Indenture, Made this 11th day of December 19 70, Between

ERLING FOG and ELSE A. FOG, his wife,

of the County of Martin, State of Florida, grantor*, and

SUNSHINE STATE CARNATIONS, INC., a Massachusetts corporation authorized to do business in the State of Florida, whose post office address is P O Box 573, Hobe Sound, Florida, 33455

of the County of Martin, State of Florida, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and 00/100-----

----- (\$10.00) ----- Dollars, 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:

The North 139.89 feet of the East 200 feet of Tract 63, of GOMEZ GRANT (West of Indian River), as recorded in the public records of Dade County, Florida, in Plat Book A, Page 17, a copy of which Plat is recorded in the public records of Palm Beach County, Florida, in Plat Book 1, page 80.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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:

J. B. McLeh
Elizabeth A. Collett

Erling Fog (Seal)
Else A. Fog (Seal)

(Seal)

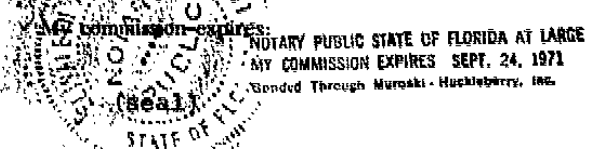
STATE OF FLORIDA
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ERLING FOG and ELSE A. FOG, his wife,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of December 19 70

Elizabeth A. Collett
Notary Public

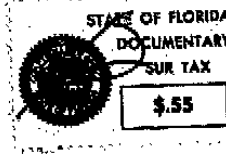
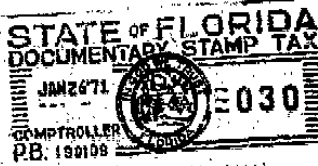


FILED FOR RECORD
MARTIN COUNTY, FLA.

'71 JAN 26 PM 3:30

DOROTHY PIERCE
CLERK OF CIRCUIT COURT
BY *[Signature]* D.C.

MARTIN
COUNTY

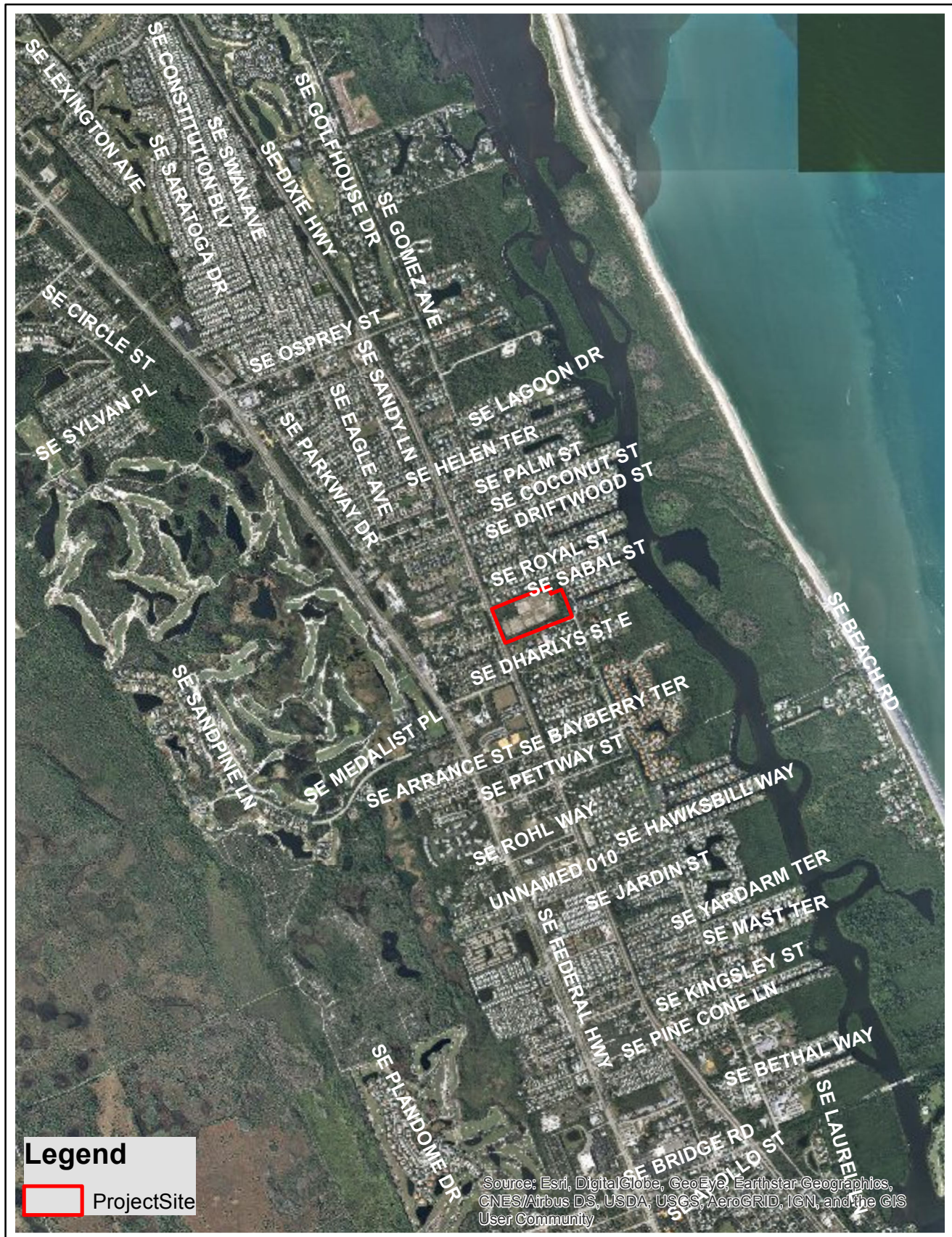


BOOK 324 284

Legal Description

Tract 63 of Gomez Grant according to plat thereof recorded in Plat Book 1, page 80, public records of Palm Beach County, Florida (EXCEPTING therefrom the East 200 feet of the North 139.88 feet); and

The North 139.89 feet of the East 200 feet of Tract 63, of GOMEZ GRANT (West of Indian River), as recorded in the public records of Dade County, Florida, in Plat Book A, Page 17, a copy of which Plat is recorded in the public records of Palm Beach County, Florida, in Plat Book 1, page 80.



Sunshine State Carnations Location Map

0 0.25 0.5 1 Miles

Date: 7/3/2019



Cotleur & Hearing



Sunshine State Carnations Aerial Map

0 0.025 0.05 0.1 Miles

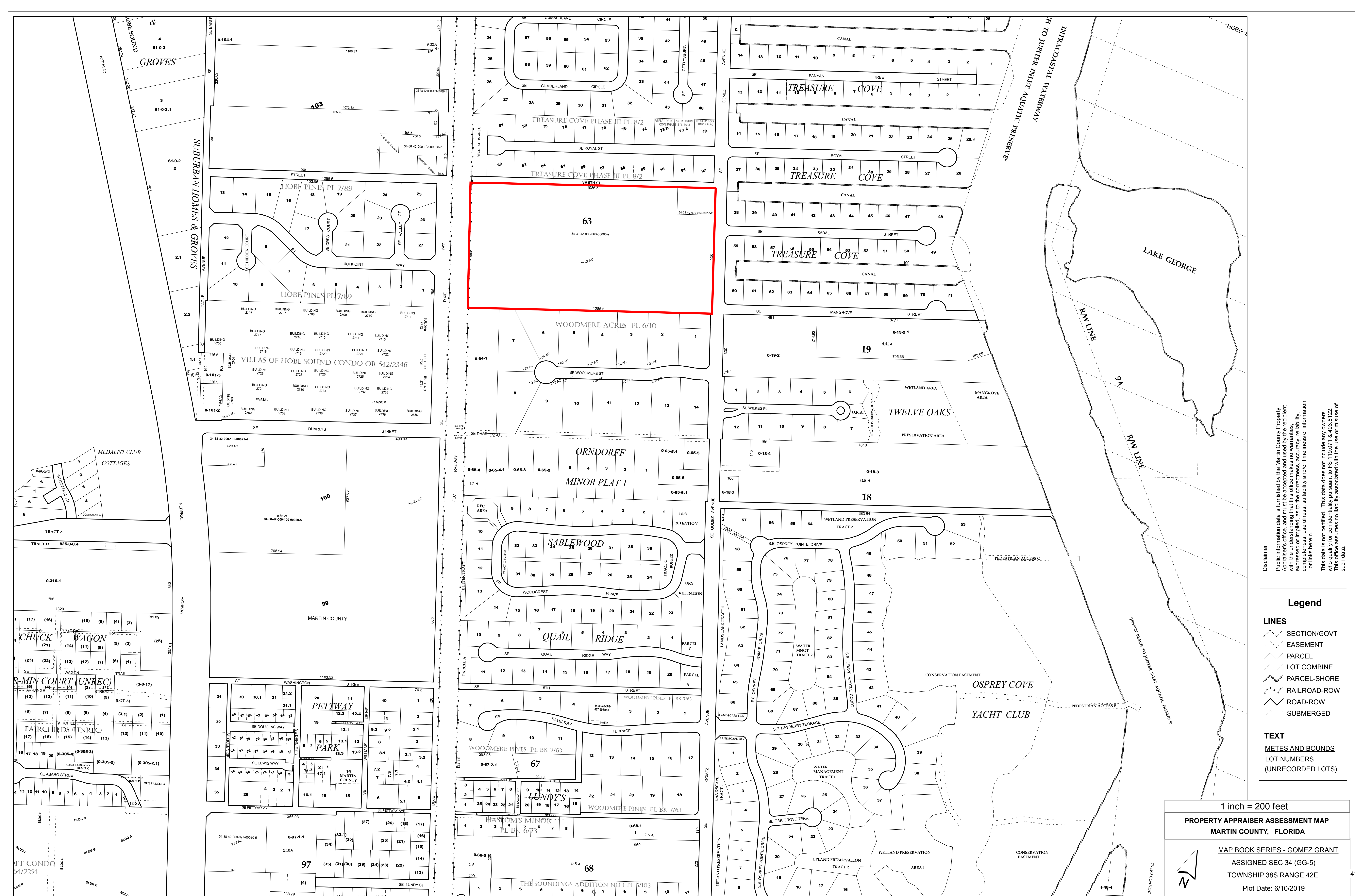
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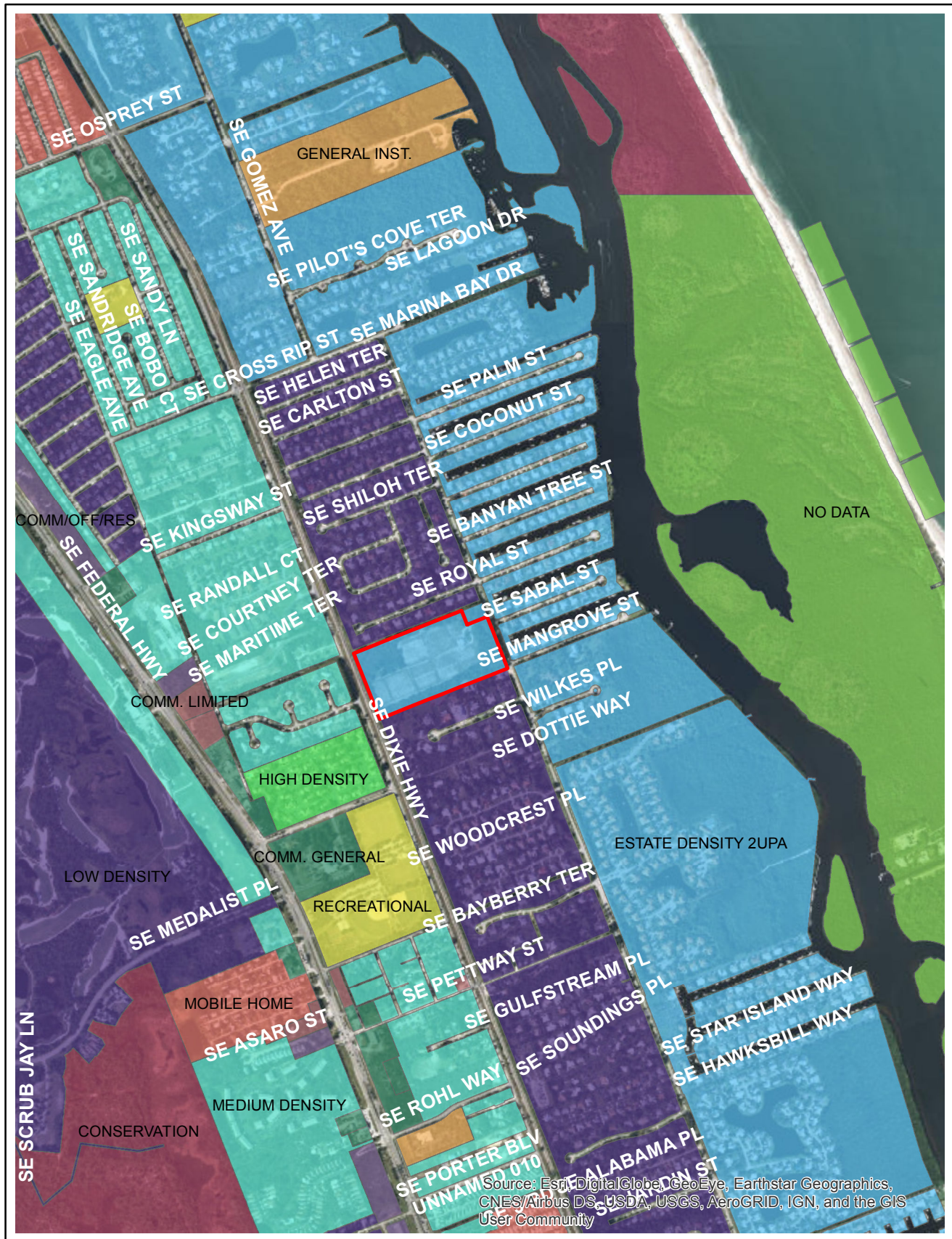
Cotleur &
Hearing

Date: 7/3/2019
Document Path: C:\Users\msanz\Desktop\Carnations\GIS\AerialMap.mxd

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

40





Sunshine State Carnations FLU Map

0 0.125 0.25 0.5 Miles



Cotleur & Hearing

Date: 7/3/2019

Document Path: C:\Users\msanz\Desktop\Carnations\GIS\FLUM.mxd

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

NATHAN E. NASON

E-MAIL ADDRESS:
nnason@nasonyeager.com

DIRECT DIAL:
(561) 471-3505

FAX NUMBER:
(561) 537-7105

August 5, 2019

To Whom It May Concern:

We certify that a search has been made of the Martin County Property Appraiser's data for records regarding a 1000 foot area surrounding the following described parcels of land:

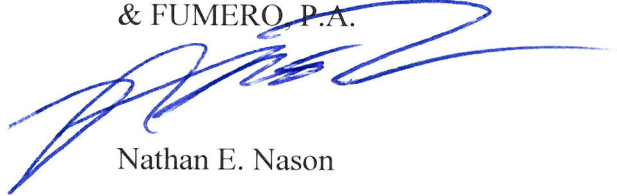
Tract 63 of Gomez Grant according to plat thereof recorded in Plat Book 1, page 80, public records of Palm Beach County, Florida (EXCEPTING therefrom the East 200 feet of the North 139.88 feet); and

The North 139.89 feet of the East 200 feet of Tract 63, of GOMEZ GRANT (West of Indian River), as recorded in the public records of Dade County, Florida, in Plat Book A, Page 17, a copy of which Plat is recorded in the public records of Palm Beach County, Florida, in Plat Book 1, page 80.

The apparent property owners of land surrounding the above-referenced properties in the noted search area, based upon records of Martin County Property Appraiser's office, are attached hereto as Exhibits "A" and "B" and made a part hereof.

Very truly yours,

NASON, YEAGER, GERSON, HARRIS
& FUMERO, P.A.



Nathan E. Nason

Enclosure

\\fs1\docs\07832\07832-23202\799473.docx/sjj



School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: _____
Parcel ID#: _____
Project Name: _____
Former Project Name: _____
Owner/Developer: _____
Contact Name/Number: _____
Total Project Acreage: _____
Year 1 of the Build-Out: _____

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.



Sunshine State Carnations School Radius Map

0 0.5 1 2 Miles

Date: 7/3/2019



Cotleur & Hearing

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Sunshine State Carnations INC	11863 Lake Shore Place North Palm Beach, FL 33408

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Sunshine State Carnations INC	11863 Lake Shore Place North Palm Beach, FL 33408	100%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Sunshine State Carnations INC	11863 Lake Shore Place North Palm Beach, FL 33408	100%

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

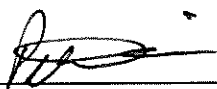
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT


Signature President
Peter Nissen
Print name

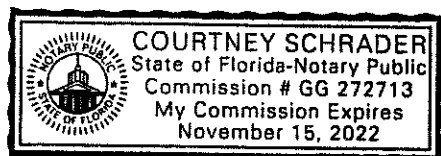
STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 25th day of July 2019, by
Peter Nissen, who is personally known to me or have produced
as identification.


Signature

(Notary Seal)



Notary Public, State of Florida
Print Name: Courtney Schrader
My Commission Expires: 11/15/22

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.



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 3rd, 2020.

Sincerely,

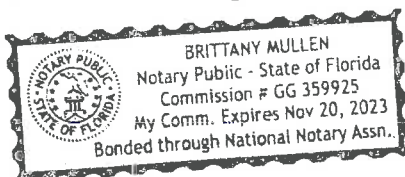
Monica A. Aspacher

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 16th 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





Notifying Surrounding Property Owners

July 15, 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: 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: **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:

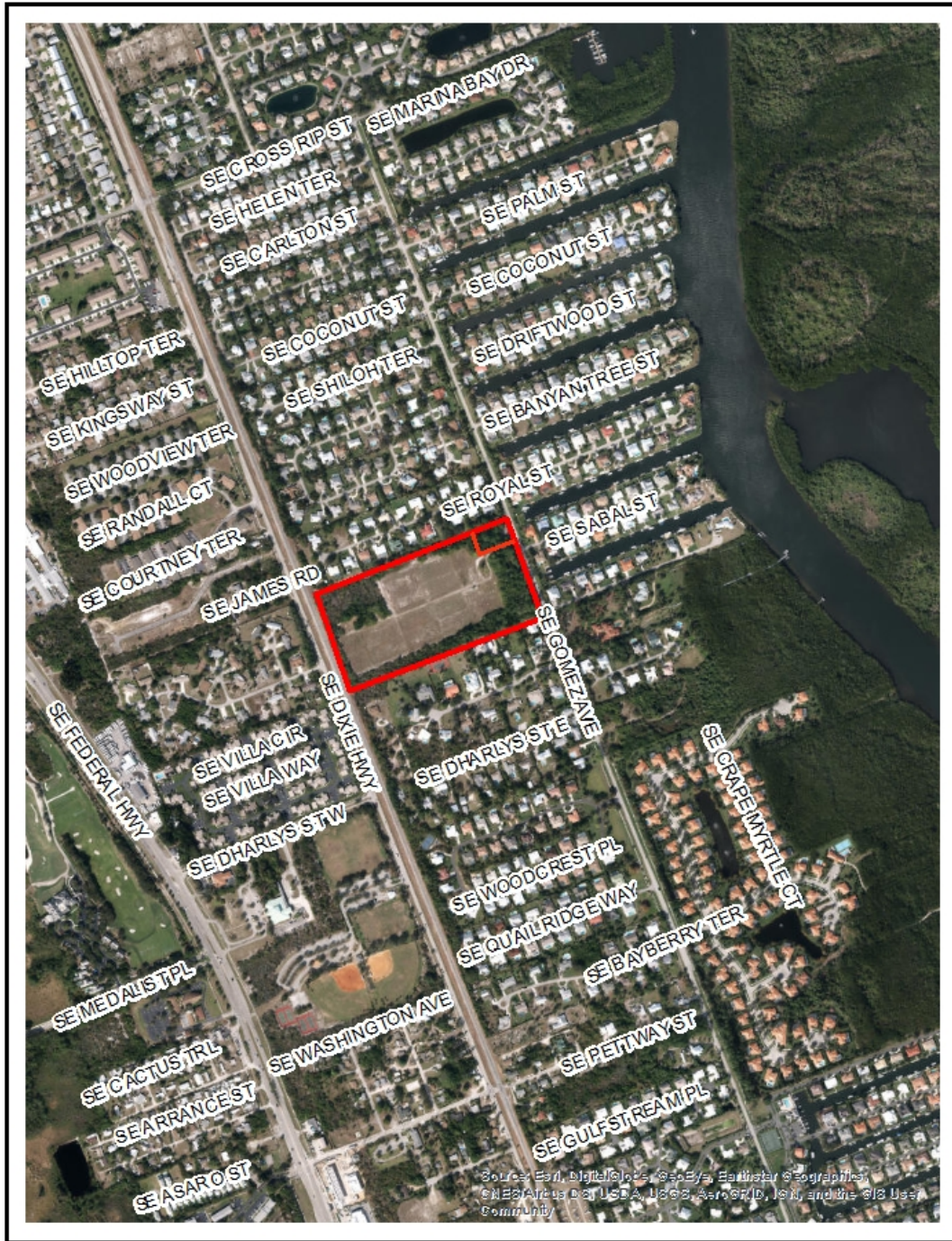
1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates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



N



0 416.5 833 1,666 Feet



Sunshine State Carnation

Location Map
Hobe Sound, FL



**Cotleur &
Hearing**

Ad Number:

GCI0456861-01

Advertiser:

Martin County - Growth Management

Insertion Number:

N/A

Agency:

N/A

Size:

2 Col x 10 in

Section-Page-Zone(s):

A-18-All

Color Type:

N/A

Description:

NOTICE OF PUBLIC HEA

Pandemic upends House campaigns

Even incumbents find running tough

Christal Hayes and Nicholas Wu

USA TODAY

WASHINGTON – Rich McCormick is balancing two different crises.

He spends his nights as an emergency room doctor, intubating patients as his hospital and others across the nation continue to feel the wrath of COVID-19. During the day, he make his pitch to voters in the suburbs of Atlanta, hoping to hold a House seat for Republicans in what has been rated one of the most competitive races in the country.

Republicans are banking on candidates like McCormick to take back the House from Democrats, but a barrage of crises have made the path to victory increasingly difficult.

Only a few months ago, Republicans were bullish on their chances of retaking the House. Sen. Bernie Sanders, a progressive boogeyman that Republicans hoped could help their hand, was leading the Democratic presidential primary race. The economy was expanding, and unemployment rates were falling to all-time lows. And House Democrats were focused on impeachment, leading one

member to bolt to the GOP.

But with less than four months until November, a lot has changed.

The dozen or so seats Republicans need to take the House majority appear to be falling further from their grasp as COVID-19 continues to spread across the globe and a host of polls show President Donald Trump struggling against presumptive Democratic nominee Joe Biden amid a national reckoning with racism and policing.

Republicans have targeted 54 House seats across the country. The districts include about 30 that were won by Trump in 2016 but turned blue in the midterms. Democrats now control 233 seats out of the chamber's 435.

Over the months, crisis after crisis has rattled the country and its politics, forcing political newcomers and incumbents in swing districts to adapt. Challengers are struggling to break out while they campaign via town halls recorded in their homes, and incumbents in swing districts are walking a tightrope on addressing controversies, including Trump's performance.

"It's almost like the perfect storm," said Dennis Goldford, a political science professor at Drake University in Des Moines, Iowa. "The economy, the virus, the police issue all leading up to one very important election."

In early spring, Rep. Cindy Axne, D-Iowa, called around to small businesses in her district eager to hear how they were coping as the pan-



U.S. Rep. Cindy Axne, D-Iowa, hopes to hold her House seat in a race against Republican former Rep. David Young, whom she ousted in 2018.

KELSEY KREMER/DES MOINES REGISTER FILE

demic closed businesses across the country. One shuttered restaurant owner in Des Moines was having trouble getting a loan, so Axne called the head of the state's Small Business Administration. The three worked it out together on the phone.

"I said, 'We're going to solve this right now.' And so that's how you get things done. You don't ever drop the ball for your constituents, especially when we're going through a time like this," Axne told USA TODAY.

Axne was part of the "blue wave" in 2018 that allowed Democrats to take control of the House. She beat Republican incumbent Rep. David Young, who hopes to reclaim the seat in November.

For Axne and other swing-district Democrats fighting to keep their seats, COVID-19 has created an unusual situation. And for freshmen lawmakers, the first re-election battle is often the hardest. The election marks the first time freshmen must defend their records and show they have real staying

power.

But honing in on those constituent connections has been particularly difficult this year with the elimination of traditional in-person campaigning and a bright spotlight on how lawmakers have handled the upheaval gripping the nation.

"It's absolutely shifted so much of my life in this position, from the work and how we conduct work on the official side, to campaigning," Axne said. "It's affecting every single bit of my job as I represent Iowans and as I go out to try and earn their votes this fall."

Axne has tried to appeal to both partisan branches of her constituency. She frequently criticized Iowa's Republican governor, Kim Reynolds, for not declaring a stay-at-home order and has spoken out about COVID-19 outbreaks at meatpacking plants. But she has also put herself at odds with fellow Democrats, voting against a Democratic-led COVID-19 emergency package that she argued would "waste taxpayer dollars."

"This virus issue complicates the landscape for people like Axne," Goldford said. "It basically complicates what is already a complicated re-election bid."

Goldford explained that in times of crisis, typically the country comes together. But the pandemic has led to even more partisan lines being drawn, a problem for those in swing districts where hard-line partisanship doesn't play well.

Politicization is only one of the extra hurdles facing House members. Rep. Cheri Bustos, D-Ill., chairwoman of the Democrats' House campaign arm, noted they have shifted their hiring to focus on digital and virtual outreach.

"I think things are very different now. We have to campaign in a different way. And we have to communicate with people we represent in a different way," she said in an interview.

She noted efforts to mobilize volunteers working from home and mobile director hires sent to campaigns across the country.

"We know this moment that we are living in right now and we're adjusting to it," Bustos said.

Candidates trying to knock out incumbents also face an unprecedented challenge.

The battleground districts of 2020 vary significantly from the last cycle. Democrats won many of the seats considered the most competitive in 2018, so this time, many Democrats are aiming to win seats in redder territory.

But Democrats also are on the defensive in many House districts. Only three congressional districts won by Hillary Clinton in 2016 are represented by Republicans, and 31 districts won by Trump are represented by Democrats.

It's crucial for the GOP to break out in these races.

McCormick, the emergency room doctor running in the Atlanta suburbs, says he has resumed some in-person campaign events and meetings, albeit socially distanced.

"Different people take risks all the time," he said. His campaign was holding events based on the level of comfort people had.

"We really tried to adapt to every situation given each individual. What we've tried to do is also accommodate people in their own environment," he said, whether that meant going to a synagogue and handing out masks before an event, or holding events through Zoom for those uncomfortable with in-person events.

Some Republicans have expressed optimism after a surprise win in California's 25th District in a May special election – the first time the GOP has turned a California district from blue to red in more than 20 years. Rep. Tom Emmer, R-Minn., and chairman of House Republicans' campaign arm, touted the win in an interview and said there were dozens of districts where Republicans appear even better positioned to take back seats.

"After a win in California's 25th District, which is the suburbs of Los Angeles, I would tell you two things: If we can win in the suburbs of Los Angeles, we can and will win everywhere we need to in the fall," he said.

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NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct public hearings on August 6, 2020, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-26, Sunshine State Carnations: A Future Land Use Map change from Residential Estate Density (allowing 2 units per acre) to Low Density Residential (allowing 5 units per acre) on 2 parcels totaling 19.44 acres, located at 9450 SE Gomez Avenue in Hobe Sound.
2. Application for re-zoning from R-2B and R-2 (Single-Family Residential District) to RS-5, (Low Density Residential District) or the most appropriate zoning district on 19.44 acres regarding Comprehensive Plan Amendment 19-26, Sunshine State Carnations.
3. Comprehensive Plan Amendment 19-28, Golden Gate FLUM, a proposal to amend the Future Land Use Map regarding the Golden Gate Community Redevelopment Area (CRA) to change the Medium Density Residential, High Density Residential, and General Commercial future land use designations to CRA Center, CRA Neighborhood, Recreational, and General Institutional future land use designations and to repeal the Golden Gate Mixed-Use Future Land Use Overlay. The Industrial, Recreational and General Institutional future land use designations will be retained.
4. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.267, GOLDEN GATE COMMUNITY REDEVELOPMENT AREA, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING THE ZONING ATLAS TO ASSIGN THE GOLDEN GATE REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meeting will be held in the John F. and Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, 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.

TR-GCI0456861-01 July 17, 2020

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for City of Stuart
Commission Group 3
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- Focus on smart growth solutions that balance preservation and economic opportunity.
- Understand that elected officials work for the residents.
- Listen and build consensus.
- Maintain honest, transparent decision-making.

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