



Martin County, Florida  
Growth Management Department  
COMPREHENSIVE PLANNING DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent Zoning Application

Name or Title of Project:

Sunshine State Carnations

#### Future Land Use Map Amendment:

#### Location of Project and Description of Proposal:

9450 SE Gomez Avenue, Hobe Sound, FL 33475

To change the designated land use from Estate Density to Low Density Residential.

#### Parcel Control Number(s)

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

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

Project within a CRA? ☐ YES/NO ☒ Which One? Select CRA

Size of Project (Acres): 19.51

Current Future Land Use Designation: Estate Density (2UPA)

Current Zoning Designation: R-2 and R-2B

Proposed Future Land Use Designation: Low Density Residential (5UPA)

Proposed Zoning Designation: RS-5

#### Text Amendment

Proposed Elements to Amend:

N/A

**B. APPLICANT INFORMATION**

**Property Owner:** 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

**Agent:** Cotleur & Hearing

Company Representative: Daniel Sorrow

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-747-6336 Email: dsorrow@cotleur-hearing.com

**Contract Purchaser:** Same as Owner.

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner:** Same as Agent.

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Traffic Engineer: :** OERP

Company Representative: Susan O'Rourke

Address: 969 SE Federal Highway, Suite 402

City: Stuart, State: FL Zip: 34994

Phone: 561-350-8738 Email: seorourke@comcast.com

**Attorney: :** Nason Yeager Gerson White and Lioce PA

Company Representative: Nathan Nason

Address: 3001 PGA Blvd, Suite 305

City: Palm Beach Gardens, State: FL Zip: 33410

Phone: 561-686-3307 Email: nnason@nasonyeager.com

**Other Professional: :** Stephen J Brown Inc.

Company Representative: Stephen Brown

Address: 619 E 5th St

City: Stuart, State: FL Zip: 34994

Phone: 772-288-7176 Email: \_\_\_\_\_

C. 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.

Peter Nissen  
Applicant Signature

9/17/19  
Date

Peter Nissen  
Printed Name President

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

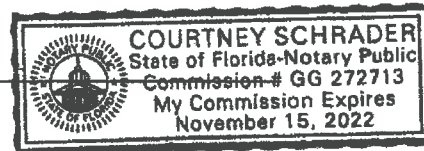
I hereby certify that the foregoing instrument was acknowledged before me this 17th day of September, 2019, by Peter M. Nissen.

He or She X is personally known to me or \_\_\_ has produced identification.

Courtney Schrader  
Notary Public Signature

Courtney Schrader  
printed name

STATE OF: Florida at-large: \_\_\_\_\_



Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit; public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

He/she understands the application must be submitted during the established submission period to: Martin County, Growth Management Department, 2401 SE Monterey Road, Stuart, FL 34996. Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

Peter Nissen  
Signature of Applicant

Peter Nissen  
Printed Name

Applicant Agent:

D. T. Sorrow  
Signature of Agent

DANIEL T. SORROW  
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation

SUNSHINE STATE CARNATIONS, INC.

### Filing Information

**Document Number** P16000067504  
**FEI/EIN Number** 59-0852174  
**Date Filed** 08/09/2016  
**Effective Date** 09/24/1959  
**State** FL  
**Status** ACTIVE

### Principal Address

11863 LAKE SHORE PL.  
N. PALM BEACH, FL 33408

### Mailing Address

11863 LAKE SHORE PL.  
N. PALM BEACH, FL 33408

### Registered Agent Name & Address

NASON, NATHAN E  
3001 PGA BLVD., STE. 305  
PALM BEACH GARDENS, FL 33410

### Officer/Director Detail

#### **Name & Address**

Title President

Nissen, Peter  
11863 LAKE SHORE PL.  
N. PALM BEACH, FL 33408

Title Treasurer and Vice President

Nissen, Eric  
107 North Anchorage Drive  
North Palm Beach, FL 33408

Title Secretary

Nissen, Karen



PO Box 13149  
North Palm Beach, FL 33408

Annual Reports

Report Year	Filed Date
2017	01/26/2017
2018	04/02/2018
2019	03/14/2019

Document Images

<a href="#">03/14/2019 -- ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">04/02/2018 -- ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">01/27/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">01/26/2017 -- ANNUAL REPORT</a>	<a href="#">View Image in PDF format</a>
<a href="#">08/09/2016 -- Domestic Profit</a>	<a href="#">View Image in PDF format</a>

Florida Department of State, Division of Corporations

July 22, 2019

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

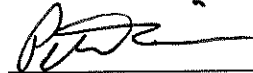
Subject: Consent of Owner  
Sunshine State Carnations

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

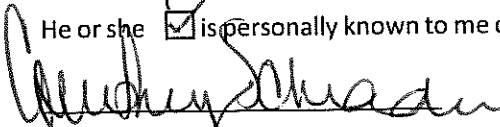
NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2019, by Peter Nissen.

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

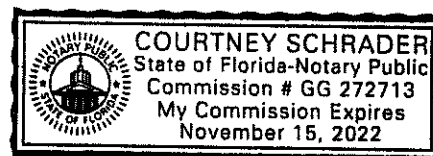


Notary public signature

Courtney Schrader

Printed Name

State of Florida at-large



75835

D. R.  
BOOK

47 PAGE 40

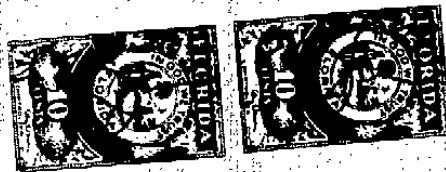
This Warranty Deed Made the 5th day of May A. D. 19 60 by  
ERLING FOG, a single man,  
hereinafter called the grantor, to SUNSHINE STATE CARNATIONS, INC.,

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

LS  
LS

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.)

This instrument was prepared by: *A. 65*

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

This Indenture, Made this 11<sup>th</sup> 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)

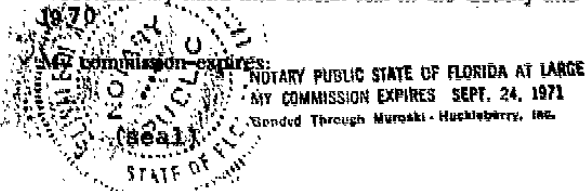
STATE OF FLORIDA  
COUNTY OF ~~\_\_\_\_\_~~ *Palm Beach*

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

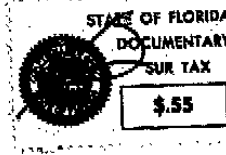
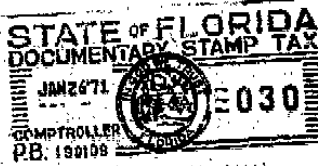


FILED FOR RECORD  
MARTIN COUNTY, FLA.

'71 JAN 26 PM 3:30

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

MARTIN  
COUNTY





NATHAN E. NASON

E-MAIL ADDRESS:  
nnason@nasonyeager.com

DIRECT DIAL:  
(561) 471-3505

FAX NUMBER:  
(561) 537-7105

July 31, 2019

To Whom It May Concern:

We have examined the title to the following described real property:

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.

After review of applicable public records, we are of the opinion that the afore-described real property is vested in: Sunshine State Carnations, Inc., a Florida corporation.

Very truly yours,

NASON, YEAGER, GERSON, WHITE  
& LIOCE, P.A.

Nathan E. Nason

\\fs1\docs\07832\07832-23202\796722.docx/sjj

## 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 <sup>1*</sup>

(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

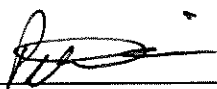


## DISCLOSURE OF INTEREST AFFIDAVIT

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

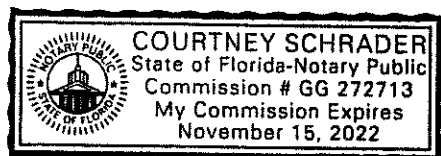
COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 25<sup>th</sup> 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.

### **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**

### **Comprehensive Plan Amendment Application**

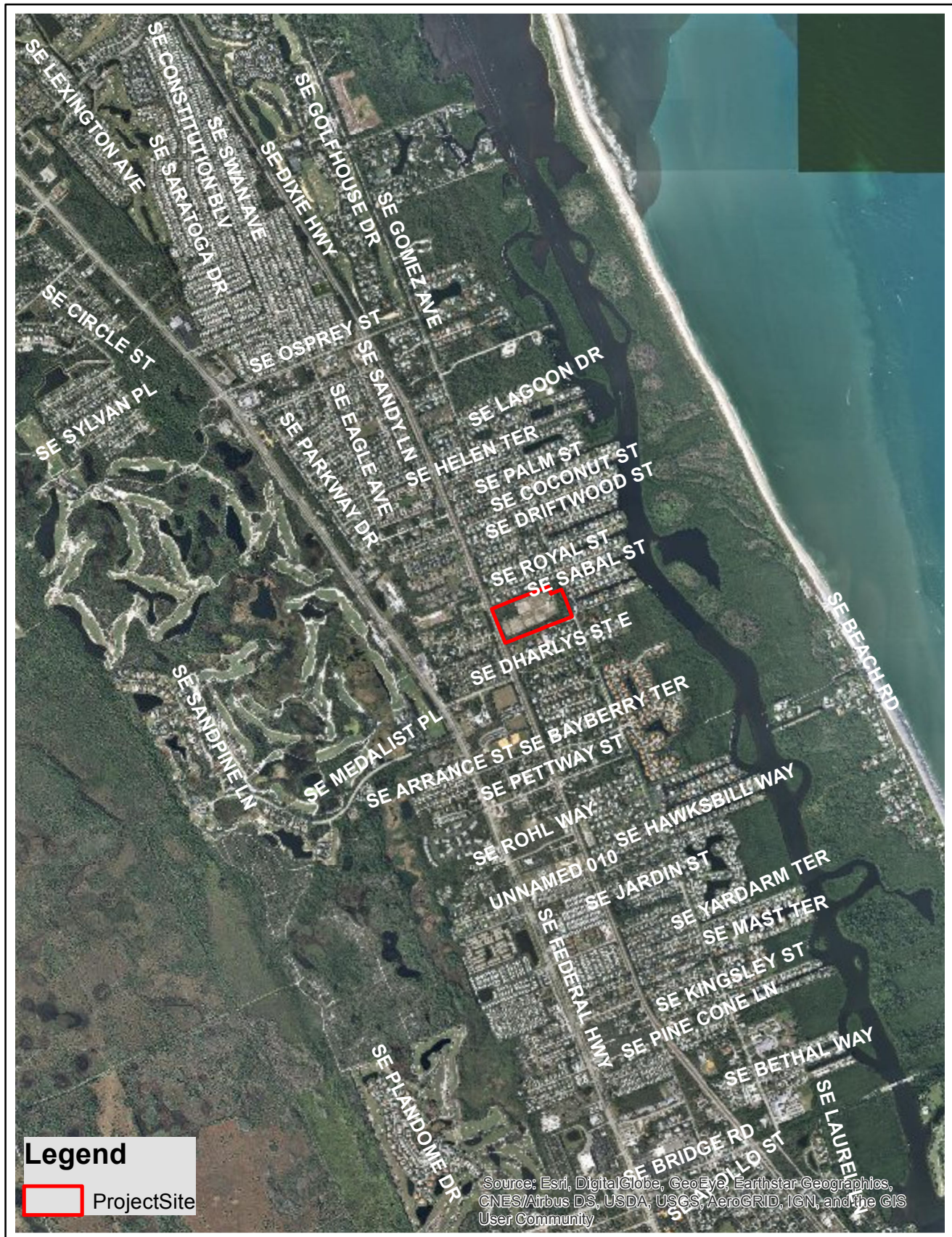
#### **Parcel Information**

July 31, 2019

On behalf of Sunshine State Carnations Inc, please accept the table below as the parcel information requested for the Comprehensive Plan Amendment for the Sunshine State Carnations parcel, located at 9450 SE Gomez Avenue.

Parcel Control Number	34-38-42-000-063-00000-9	34-38-42-000-063-00010-7
Acreage	18.87	0.64
Land Use	Estate Density / 2UPA	Estate Density / 2UPA
Zoning	R-2 and R-2B	R-2





## Sunshine State Carnations Location Map

0 0.25 0.5 1 Miles

Date: 7/3/2019



**Cotleur & Hearing**



# Soil Map—Martin County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:2,840 if printed on A landscape (11" x 8.5") sheet.

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

7/3/2019  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 17, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Paola and St. Lucie sands, 0 to 8 percent slopes	11.4	54.4%
41	Jonathan sand, 0 to 5 percent slopes	9.5	45.6%
<b>Totals for Area of Interest</b>		<b>20.9</b>	<b>100.0%</b>

# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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**Sunshine State Carnations**  
**Comprehensive Plan Amendment Application**  
**Item 10. Proposed Text Amendment**

July 3, 2019

On behalf of Sunshine State Carnations, Inc., please accept this as the official statement that there is no proposed text amendment in this Comprehensive Plan Amendment Application.

Sincerely,



Daniel T. Sorrow, PLA, AICP, LEED AP BD+C  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561.800.8426 Cell  
561.747.6336 Office

# Sunshine State Carnations

## Comprehensive Plan Amendment

### Justification Statement

August 8, 2019

#### Introduction

On behalf of Sunshine State Carnations Inc, please accept this as the cover letter for 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 parcel has an existing land use of *Estate Density* and a zoning of R-2 and R-2B and is currently vacant.

This narrative pertains to the Comprehensive Plan Amendment Application of the proposed Sunshine State Carnations property. This Comprehensive Plan Amendment is being prepared to request a change to the land use of the property from *Estate Density 2UPA* to *Low Density Residential (5UPA)* to allow for up to five units per acre on the site. The maximum allowable number of dwelling units within this site would be 95.

#### 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.

#### 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.

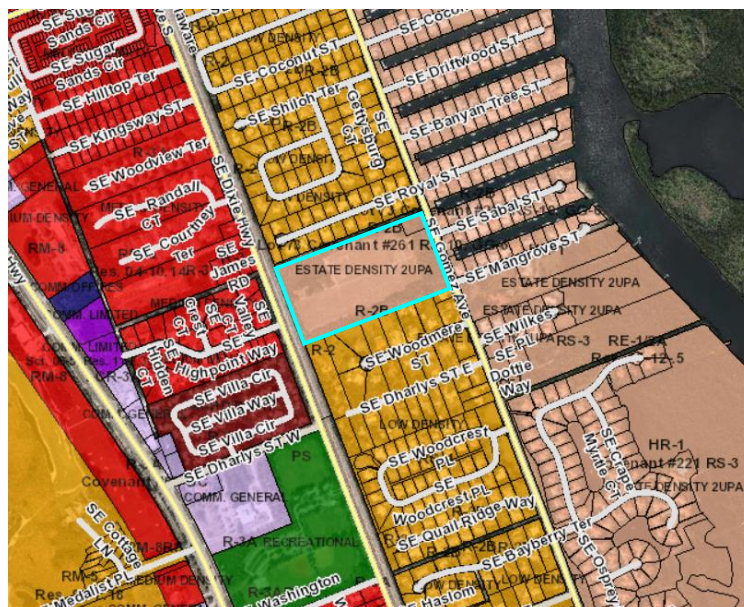
EXISTING USE	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
Vacant	Estate Density	Low Density Residential	R-2 and R-2B	RS-5

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



### Compatibility with Surrounding Uses

- **Policy 2.1A.1:** No land uses or development shall: (1) exceed 15 units per acre. (2) have more than four stories. (3) be more than 40 feet high.
  - With the proposed future land use change to from *Estate Density* to *Low Density Residential*, the maximum allowable density would be of five (5) units per acre and the maximum height would be of 30 feet, which would prevent the construction of more than four (4) stories.
- **Policy 2.1A.2:** Protect residential areas from encroachment by commercial or industrial development.
  - This project would be changing an existing residential land use to a denser residential land use and will therefore not affect existing surrounding residences or future residential projects from encroachment by commercial or industrial development.
- **Policy 2.1A.3:** Comparable density and dwelling unit types for abutting existing residential development.
  - The project site is currently surrounded on both north and south boundaries by *Low Density Residential* land use designation. Although the parcels east of SE Gomez Avenue have an *Estate Density* designation, the project site is the only parcel west of SE Gomez Avenue with an *Estate Density* designation and would be better suited and more compatible with surrounding uses if it were designated *Low Density Residential*. Below is a screen shot of the County GIS FLUM illustrating this.



- **Objective 4.1F:** Density allocations and intensity. All projects must comply with the provisions of the concurrency management system (Goal 4.1) to assure all required services are available.
  - Density and intensity of the project site will be compatible with surrounding uses and will be served with already existing services of the Primary Urban Service District.
- **Policy 4.9A.1:** Suitable siting of residential development.
  - The siting of *Low Density Residential* development on this parcel is suitable and logical. The parcel is located in the Primary Urban Service District and has access to necessary utilities. The requested change in the FLUM would be more compatible with surrounding residential designations.
- **Objectives 4.9G through 4.13A**
  - **Objective 4.9H:** To protect residential areas from encroachment by incompatible development.
    - Surrounding residential uses will not be affected by this change in land use designation, as the proposed change will be to a compatible residential use.
  - **Objective 4.10A:** To continue using the Land Development Regulations to provide a variety of commercial zoning districts to implement future land use designations and provide sufficient space for a variety of activities.
    - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
  - **Objective 4.10B:** To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.
    - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
  - **Objective 4.10C:** To allow the conversion of commercial development to mixed-use development in order to encourage redevelopment or adaptive reuse of shopping centers or other commercial core areas, thereby limiting unnecessary strip commercial shopping center development.
    - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.

- **Objective 4.10D:** To continue to refine the Land Development Regulations to ensure compatibility and smooth transitions between commercial and noncommercial land uses.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.10E:** To encourage improved design of core commercial areas that serve as the local point of major unincorporated communities.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.11A:** To continue to use Land Development Regulations to provide a variety of zoning classifications to implement the Industrial future land use designation and accommodate a diversity of industrial development, as desired by the community.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.11B:** To ensure the County's Land Development Regulations recognize locational criteria for industrial land in the Land Use Element and ensure that space requirements are satisfied when determining the distribution of specific types of industrial activities.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.11C:** To ensure the Land Development Regulations continue to minimize the nuisance effects or other negative impacts of industrial activity.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.11D:** To prepare an annual report aimed at selectively expanding the County's industrial base, consistent with the economic assumptions and limitations in the Economic Element (Chapter 15).
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.

- **Objective 4.12A:** To ensure the Land Development Regulations set forth procedures to preserve the agrarian character of agricultural lands and to provide other methods to maintain the economic viability of agriculture.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.12B:** To monitor and evaluate innovations and new management practices for preserving farmlands while protecting the property rights of farmers.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.12C:** To strongly urge preservation of agricultural lands in the County, as denoted on the FLUM, realizing that soil attributes and climatic conditions make the land especially productive for agriculture and silviculture.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.12D:** To continue to preserve agricultural lands by restricting expansion of urban services to areas adjacent to urban cores, unless approved on a case by case basis as part of an amendment to the CGMP.
  - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.
- **Objective 4.13A:** To revise the Land Development Regulations as necessary to implement policies for land use allocation.
  - **Policy 4.13A.1(2):** Conversion of land designated Agricultural on the FLUM.
    - This objective is not applicable to the proposed change in land use. The applicant is requesting a *Low Density Residential* use.

Consistency with Comprehensive Growth Management Plan

- **Policy 4.1A.1:** Conformity of Land Development Regulations.
  - The requested land use change is consistent with this policy. The site will be required to conform to all guidelines and standards in the Comprehensive Plan and Land Development Regulations.



- **Policy 4.1B.2:** Analysis of availability of public facilities.
  - The project site is located within the Primary Urban Service District and will be supplied with adequate public facilities.
- **Policy 4.1B.3:** Internal consistency of elements.
  - Internal consistency of the Plan elements will be maintained. All items required by the County in order to approve the Comprehensive Plan Amendment.
- **Objective 4.1E (Policies 4.1E.1 through 4.1E.7)**
  - **Policy 4.1E.1:** Development.
    - This policy is not applicable to this project because no development is proposed at this time.
  - **Policy 4.1E.2:** Appearance and nuisances.
    - This policy is not applicable to this project because no development is proposed at this time.
  - **Policy 4.1E.3:** Density.
    - This policy is not applicable to this project because no development is proposed at this time.
  - **Policy 4.1E.4:** Gross density.
    - This policy is not applicable to this project because no development is proposed at this time.
  - **Policy 4.1E.6:** PUD development standards.
    - This policy is not applicable to this project because no development is proposed at this time and this is not a PUD project.
  - **Policy 4.1E.7:** Blended densities.
    - This policy is not applicable to this project because no development is proposed at this time.

- **Policy 4.4A.1: Rezoning.**
  - The proposed FLUM change has a concurrent zoning change application to change the site's zoning from *R-2* and *R-2B* to *RS-5*. This rezoning would allow the development to build up to five (5) units per acre and will be compatible with the proposed land use change.
- **Objective 4.7B (Policies 4.7B.1 through 4.7B.10)**
  - **Policy 4.7B.1:** Land uses allowed in the Secondary Urban Service District.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.2:** Prohibition of free-standing Secondary Urban Service Districts.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.3:** Conditions for expansion of the Secondary Urban Service Districts.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.4:** Density of residential development in Secondary Urban Service Districts.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.5:** Criteria for inclusion in Secondary Urban Service Districts.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.6:** Criteria for change of designation.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
  - **Policy 4.7B.8:** Utility services in the Secondary Urban Service District.
    - This policy is not applicable to this project because the site is located within the Primary Urban Service District.

- **Policy 4.7B.10:** Areas to receive different levels of urban services.
  - This policy is not applicable to this project because the site is located within the Primary Urban Service District.
- **Objectives 4.9G:** To provide residential development and required community facilities to adequately meet housing needs of present and expected future Martin County populations.
  - The requested land use change from *Estate Density* to *Low Density Residential* will support this objective. Development of the project site will provide housing to support future population growth in the area, and the proposed change is consistent with land uses in the vicinity of the property.
- **Objective 4.9H:** To protect residential areas from encroachment by incompatible development.
  - This land use change from *Estate Density* to *Low Density Residential* is compatible with the surrounding low density uses. There will be no encroachment of incompatible uses on the surrounding residential areas.
- **Objective 4.10E:** To encourage improved design of core commercial areas that serve as the focal point of major unincorporated communities.
  - This objective does not apply to this project as it proposes a residential land use change.
- **Goal 4.13:** To allocate land uses as indicated on the Year 2025 Land Use Map to provide for compatibility with existing development, consistency with the Capital Improvements Element, protection of natural resources and implementation of the adopted LOS standards.
  - The project site is located within the Primary Urban Service District. There are no proposed modifications to natural or agricultural areas, and the LOS standards are not being exceeded with this request.

#### Environmental Issues

- **Policy 2.2A.1:** All wetlands shall be preserved.
  - This policy is not applicable to this project as there are no wetlands located on-site.

- **Policy 2.2A.2:** Exceptions to allow wetland alteration.
  - This policy is not applicable to this project as there are no wetlands located on-site.
- **Policy 2.2A.3:** In all cases where wetlands alterations are allowed the least damaging alternative shall be chosen.
  - This policy is not applicable to this project as there are no wetlands located on-site.
- **Policy 2.2A.4:** Development plans shall provide restoration of the natural hydroperiod.
  - This policy is not applicable to this project as there are no wetlands or hydrological features located on-site.
- **Policy 2.2B.1:** ... a minimum of 25% of existing upland native habitat will be preserved in all development where such habitat exists.
  - This policy is not applicable to this project as there are no native habitats located on-site.
- **Objective 2.2C:** Martin County shall ensure that all official actions of the County support and further a safe, healthy and ecologically balanced St. Lucie River Estuary and Indian River Lagoon.
  - The proposed land use change will have no adverse effects on the St. Lucie River Estuary and Indian River Lagoon.
- **Policy 2.2C.5:** Changes to the FLUM or the text of the Comprehensive Plan that would negatively affect implementation of CERP or the Indian River Lagoon South component by compromising their success or increasing cost, shall not be allowed unless the applicant clearly demonstrates with supporting evidence, that the denial of such request would result in a violation of its constitutional or statutory property rights.
  - This policy is not applicable to this project.
- **Policy 2.2D.2:** In considering amendments to the CGMP in the watershed of the Loxahatchee River would increase the intensity of use, the Board shall consider whether the more intense land use will negatively impact the ability to restore natural timing, volume, and water quality to the Loxahatchee River.
  - This policy is not applicable to this project.

- **Goal 4.5:** To protect the County's natural resource systems from the adverse impacts of development (Policies 4.5A.1 through 4.5C.3).
  - **Policy 4.5A.1:** Attention to cumulative impacts of development.
    - Martin County staff will review this application and future development applications on site and will provide feedback until the development is satisfactory to Martin County standards.
  - **Policy 4.5A.2:** Wetlands on Composite Wetland Map.
    - This policy is not applicable to this project as there are no wetlands located on-site.
  - **Policy 4.5B.1:** Innovative techniques to be investigated.
    - This policy is not applicable to this project.
  - **Policy 4.5B.2:** Evaluation of environmental programs for exclusionary impacts.
    - This policy is not applicable to this project.
  - **Policy 4.5C.1:** Use of Soil Survey of Martin County for basic data.
    - A soils survey map of the site is included in this comprehensive plan amendment application showing basic soil data.
  - **Policy 4.5C.2:** Limitations on future land uses.
    - There are no geological limitations to future land uses that would affect this project.
  - **Policy 4.5C.3:** Control of soil erosion and sedimentation.
    - Any future development will include a project engineer who will ensure soil erosion and sedimentation control is within acceptable thresholds.
- **Goal 4.6:** To protect historical resources in the County from the adverse impacts of development as set forth in Chapter 16 Arts, Culture, and Historic Preservation Element.
  - This policy is not applicable to this project as there are no buildings or artifacts of historic value which would need to be preserved.

Concurrency

- **Policy 2.3B.1:** Martin County shall enforce the concurrency standards...
  - Martin County will review the concurrency standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities and will provide feedback to ensure the best standard is present for Martin County residents.
- **Policy 2.3B.4:** No FLUM amendment or text amendments shall lessen the requirements to provide an acceptable level of public services.
  - The proposed FLUM amendment will not affect public service requirements for the project site.
- **Policy 4.1B.2:** Analysis of availability of public facilities.
  - The project site is and will continue to be served with adequate public facilities. The existing water and sewer infrastructure has adequate capacity for the increased density proposed in this application.
- **Policy 4.1B.3:** Internal consistency of elements.
  - Internal consistency of the Comprehensive Plan elements will be maintained.
- **Policies 4.7A.1 through 4.7A.13**
  - **Policy 4.7A.1:** Designation of land uses to support urban services.
    - This land use would not affect the efficiency and economical aspects of the necessary urban services.
  - **Policy 4.7A.2:** Development in Primary Urban Service District.
    - The project site is already located within the Primary Urban Service District and the proposed denser land use will be appropriately serviced.
  - **Policy 4.7A.3:** Exceptions to location in the Primary Urban Service District.
    - This policy is not applicable to this project.
  - **Policy 4.7A.4:** Discouragement of individual utilities.
    - Individual utilities will not be used for this project site.

- **Policy 4.7A.5:** Development options outside urban service districts.
  - Individual utilities will not be used for this project site since it is already within the Primary Urban Service District.
- **Policy 4.7A.6:** Urban Service Boundary Amendments.
  - Individual utilities will not be used for this project site as it does not propose any amendments to the urban service boundary.
- **Policy 4.7A.7:** Allowed alterations to the Primary Urban Service District boundary.
  - Individual utilities will not be used for this project site as it does not propose any amendments to the urban service boundary.
- **Policy 4.7A.8:** Extension of boundaries.
  - Individual utilities will not be used for this project site as it does not propose any extension to the urban service boundary.
- **Policy 4.7A.9:** Rehabilitation of existing structures.
  - There are no on-site structures to be rehabilitated.
- **Policy 4.7A.10:** Priority for public service.
  - The project site will be supported with public services at a Primary Urban Service District level.
- **Policy 4.7A.11:** Fiscally sound methods for encouraging in-fill development.
  - The proposed FLU change would allow for denser residential infill development on a currently vacant site within a predominantly residential area.
- **Policy 4.7A.12:** Outlying areas of the Primary Urban Service District.
  - This policy is not applicable to this project as it is within the Primary Urban Service District.
- **Policy 4.7A.13:** Public schools in urban service districts.
  - This policy is not applicable to this project.

- **Policies 4.7B.7 through 4.7B.10**
  - **Policy 4.7B.8:** Utility services in the Secondary Urban Service District.
    - This policy is not applicable to this project as it is within the Primary Urban Service District.
  - **Policy 4.7B.10:** Areas to receive different levels of urban services.
    - This policy is not applicable to this project as it is within the Primary Urban Service District.
- **Objective 4.7D:** Provision of adequate capital facilities.
  - Facilities are equitably available to support future developments on this site.

Community Redevelopment Areas

- The objectives, goals, and policies of this section are not applicable to this project as it is not within a CRA and does not propose a change in CRA boundaries.

Expansion of Urban Service Districts

- The objectives, goals, and policies of this section are not applicable to this project as it does not propose expansion of Urban Service Districts.

Commercial/Industrial Lands

- The objectives, goals, and policies of this section are not applicable to this project as it does not propose any commercial or industrial lands.

Conversion of Agricultural Lands

- The objectives, goals, and policies of this section are not applicable to this project as the site is not located on agricultural lands.

Discouraging Urban Sprawl

The proposed amendment incorporates the following development patterns of urban form to discourage the proliferation of urban sprawl:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.



- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit if available.
- IV. Promotes conservation of water and energy.
- V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and pristine farmlands and soils.
- VI. Preserves open space and natural lands and provides for public open space and recreation needs.
- VII. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
- VIII. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in S. 163.3164.

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

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  
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561.747.6336 Office



**O'ROURKE**  
ENGINEERING & PLANNING

**TRAFFIC ANALYSIS**  
**FOR**  
**SUNSHINE STATE CARNATION**  
**GOMEZ AVENUE**  
**LAND USE PLAN AMENDMENT**

**PCN 34-38-42-000-063-00000-9**  
**PCN 34-38-42-000-063-00010-7**

Prepared for:

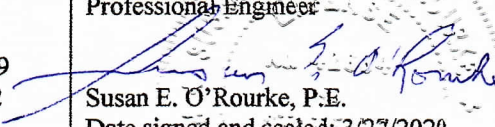
Sunshine State Carnation  
11863 Lake Shore Place  
North Palm Beach, Florida 33408

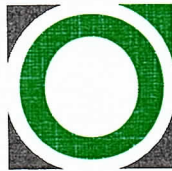
Prepared by:

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August 27, 2019  
Revised February 19, 2020

MR19083.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/27/2020 License #: 42684
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**O'ROURKE**  
ENGINEERING & PLANNING

August 27, 2019

Mr. Peter Nissen  
Sunshine State Carnation  
11863 Lake Shore Place  
North Palm Beach, Florida 33408

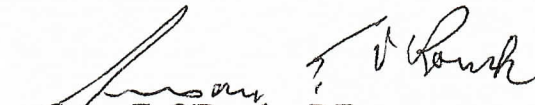
**Re: Sunshine State Carnation LUPA**

Dear Mr. Nissen:

O'Rourke Engineering & Planning has completed the analysis of the proposed land use plan amendment for a change of 19.44 acres from Estate Density to Low Density. The parcels affected by the land use plan amendment are located on Gomez Avenue in Hobe Sound, Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,  
**O'ROURKE ENGINEERING & PLANNING**

  
Susan E. O'Rourke, P.E.  
Registered Civil Engineer – Traffic

*C6 - LUPA Report - Sunshine State Carnation – 2.19.2020*

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## **APPENDICES**

<b>APPENDIX A: Martin County 2018 Roadway Level of Service Inventory Report</b>	
<b>APPENDIX B: Martin County 2040 Long Range Transportation Plan Data</b>	



## **INTRODUCTION**

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use amendment of 19.44 acres. The 19.44 acres is in two parcels 18.8 and 0.64 both have the current Future Land Use Designation of Estate Density. The proposed amendment is to allow for Low Density Residential. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2024 traffic volumes
- Summary of 2040 traffic volumes

Each of these components is outlined herein.

## **PROJECT DESCRIPTION**

The proposed land use amendment involves a parcel of land located between Gomez Avenue and CR-A1A in Martin County, Florida. The project location is shown in **Figure 1**.

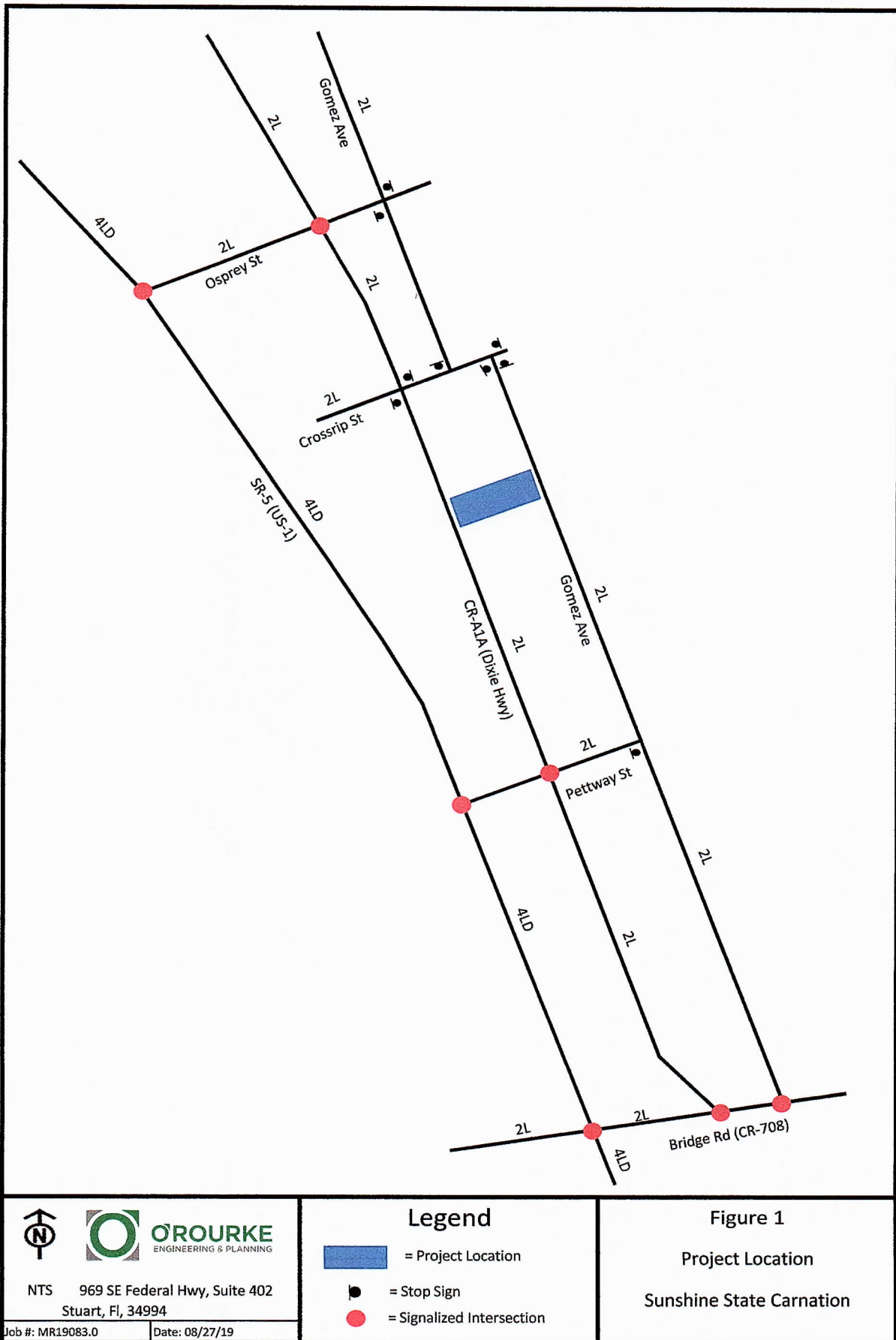
The existing land use designation for the 19.44 acres is Estate Density allowing 2 dwelling units per acre for a total of 38 dwelling units. The total parcel would be amended to become Low Density Residential allowing 5 dwelling units per acre for a total of 97 dwelling units.

The analysis of the project impacts in the five-year period and the long-range scenario, 2040 are discussed herein.

## **ROADWAY NETWORK**

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Gomez Avenue is a two-lane collector roadway with a north/south alignment.
- CR-A1A is a two-lane arterial roadway with a north/south alignment.
- SR-5 (US-1) is a four-lane divided arterial roadway with a north/south alignment.
- CR-708 (Bridge Road) is a two-lane arterial roadway with an east/west alignment.
- Osprey Street is a two-lane collector roadway with a north/south alignment.



## MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the allowable uses under each category were considered for the existing and future land use. The trip generation for the existing and proposed future land use taken as Single Family Residential is shown in **Table 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively.

As shown, the parcel generates 427 daily trips, 32 AM peak hour trips and 40 PM peak hour trips under the existing future land use. Under the proposed future land use, the site generates 1,011 daily trips, 74 AM peak hour trips and 99 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 584 daily trips, 42 AM peak hour trips and 59 PM peak hour trips with 37 trips in the peak direction. This change is the subject of this study.

## PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project percent assignment is shown in **Figure 2**.

## STUDY AREA

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented an impact of 2% or more of capacity on the roadway link or the adjacent links. **Table 2** shows the project impact on the roadway network in the peak hour.

**Table 1 - Trip Generation**

**Table 1a: Daily**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	38	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	214	213	427
Proposed FLU	Single Family Detached	210	97	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	506	505	1,011
Net Change								292	292	584

Source: ITE 10th Edition Trip Generation Rates

**Table 1b: AM Peak Hour**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	38	DU	$T = 0.71(X) + 4.80$	25%	75%	8	24	32
Proposed FLU	Single Family Detached	210	97	DU	$T = 0.71(X) + 4.80$	25%	75%	19	55	74
Net Change								11	31	42

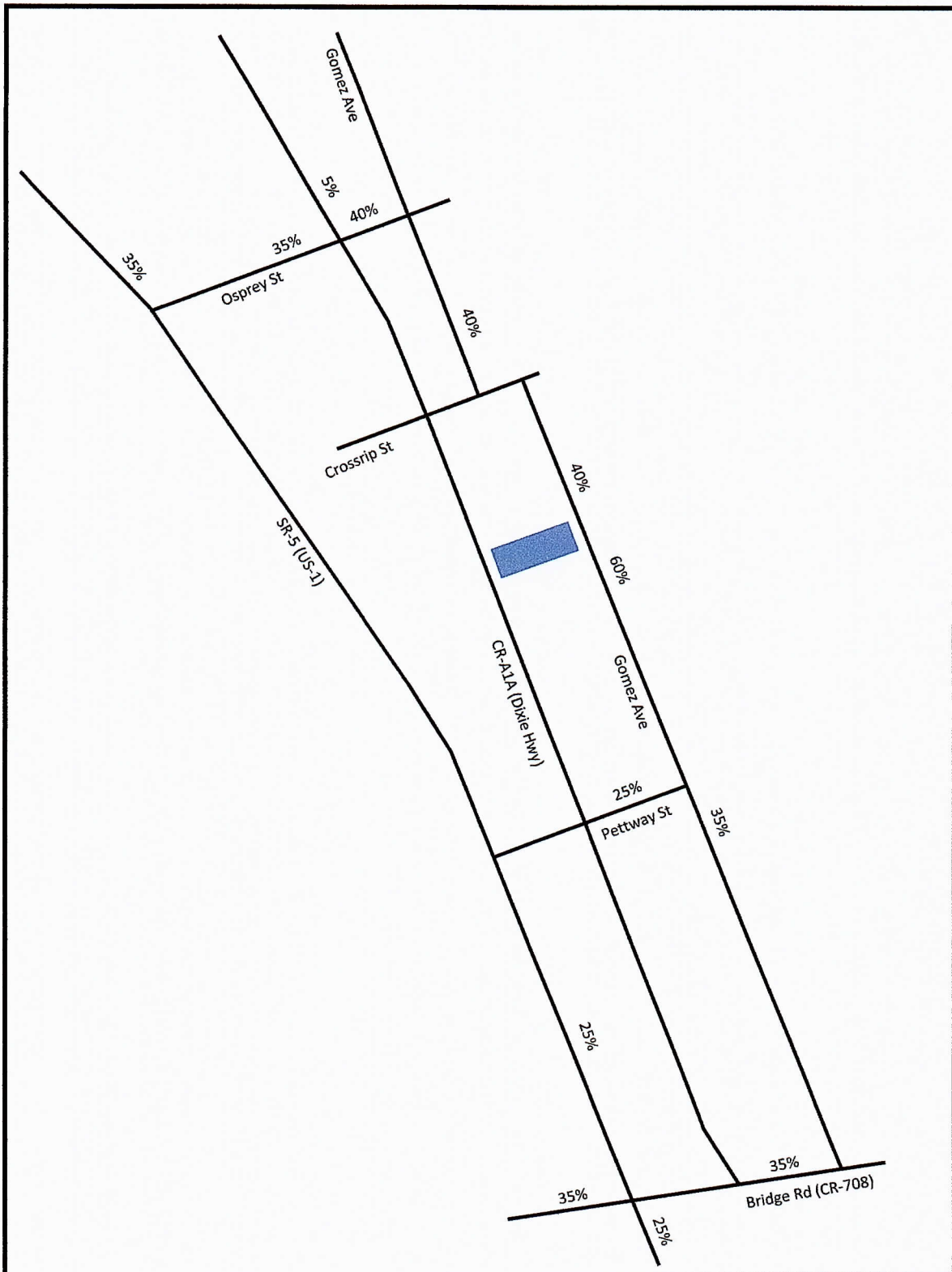
Source: ITE 10th Edition Trip Generation Rates




**Table 1c: PM Peak Hour**

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	38	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	25	15	40
Proposed FLU	Single Family Detached	210	97	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	62	37	99
Net Change								37	22	59

Source: ITE 10th Edition Trip Generation Rates





  <p><b>O'ROURKE</b> ENGINEERING &amp; PLANNING</p> <p>NTS 969 SE Federal Hwy, Suite 402 Stuart, FL, 34994</p> <p>Job #: MR19083.0 Date: 08/27/19</p>	<p><b>Legend</b></p> <p> = Project Location</p>	<p><b>Figure 2</b></p> <p><b>Percent Assignment</b></p> <p><b>Sunshine State Carnation</b></p>
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**Table 2: Percent Impact - PM Peak Hour**

Segment	From	To	Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Osprey St	SR-5	CR-A1A	2L	no	750	13	35%	1.73%
	CR-A1A	Gomez Ave	2L	yes	750	15	40%	2.00%
Gomez Ave	CR-708	Project Driveway	2L	yes	750	22	60%	2.93%
	Project Driveway	Crossrip St	2L	yes	750	15	40%	2.00%
	Crossrip St	Osprey St	2L	yes	750	15	40%	2.00%
CR-A1A	Osprey St	Heritage Blvd	2L	no	1,190	2	5%	0.17%
SR-5 (US-1)	CR-A1A	CR-708	4LD	no	2,000	9	25%	0.45%
	CR-708	Osprey St	4LD	no	2,000	9	25%	0.45%
	Osprey St	Seabbranch Blvd	4LD	no	2,000	13	35%	0.65%
Bridge Rd (CR-708)	Powerline Ave	SR-5	2L	no	880	13	35%	1.48%
	SR-5	CR-A1A	2L	no	675	13	35%	1.93%
	CR-A1A	Gomez Ave	2L	no	675	13	35%	1.93%

Source: Martin County 2018 Roadway Level of Service Inventory Report

In: 37

## **FUTURE TRAFFIC VOLUMES - 2024**

Several links are impacted by 2%. The 2018 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2018 AADT, converted to peak hours then grown to 2024 total traffic volumes. **Table 3** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2024.

**Appendix A** provides the Martin County 2018 Roadway Level of Service Inventory Report.

## **FUTURE TRAFFIC – 2040 LINK ANALYSIS**

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long-range circulation plan that has been adopted for the existing future land use.

To determine the impact created by the change in land use, the traffic volumes from the 2040 Long Range Transportation Plan were converted to peak hour volumes using the same factors from the Inventory Level of Service Report.

**Table 4** summarizes the 2040 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2040 conditions. All roadways will function within acceptable level of service.

**Appendix B** contains the 2040 volumes and network data from the Long-Range Transportation Plan.

The links in the study area would show an increase in traffic with the proposed land use amendment. However, the future land use designation would not create the need for additional improvements on the network.

## **CONCLUSION**

The proposed land use change will result in an increase in trips of 584 daily trips, 42 AM peak hour trips and 59 PM peak hour trips.

On the links within the study area, there would be a slight increase in traffic associated with the land use plan amendment. However, level of service D or better will be maintained on the roadway network.

Table 3: Link Analysis - 2024 - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 2% or More of Capacity?	2018 AADT	2018 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour Capacity	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic 2024 Peak Hour Peak Direction	Does Project Meet Concurrency?
Osprey St	CR-A1A	Gomez Ave	2L	yes	1,864	100	1.005	103	750	15	40%	2.00%	118	Yes
Gomez Ave	CR-708	Project Driveway	2L	yes	3,616	117	1.005	119	750	22	60%	2.93%	141	Yes
	Project Driveway	Crossrip St	2L	yes	3,616	199	1.005	205	750	15	40%	2.00%	220	Yes
	Crossrip St	Osprey St	2L	yes	1,079	49	1.005	50	750	15	40%	2.00%	65	Yes

Source: Martin County 2018 Roadway Level of Service Inventory Report

In: 37  
Years Grown: 6



Table 4: Link Analysis - 2040 - PM Peak Hour

Segment	From	To	Lanes	Is Project Traffic 2% or More of Capacity?	2040 AADT	K Factor	D Factor	2040 Volume Peak Hour Direction	LOS D Directional Peak Hour Capacity	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic 2040 Peak Hour Peak Direction	Does Project Meet Concurrency?
Osprey St	CR-A1A	Gomez Ave	2L	yes	2,309	0.09	0.610	127	750	15	40%	2.00%	142	Yes
Gomez Ave	CR-708	Project Driveway	2L	yes	3,942	0.09	0.640	227	750	22	60%	2.93%	249	Yes
	Project Driveway	Crossrip St	2L	yes	3,942	0.09	0.640	227	750	15	40%	2.00%	242	Yes
	Crossrip St	Osprey St	2L	yes	1,242	0.08	0.580	58	750	15	40%	2.00%	73	Yes

Source: Martin County 2040 Roadway Level of Service Inventory Report

In: 37

## **Appendix A**

### **Martin County 2018 Roadway Level of Service Inventory Report**



# **Martin County 2018 Roadway Level of Service Inventory Report**

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K <sub>30</sub>	Directional Distribution D <sub>100</sub>	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	1630	21,842	0.09	0.50	950	D	0.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	1630	18,090	0.08	0.54	772	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	675	9,516	0.08	0.56	421	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	740	921	0.11	0.62	61	A/B	8.0%
CR-708 (Bridge Rd)	CR-711	I-95	740	3,577	0.10	0.58	216	A/B	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	1200	8,886	0.10	0.53	485	C	7.8%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	880	10,228	0.10	0.50	522	C	6.5%
CR-708 (Bridge Rd)	SR-5	CR-A1A	675	9,524	0.12	0.57	630	D	1.2%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	675	7,851	0.10	0.57	430	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	750	4,346	0.11	0.56	268	C	0.5%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	740	3,409	0.13	0.74	333	C	6.9%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	800	4,396	0.12	0.51	260	C	5.4%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	800	5,629	0.12	0.76	505	C	3.0%
CR-713 (High Meadow Ave)	I-95	CR-714	1190	13,242	0.11	0.70	1,010	D	1.2%
CR-713 (High Meadow Ave)	CR-714	SR-714	880	11,799	0.09	0.51	530	C	2.7%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	1190	12,699	0.10	0.68	820	C	2.3%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	740	3,170	0.08	0.53	131	A/B	5.0%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	740	3,410	0.08	0.55	146	A/B	4.2%
CR-714 (Martin Hwy)	CR-609	I-95	740	5,314	0.08	0.56	241	C	5.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	2000	20,989	0.11	0.60	1,373	C	8.0%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	2000	22,352	0.11	0.56	1,352	C	5.3%

# **Martin County 2018 Roadway Level of Service Inventory Report**

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K <sub>30</sub>	Directional Distribution D <sub>100</sub>	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2000	23,323	0.11	0.59	1,500	C	8.0%
CR-723 (Savanna Rd)	CR-707	NE 24th St	880	9,023	0.09	0.50	393	C	2.4%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	880	10,500	0.09	0.53	473	C	1.6%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	740	2,779	0.08	0.58	132	A/B	4.7%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	740	2,553	0.09	0.57	131	A/B	5.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	1200	4,204	0.09	0.55	215	A/B	5.6%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1200	3,768	0.09	0.56	190	A/B	4.7%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	8,115	0.09	0.63	435	C	4.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	3,233	0.09	0.50	147	C	4.6%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	7,508	0.11	0.53	454	C	3.6%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1190	6,641	0.08	0.55	292	A/B	4.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1190	7,348	0.09	0.54	341	A/B	4.7%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	12,223	0.09	0.53	602	D	3.6%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	750	16,587	0.09	0.51	753	E	3.1%
CR-A1A (Dixie Hwy)	St. Lucie Blvd	Jefferson St	750	13,991	0.10	0.50	700	D	2.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1630	18,643	0.08	0.52	756	D	4.0%
CR-A1A (Dixie Hwy)	Indian St	SR-714	2000	16,285	0.10	0.50	790	C	0.9%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	675	6,585	0.09	0.55	340	D	2.0%
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	675	2,169	0.07	0.53	83	C	4.0%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	750	2,568	0.06	0.59	93	C	2.0%
Fox Brown Rd	SR-710	CR-714	740	333	0.08	0.60	16	A/B	0.0%



# **Martin County 2018 Roadway Level of Service Inventory Report**

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K <sub>30</sub>	Directional Distribution D <sub>100</sub>	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	Britt Rd	SR-732	1630	4,838	0.08	0.61	242	C	0.5%
Goldenrod Rd	SR-732	SR-5	750	6,933	0.09	0.56	357	C	2.1%
Goldenrod Rd	SR-5	Westmoreland Blvd	750	4,350	0.09	0.73	273	C	4.6%
Gomez Ave	CR-708	Crossrip St	750	3,616	0.09	0.64	199	C	0.5%
Gomez Ave	Crossrip St	Osprey St	750	1,079	0.08	0.58	49	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	750	6,728	0.10	0.64	444	D	5.2%
Green River Parkway	Baker Rd	SR-732	880	8,203	0.12	0.65	635	C	6.1%
Green River Parkway	SR-732	St. Lucie County	1190	8,395	0.10	0.63	513	C	4.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	675	5,725	0.08	0.53	252	C	0.5%
Indian St	SR-76	Willoughby Blvd	2000	28,668	0.10	0.58	1,679	C	7.0%
Indian St	Willoughby Blvd	SR-5	2000	28,304	0.08	0.50	1,189	C	3.9%
Indian St	SR-5	Commerce Ave	2000	22,456	0.09	0.54	1,031	C	0.5%
Indian St	Commerce Ave	CR-A1A	2000	24,848	0.09	0.50	1,068	C	1.0%
Indian St	CR-A1A	St Lucie Blvd	675	7,214	0.09	0.53	359	D	0.5%
Indian River Dr	Palmer St	CR-707	750	7,243	0.09	0.57	363	C	0.5%
Island Way	Palm Beach County	Jupiter Road	1200	4,326	0.10	0.58	261	A/B	2.6%
Island Way	Jupiter Road	Country Club Dr	750	5,230	0.08	0.52	204	C	3.1%
Jack James Rd	SR-76	Blue Water Wy	750	2,999	0.13	0.66	255	C	4.2%
Lares St	CR-708	CR-A1A	675	3,430	0.09	0.69	206	C	2.8%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	675	2,382	0.08	0.55	103	C	1.2%
Locks Rd	Canal St	SR-76	675	3,722	0.08	0.53	154	C	1.1%

# **Martin County 2018 Roadway Level of Service Inventory Report**

Road Name	From	To	2018 Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K <sub>30</sub>	Directional Distribution D <sub>100</sub>	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
MacArthur Blvd	Salifish Point	SR-A1A	675	5,386	0.10	0.58	306	C	0.5%
Mapp Rd	South End	CR-714	750	5,277	0.08	0.67	297	C	0.5%
Mapp Rd	CR-714	SR-714	750	11,742	0.09	0.53	529	D	0.5%
Mapp Rd	SR-714	Matheson Ave	750	5,650	0.09	0.53	275	C	1.9%
Mapp Rd	Matheson Ave	North End	750	7,637	0.08	0.54	322	C	0.5%
Market Pl	SR-5	Commerce Ave	790	4,431	0.08	0.54	187	C	1.9%
Matheson Ave	SR-714	Mapp Rd	750	5,077	0.09	0.61	279	C	0.5%
Monroe St	SR-5	Commerce Ave	750	1,775	0.11	0.64	130	C	1.7%
Murphy Rd	Mapp Rd	High Meadow Ave	750	5,986	0.10	0.51	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	750	9,699	0.13	0.72	887	F	4.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	790	9,760	0.10	0.60	556	D	1.7%
Ocean Blvd	Palm Beach Rd	SR-714	1465	12,209	0.10	0.52	635	C	0.5%
Osprey St	SR-5	CR-A1A	750	5,057	0.07	0.54	197	C	1.0%
Osprey St	CR-A1A	Gomez Ave	750	1,864	0.09	0.61	100	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	710	8,272	0.09	0.55	428	D	0.5%
Palm City Rd	SR-714	SR-5	750	7,323	0.08	0.59	363	C	1.1%
Palmer St	CR-707	Indian River Dr	750	3,007	0.11	0.61	205	C	1.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	11,663	0.10	0.53	593	D	2.5%
Pomeroy St	SR-76	Willoughby Blvd	790	8,804	0.08	0.62	442	D	2.4%
Pomeroy St	Willoughby Blvd	SR-5	790	8,898	0.08	0.57	380	C	3.9%
Salerno Rd	SR-76	Willoughby Blvd	880	7,950	0.09	0.52	389	C	3.5%



# **Martin County 2018 Roadway Level of Service Inventory Report**

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K <sub>30</sub>	Directional Distribution D <sub>100</sub>	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	Willoughby Blvd	SR-5	790	9,765	0.12	0.62	727	D	1.8%
Salerno Rd	SR-5	Commerce Ave	750	9,439	0.08	0.55	431	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	750	7,502	0.09	0.51	337	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	2000	6,403	0.09	0.55	310	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	675	9,542	0.09	0.52	461	D	1.0%
Skyline Dr	CR-707A	CR-707	675	2,064	0.08	0.55	87	C	3.0%
SR-5 (US-1)	Palm Beach County	CR-A1A	3110	21,690	0.09	0.56	1,032	A/B	3.8%
SR-5 (US-1)	CR-A1A	CR-708	2000	17,113	0.09	0.68	1,094	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	2000	24,451	0.10	0.65	1,589	C	2.0%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	2000	24,010	0.08	0.61	1,128	C	1.2%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	3020	30,639	0.08	0.51	1,313	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	3020	34,682	0.08	0.54	1,461	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	3020	42,146	0.08	0.52	1,775	C	0.9%
SR-5 (US-1)	Monroe St	Indian St	3020	45,627	0.08	0.52	1,922	C	1.3%
SR-5 (US-1)	Indian St	SR-714	3020	45,758	0.09	0.51	2,194	C	0.9%
SR-5 (US-1)	SR-714	SR-5A	3020	38,109	0.09	0.54	1,934	C	0.7%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3020	36,130	0.09	0.51	1,640	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	2520	49,890	0.08	0.57	2,247	D	1.4%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	2520	55,868	0.08	0.64	2,860	F	0.8%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3020	59,857	0.08	0.60	2,892	C	1.4%
SR-5 (US-1)	Wright Blvd	Baker Rd	3020	54,975	0.08	0.50	2,172	C	1.1%

## **APPENDIX B**

### **Martin County 2040 Long Range Transportation Plan**



Moving Martin Forward  
martin2040.com

**Bold italic** volume has been assumed or adjusted to account for recently constructed or committed projects. Shaded volume exceeds normalized 1 OS volume and requires additional analysis.

Road Name	From	To	# Lane Each Direction	Class for Lane Lookup (Urban, L, D, R)	Urban Transit	Road Attrib. for LOS	2040 Road Class	Type	2040 Type	2040 Generalized Service Capacity	2040 Generalized Capacity	2006 ADT	2007 ADT	2008 ADT	2009 ADT	2010 ADT	2011 ADT	2012 ADT	2013 ADT	Annual Growth Rate (User)	Annual Growth Rate (Model)	Model 2040 ADT	Model 2016 ADT	Model 2040 ADT	Model 2016 ADT	Projected 2040 Daily Volume	Growth Rate	VIC
Murphy Rd	High Meadow Ave	St Lucie County	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		19500		12,668	12,034	10,069	8,016	7,315	7,398	7,454	7,797	-0.84%	1.19%	16819	19320	16819	19320	10305	0.65	
Ocean Blvd	Flagler Ave	Palm Beach Rd	1	II D	Urban	L_D_Urban_1	2-ID	Class II: 2-Ln Divided		176000		12,380	11,442	8,293	8,094	10,002	8,975	9,336	9,830	-0.31%	0.55%	16919	14437	16919	14437	11590	0.06	
Ocean Blvd	Palm Beach Rd	SR-714	2	NS D	Urban	NS_D_Urban_2	NS-2D	4-Ln Divided Non-Stop		304200		13,761	13,454	10,554	11,675	12,613	12,210	12,623	12,166	-0.11%	1.19%	13714	10107	13714	10107	16074	0.53	
Copy St	SR-5	CRAVA	1	II U	Urban	L_U_Urban_1	2-U	Class II: 2-Ln Undivided		14600		5,520	4,912	4,703	4,862	4,444	4,691	4,416	4,697	-0.21%	0.56%	7960	6784	7960	6784	5332	0.36	
Copy St	CRAVA	Comet Ave	1	II U	Urban	L_U_Urban_1	2-U	Class II: 2-Ln Undivided		14600		2,106	1,963	1,444	1,521	1,805	1,649	1,866	1,642	-0.09%	0.84%	5363	4263	5363	4263	2559	0.18	
Palm Beach Rd	SR-714	Ocean Blvd	1	NS D	Urban	NS_D_Urban_1	NS-1D	2-Ln Divided Non-Stop		14740		8,527	8,655	8,071	7,870	7,768	7,708	8,181	8,026	-0.04%	0.50%	11054	9891	11054	9891	8791	0.60	
Palm City Rd	SR-714	SR-5	1	II U	Urban	L_U_Urban_1	2-U	Class II: 2-Ln Undivided		19500		7,610	7,535	6,907	6,934	6,668	6,848	6,808	6,574	-0.24%	0.56%	14665	12466	14665	12466	7610	0.49	
Palm St	CR-107	Indian River Dr	1	II U	Urban	L_U_Urban_1	2-U	Class II: 2-Ln Undivided		14800		3,033	2,971	2,763	2,714	2,798	2,762	2,812	2,684	-0.24%	0.56%	8779	5135	8779	5135	3725	0.25	
Pine Lake Dr	For Rd	Belt Rd	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		19500		1,950	2,139	1,527	1,651	1,623	1,715	1,816	1,779	-0.27%	0.50%	N/A	N/A	N/A	N/A	2019	0.13	
Philosophy Wy	CR-707(African Beach Blvd)	SR-722	1	II U	Urban	L_U_Urban_1	2-U	Class II: 2-Ln Undivided		14800		11,389	10,875	9,720	9,763	10,369	10,342	10,550	10,864	-0.15%	0.50%	N/A	N/A	N/A	N/A	12104	0.82	
Pompano St	SR-76	Wiloughby Blvd	1	II D	Urban	L_D_Urban_1	2-ID	Class II: 2-Ln Divided		15540		3,943	4,782	6,038	6,972	7,263	7,158	7,632	8,091	1.55%	4.85%	16632	8678	16632	8678	18244	1.17	
Pompano St	Wiloughby Blvd	SR-5	1	II D	Urban	L_D_Urban_1	2-ID	Class II: 2-Ln Divided		15540		4,320	4,839	5,724	6,264	6,201	6,793	6,526	7,324	1.05%	3.36%	15577	7752	15577	7752	13878	0.90	
North River Shore St	Spence Ridge Dr	SR-5	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		15300		1,588	1,909	1,893	2,056	2,073	2,034	2,039	2,190	0.19%	0.50%	N/A	N/A	N/A	N/A	2440	0.15	
Salerno Rd	SR-76	Wiloughby Blvd	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		15300		8,076	8,440	7,524	8,790	7,169	8,893	7,337	8,897	-0.31%	1.47%	8699	6033	8699	6033	9768	0.81	
Salerno Rd	Wiloughby Blvd	SR-5	1	II D	Urban	L_D_Urban_1	2-ID	Class II: 2-Ln Divided		15540		11,222	10,718	10,036	8,669	8,670	8,859	8,767	8,711	-0.42%	1.33%	14746	12549	14746	12549	11920	0.76	
Salerno Rd	Comet Ave	SR-5	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		16800		10,551	10,400	9,594	9,304	9,226	9,590	9,435	9,147	-0.24%	0.61%	5109	4360	5109	4360	10559	0.67	
Salerno Rd	County Line Rd	CRAVA	1	II D	Urban	L_D_Urban_1	2-ID	Class II: 2-Ln Divided		15540		8,767	8,550	7,650	7,712	7,660	7,634	7,551	7,385	-0.27%	0.50%	13913	11691	13913	11691	8359	0.54	
Salvadora Rd	Doubletree Dr	SR-5	2	I D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		30000		1,372	1,266	1,122	1,052	1,060	1,025	1,081	1,029	-0.41%	0.50%	N/A	N/A	N/A	N/A	1168	0.07	
Seabrook Blvd	SR-5	Palm St	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		15300		6,778	6,746	6,406	6,673	7,135	6,727	6,655	6,653	0.00%	1.08%	12504	9774	12504	9774	8663	0.22	
Seville Pl Rd	SR-710	Farm Rd	1	UN U	Rural	UN_U_Rural_1	UN-1	2-Ln Undivided Non-Stop		14200		9,265	9,602	8,049	7,713	8,326	8,612	8,562	8,721	-0.12%	1.55%	12549	6070	12549	6070	12395	0.78	
Shirley Fox Ln	SR-707A	SR-707	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		15300		2,262	2,114	2,057	2,046	2,163	2,000	2,105	1,962	-0.16%	0.50%	N/A	N/A	N/A	N/A	220	0.02	
Skyline Dr	SR-707A	SR-707	1	NS U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop		15300		5,049	5,189	4,822	3,660	4,263	4,167	4,196	4,756	-0.22%	0.89%	5599	4333	5599	4333	6022	0.72	
SR-16 (Conners Hwy)	Palm Beach County	SR-76	1	UN U	Rural	UN_U_Rural_1	UN-1	2-Ln Undivided Non-Stop		8400		3,914	3,659	3,145	2,500	2,658	2,699	2,709	2,830	-0.55%	0.71%	3241	2671	3241	2671	3364	0.40	
SR-16 (Conners Hwy)	SR-76	Ocala County	1	UN U	Rural	UN_U_Rural_1	UN-1	2-Ln Undivided Non-Stop		8400		18,332	18,411	15,150	19,654	18,749	18,809	18,657	18,220	-0.03%	1.34%	43109	30777	43109	30777	26790	0.39	
SR-5 (US-1)	CRAVA	CR-708	2	I D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		38800		14,479	15,511	14,172	14,805	15,141	14,658	14,064	14,528	-0.02%	1.22%	40449	26814	40449	26814	19312	0.49	
SR-5 (US-1)	Copy St	Copy St	2	I D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		38800		22,108	23,159	22,437	22,661	22,068	21,910	21,863	22,163	-0.05%	1.24%	38914	27724	38914	27724	26593	0.74	
SR-5 (US-1)	Seabrook Blvd	Copy St	2	I D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		38800		22,605	22,336	22,330	22,381	22,603	21,893	21,278	21,697	0.10%	1.21%	42359	33850	42359	33850	28749	0.72	
SR-5 (US-1)	Copy St	Copy St	3	I D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59900		35,242	35,355	30,241	26,846	29,358	28,484	26,074	26,738	-0.34%	1.36%	62126	43839	62126	43839	36459	0.66	
SR-5 (US-1)	Seabrook Blvd	Copy St	3	I D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59900		30,842	32,921	31,805	32,698	32,039	32,049	31,901	32,359	0.03%	1.01%	54613	41855	54613	41855	41031	0.68	
SR-5 (US-1)	Salerno Rd	Salerno Rd	3	I D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59900		42,360	42,584	38,266	38,795	38,163	37,864	37,691	38,172	-0.15%	0.89%	65466	43939	65466	43939	48678	0.81	
SR-5 (US-1)	Salerno Rd	Indian St	3	I D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59900		43,933	42,584	38,776	40,336	40,076	39,161	39,952	40,397	-0.14%	0.80%	51020	49176	51020	49176	50457	0.84	
SR-5 (US-1)	Indian St	SR-714	3	I D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59900		46,661	45,259	43,541	43,627	43,121	42,755	42,056	43,646	-0.13%	0.59%	50568	46432	50568	46432	46538	0.83	

Model Made: volume has been assumed or adjusted to account for newly constructed or committed projects.  
Source: Volume estimates generated by LOS Volume and Capacity Spreadsheet





## 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:** 7/29/19  
**Parcel ID#:** 34-38-42-000-063-00000-9  
**Project Name:** Sunshine State Carnations  
**Former Project Name:** N/A  
**Owner/Developer:** Sunshine State Carnations Inc.  
**Contact Name/Number:** Peter Nissen / 772-263-2431  
**Total Project Acreage:** 18.87 acres  
**Year 1 of the Build-Out:** 2021

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	95	95									
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	95	1,500-2,500	300,000-750,000	0
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**





## SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-3077

August 23, 2019

Mr. Peter Nissen  
Sunshine State Carnations, Inc.  
11863 Lake Shore Place  
North Palm Beach, FL 33408

**RE: Sunshine State Carnations**

Dear Mr. Nissen:

Thank you for completing the TJI/SMRU Developer Questionnaire for the above referenced project. South Martin Regional Utility (SMRU) is the regional utility for water and wastewater services for the Sunshine State Carnations project. Based upon the information provided to us, SMRU currently has adequate water capacity to serve this project; however, this letter is by no means a reservation of capacity.

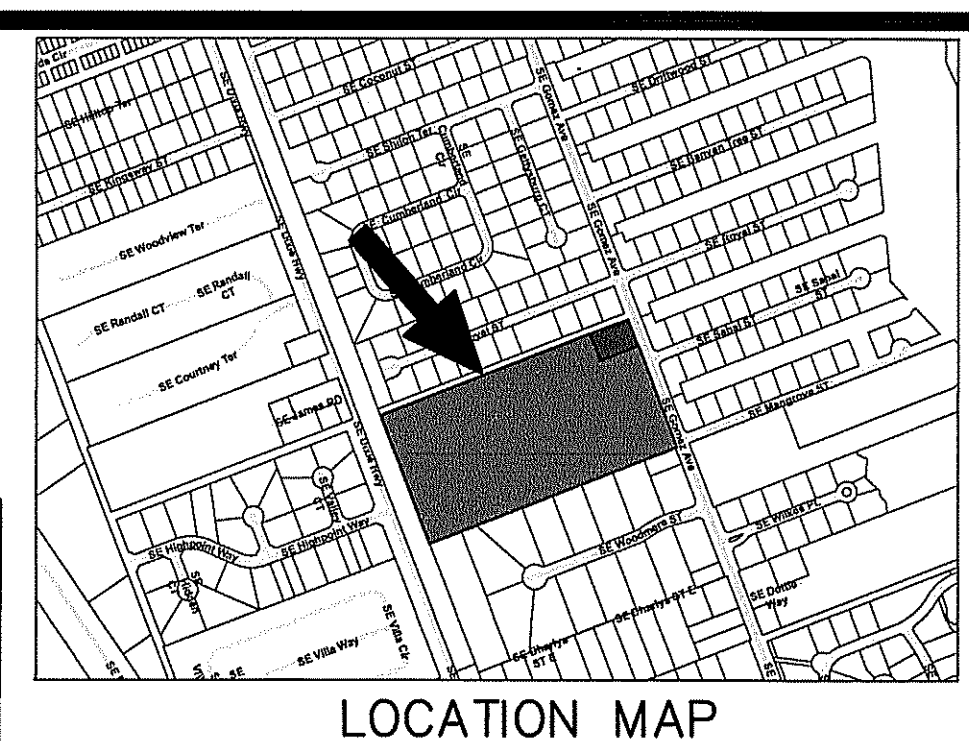
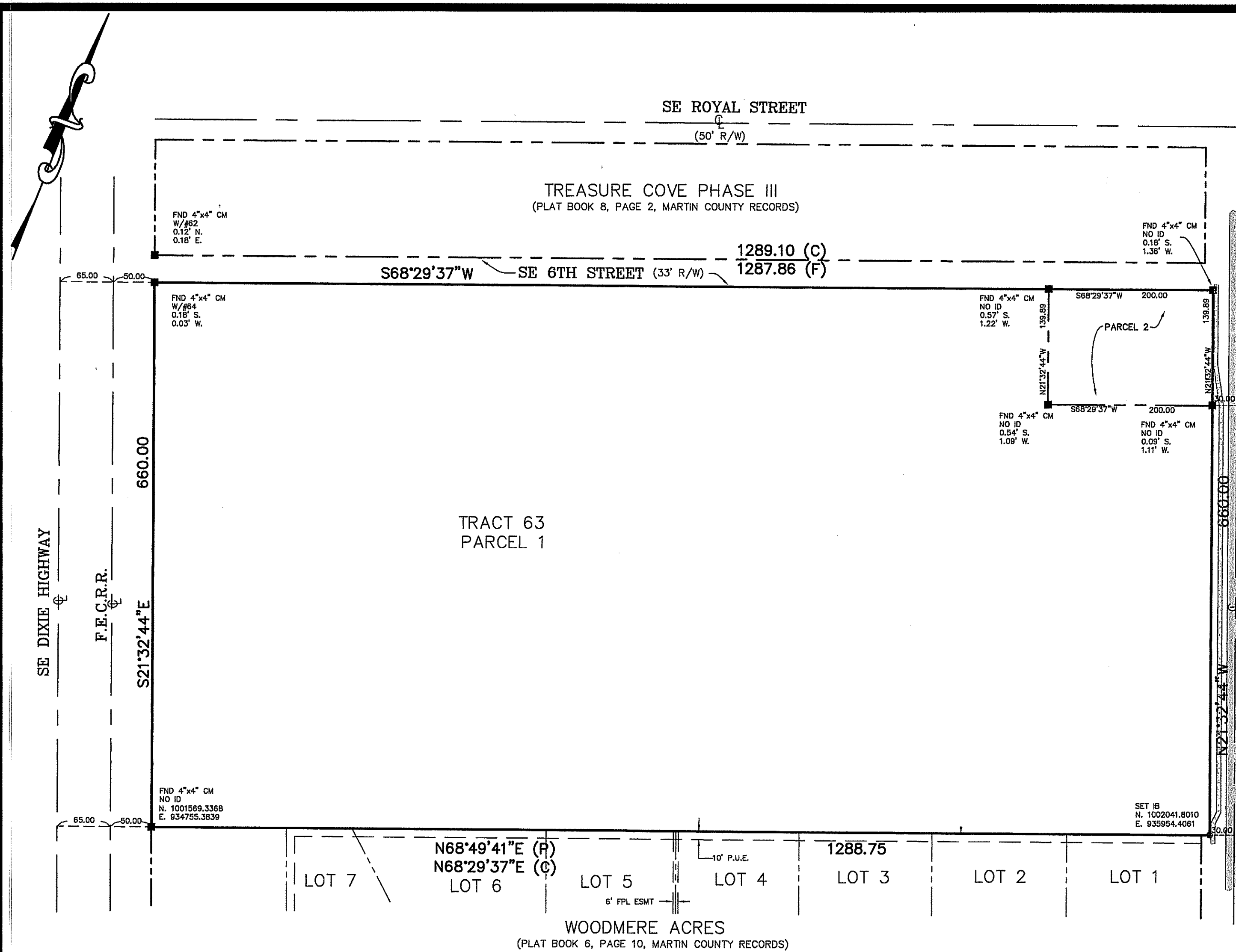
Our initial review indicates that off-site utility construction improvements, at the developer's expense, may be required to serve the project. Upon submission of final plans, the final off-site improvement details will be determined.

In order to provide an estimate of pre-reservation fees and utility upgrades, we require that you provide us with utility concurrency calculations and engineering plans. Should you have any further questions or require additional information, please contact SMRU at (772) 546-6259.

Sincerely,

Stuart L. Trent, P.E.  
Acting Utility Director

pc: Linda Race, Customer Service Manager  
File



LEGAL DESCRIPTION  
(BEING ALL OF TRACT 63 OF GOMEZ GRANT)

**PARCEL 1:**  
TRACT 63 OF GOMEZ GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 8, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXCEPTING THEREFROM THE EAST 200 FEET OF THE NORTH 139.89 FEET THEREOF. PARCEL ID#: 34-38-42-000-063-00000-9

**PARCEL 2:**  
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. PARCEL ID#: 34-38-42-000-063-00010-7

AC	ACRE	CHD	CHORD	EDP	EDGE OF PAVEMENT	I & E	INGRESS & EGRESS EASEMENT	N & TT	NAIL & TIN TAB	P	PLAT	PRO	PRORATED	S/D	SUBDIVISION
A/C	AIR CONDITIONER	CONC	CONCRETE	EDW	EDGE OF WATER	INV	INVERT	N & W	NAIL & WASHER	PB	PLATBOOK	R	RADIUS	T	TANGENT
ALUM	ALUMINUM	CBS	CONC. BLOCK STRUCTURE	EM	ELECTRIC METER	IB	IRON BAR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	PCC	POINT OF COMPOUND CURVATURE	RAD	RADIAL	TCE	TEMPORARY CONSTRUCTION EASEMENT
ANC	ANCHOR	CM	CONCRETE MONUMENT	ES	ELECTRIC SERVICE	IP	IRON PIPE	NO ID	NO IDENTIFICATION	PC	POINT OF CURVATURE	RRS	RAILROAD SPIKE	TOB	TOP OF BANK
APPROX	APPROXIMATE	CNR	COULD NOT READ	ELEV	ELEVATION	IB & C	IRON BAR & CAP	NTS	NOT TO SCALE	PI	POINT OF INTERSECTION	RNG	RANGE	TOE	TOE OF SLOPE
AVE	AVENUE	ENCL	ENCLOSURE	ENCL	ENCLOSURE	IP & C	IRON PIPE & CAP	NO	NUMBER	POB	POINT OF BEGINNING	RLS	REGISTERED LAND SURVEYOR	TWP	TOWNSHIP
BRG	BEARING	OPR	CONCRETE POWER POLE	X 17.00	EXISTING ELEVATION	L	ARC LENGTH	ORB	OFFICIAL RECORD BOOK	POC	POINT OF COMMENCEMENT	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BLK	BLOCK	COV	COVERED	FT	FEET	LE	LANDSCAPE EASEMENT	O/S	OFFSET	POE	POINT OF ENCROACHMENT	R/W	RIGHT OF WAY	TYP	TYPICAL
BLVD	BOULEVARD	CMP	CORRUGATED METAL PIPE	F	FIELD MEASUREMENT	LB	LICENSED BUSINESS NUMBER	OH	OVERHANG	PRC	POINT OF REVERSE CURVATURE	SS	SANITARY SEWER	UDE	UTILITY & DRAINAGE EASEMENT
BLDG	BUILDING	CVB	CONCRETE VALLEY GUTTER	FNC	FENCE	LP	LIGHT POLE	OHW	OVERHEAD WIRE	PT	POINT OF TANGENCY	SECT	SECTION	UE	UTILITY EASEMENT
BM	BENCHMARK	D	DEED	FTE	FINISHED FLOOR ELEVATION	LAE	LIMITED ACCESS EASEMENT	PG	PAGE	PP	POWER POLE	SET I.B.	SET 5/8 IRON BAR & CAP #4049	U/G	UNDERGROUND
CATV	CABLE TELEVISION BOX	D/F	DRAINFIELD	FH	FIRE HYDRANT	MAG	MAG NAIL	PK	PARKER-KALON NAIL	PUE	PRIVATE UTILITY EASEMENT	SET PK	SET PK NAIL & WASHER #4049	WF	WOOD FENCE
C	CALCULATED	DE	DRAINAGE EASEMENT	FPL	FLORIDA POWER & LIGHT	ME	MAINTENANCE EASEMENT	PK & TT	PARKER-KALON NAIL & TIN TAB	PLS	PROFESSIONAL LAND SURVEYOR	S/T	SEPTIC TANK	WM	WATER METER
CB	CATCH BASIN	FND	DRAINAGE FLOW	FPL	FOUND	MH	MANHOLE	PK & W	PARKER-KALON NAIL & WASHER	PL	PROPOSED ELEVATION	S/W	SIDEWALK	WW	WOOD VALVE
CLF	CHAINLINK FENCE	ESMT	EASEMENT	FND	FOUND	MHWL	MEAN HIGH WATER LINE	PVMT	PAVEMENT	PRP	PROPOSED ELEVATION	S/F	SQUARE FEET	WFP	WOOD POWER POLE
		EOC	EDGE OF CONCRETE	HSE	HOUSE	NL	NAIL	PRM	PERMANENT REFERENCE MONUMENT						DIAMETER

1. PROPERTY ADDRESS: GOMEZ AVENUE
2. CERTIFIED TO:  
-SUNSHINE STATE CARNATIONS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4049, STATE OF FLORIDA

- NOTES:
1. Survey of description as furnished by Client.
  2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
  3. All bearings are referenced to the Florida State Plane Coordinate System, NAD 83/90.
  4. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
  5. There are no above ground encroachments, unless otherwise shown.
  6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0309-F, dated 10/04/02, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
  7. Underground foundations & utilities not located unless shown.

REVISIONS	BY
STATE PLANE ROTATION 01/05/2006	RH
UPDATE BOUNDARY SURVEY 08/13/2019	SJB

BOUNDARY SURVEY  
PREPARED FOR: SUNSHINE STATE CARNATIONS

STEPHEN J. BROWN, INC  
LICENSED BUSINESS NUMBER: 6484  
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS  
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

DRAWN S.J.B.
CHECKED S.J.B.
DATE 12/02/2005
SCALE 1" = 100'
JOB NO. 1400-204-01
SHEET ONE
OF ONE SHEETS





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.

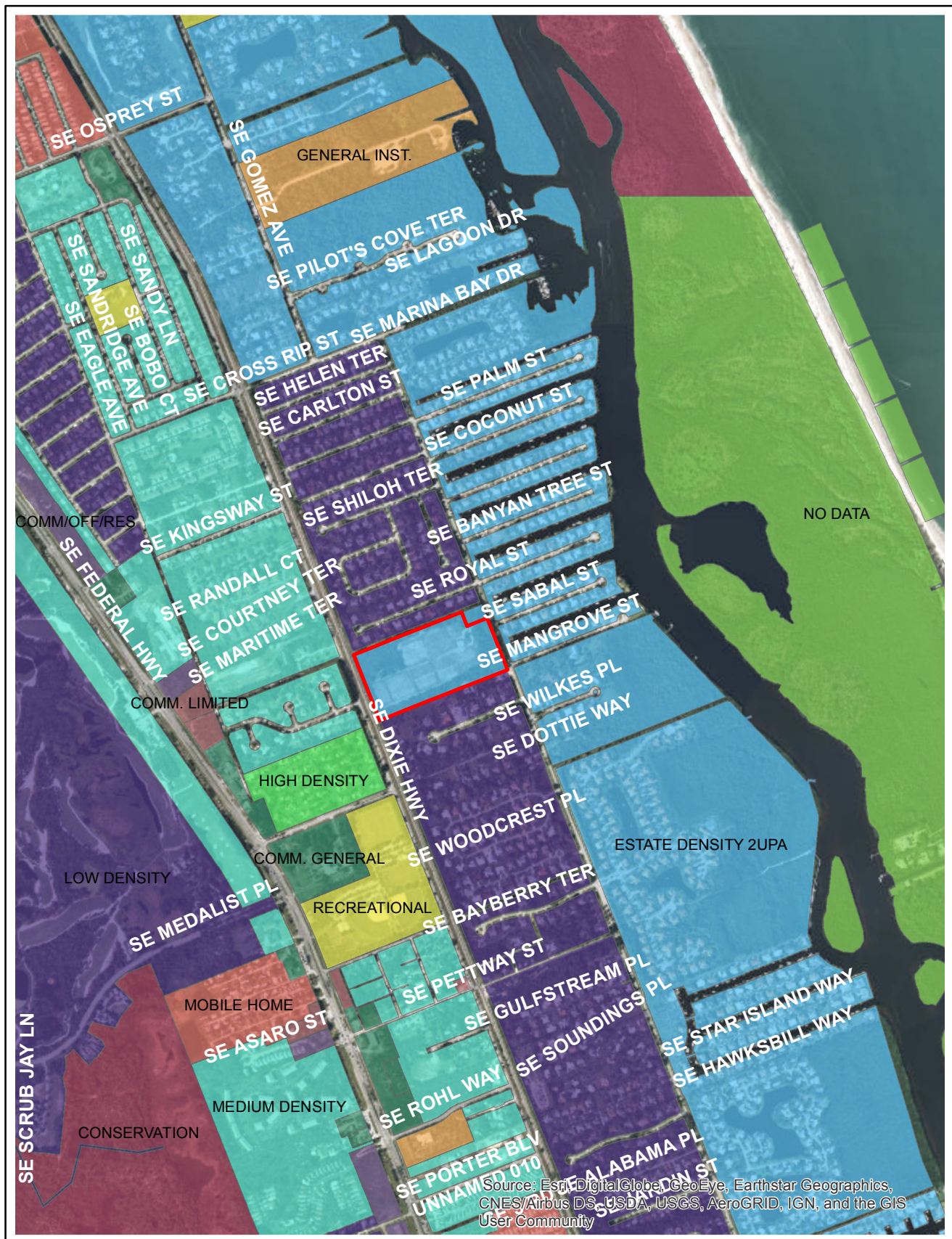
Very truly yours,

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

Nathan E. Nason

Enclosure

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



# 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