



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

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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 & Hearing

Company Representative: Daniel Sorrow

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 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 Brown

Address: 619 E 5th St

City: Stuart, State: FL Zip: 34994

Phone: 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): 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.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 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

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

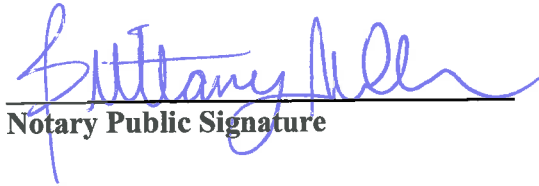
DANIEL T. SORROW
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

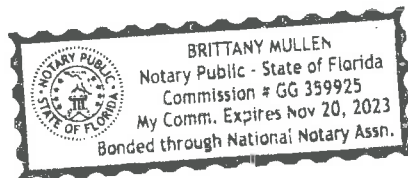
I hereby certify that the foregoing instrument was acknowledged before me this 8th day of August, 20 19, by Daniel Sorrow.

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


Notary Public Signature

Brittany Mullen
Printed name

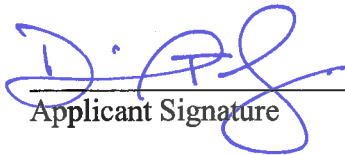
STATE OF: Florida at-large





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

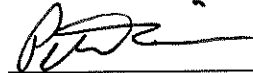
Subject: Consent of Owner
Sunshine State Carnations

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

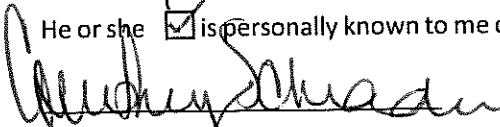
NOTARY ACKNOWLEDGEMENT

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.

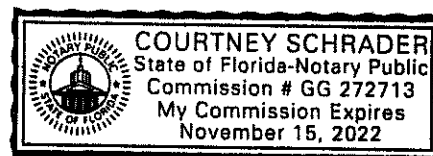


Notary public signature

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
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.)

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 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)

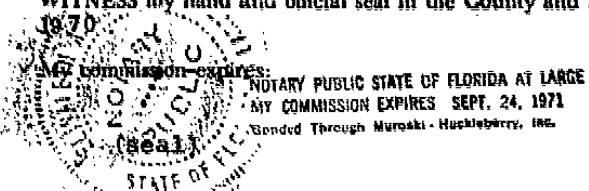
STATE OF FLORIDA
COUNTY OF ~~_____~~ *Palm Beach*

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

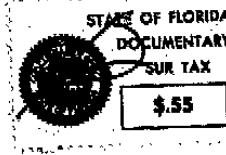
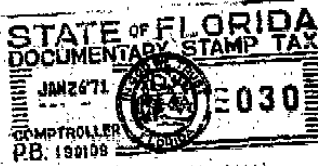


FILED FOR RECORD
MARTIN COUNTY, FLA.

'71 JAN 26 PM 3:30

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

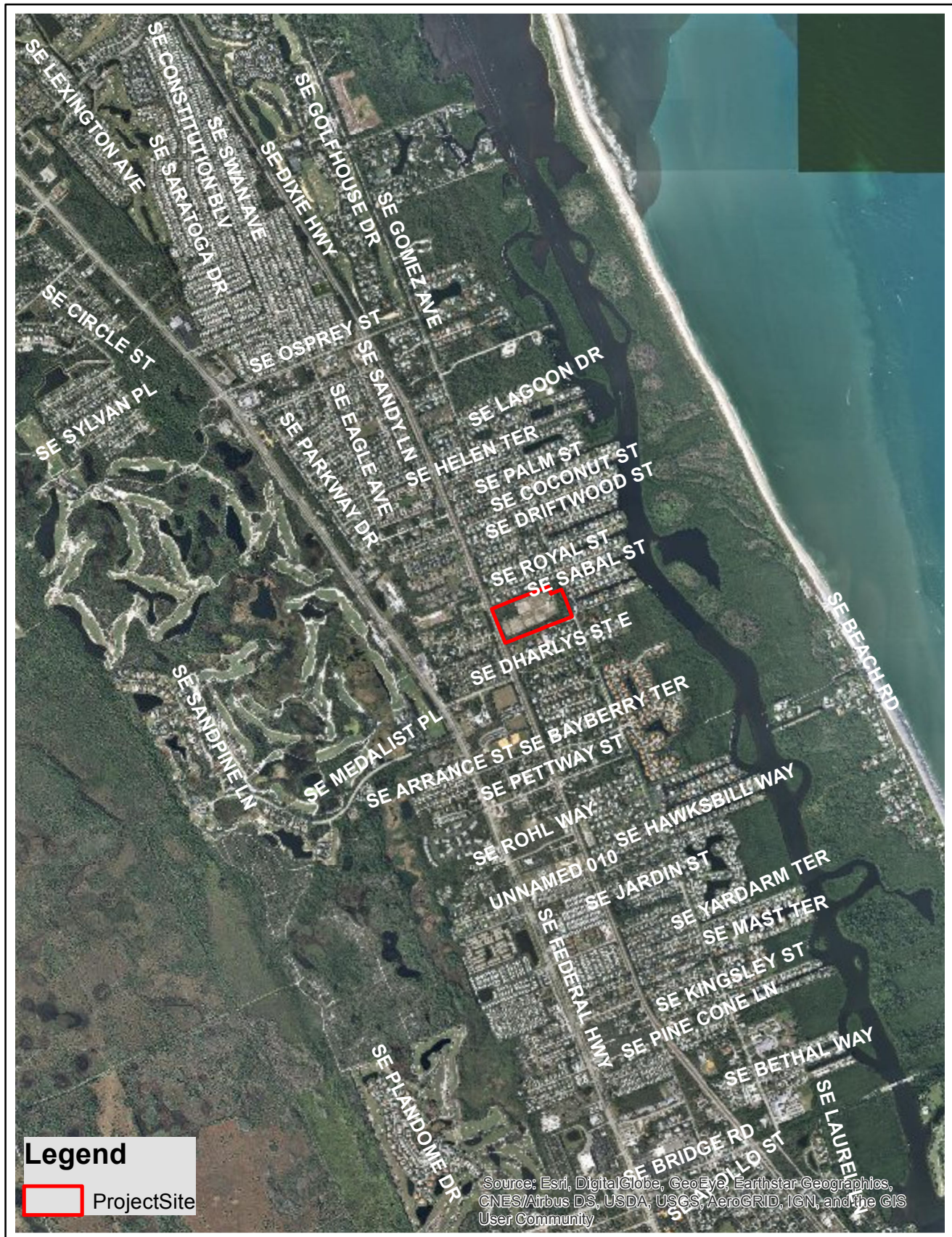
MARTIN
COUNTY



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

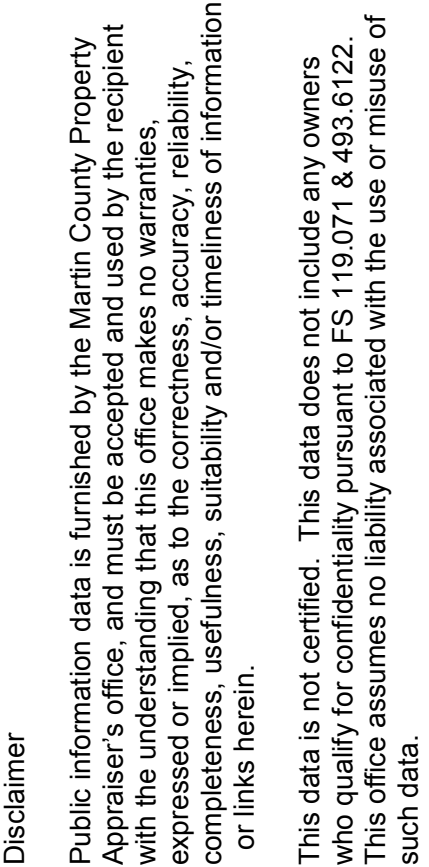


**Cotleur &
Hearing**

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



Disclaimer

Legend

LINES

- | | |
|---|--------------|
|  | SECTION/GOVT |
|  | EASEMENT |
|  | PARCEL |
|  | LOT COMBINE |
|  | PARCEL-SHORE |
|  | RAILROAD-ROW |
|  | ROAD-ROW |
|  | SUBMERGED |

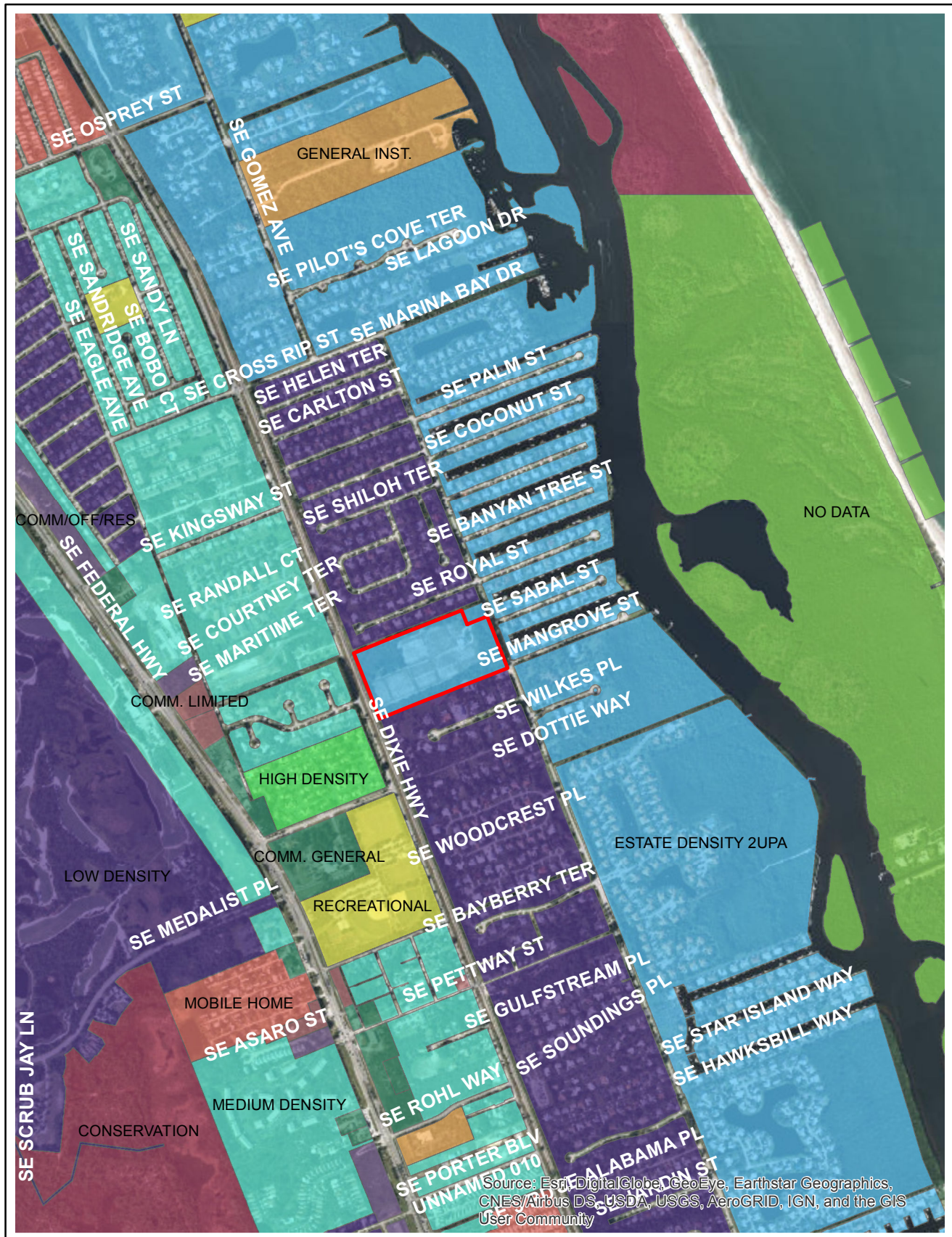
TEXT

METES AND BOUNDS
LOT NUMBERS
(UNRECORDED LOTS)

1 inch = 200 feet

**PROPERTY APPRAISER ASSESSMENT MAP
MARTIN COUNTY, FLORIDA**

MAP BOOK SERIES - GOMEZ GRANT
ASSIGNED SEC 34 (GG-5)
TOWNSHIP 38S RANGE 42E
Plot Date: 6/10/2019



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)

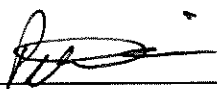
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

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

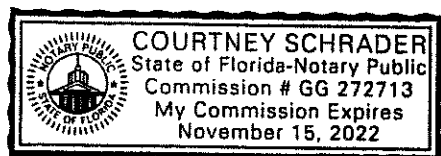
COUNTY OF: Palm Beach

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.