



MARTIN COUNTY

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November 7, 2022

Daniel Sorrow
Cotleur & Hearing
1934 Commerce Ln., Ste 1
Jupiter, FL 33458

Record No: DEV2022100013

Project Number: C148-013

RE: **Completeness Review**
Highpointe PUD 2nd Amendment & Revised Master Site Plan

Dear Mr. Sorrow:

The above referenced application has been determined to be sufficient for review, with the following required modifications and submittals. Allison Rozek, Principal Planner is the project coordinator. As such, please direct all future questions and correspondence regarding the project to her attention.

Before submitting a Development Application (and fee), please review staff requests below and resolve any issues identified.

Item 1: APPLICATION: Please Use the new application form.

Comments:

- For consistency among County documents, revise the title to “Highpointe PUD 2nd Amendment and Revised Master Site Plan.”
- Submit a new Development Review Application, dated November 2022 and signed.
- Revise the ownership section to reflect all 3 property owners within the boundary of the master site plan.
- Clarify the applicant’s legal name (Pulte Home Company LLC or Pulte Group) and whether the applicant is acting on the behalf of all 3 owners.
- Submit a separate but simultaneous application for the creation of the Operation 300 PUD Zoning Agreement and Master Site Plan. Although the Department will move forward with reviewing this Amendment application, staff approval will not be granted until an application for the Operation 300 is submitted. The two applications will be forwarded to the BCC at the same public hearing/meeting.

Item 2: DIGITAL SUBMISSION AFFIDAVIT: Complete the affidavit for digital submission.

Comments:

- Submit a new digital submission affidavit dated Nov 2022.

Item 3: COPYRIGHT PERMISSION TO DUPLICATE: Complete the permission to duplicate.

Comments:

- Submit 1 copy right permission for each professional that will be submitting any copyrighted documents <https://www.martin.fl.us/martin-county-services/about-development-review>.

Item 4: PLANS: When submitting large format plans (24x36) digitally, each plan should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x36 inches and 300 dpi. Include 2 full size hard copies of each plan.

Comments:

- Provide the adopted Phasing Plan, in addition to the proposed Phasing Plan that was submitted.

Item 5: NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.

Comments:

- Re-title the project description in the narrative to “Highpointe PUD 2nd Amendment and Revised Master Site Plan.”
- Update ownership information to “Pulte Homes Company LLC.”
- Correct the density assumption. The removal of Operation 300 will NOT reduce the amount of lots permitted. Including the church in density calculations is a request in the proposal, not an agreement.
- Add acreage for land now owned by Pulte Home Company LLC (Phase 1), and land dedicated for the church services.

Item 6: POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner’s behalf.

Comments:

- Submit a notarized power of attorney authorizing an agent to act on the owner’s behalf for each owner of real property within the Master Site Plan Boundary.
- Submit a power of attorney identifying the entity and/or natural person that will be the applicant if the owner is not the applicant.

Item 7: PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property transfer since the property was deeded, provide a certified statement that no title transfer has occurred.

Comments:

- Provide a certified statement that no title transfer has occurred since the adoption of the Highpointe PUD and Master Plan.
- Correct the name of the new owner of Phase 1 to read “Pulte Home Company LLC” and include the total acreage of the property transfer.

- Identify the Operation 300, LLC as an owner if a transfer has taken place. Include the site acreage that they own.

Item 8: LEGAL DESCRIPTION: Full legal description including the parcel control number(s) and total acreage (8 ½ x 11).

Comments:

- Provide separate legal descriptions for the following:
- Church Services Property (approx. 28 acres)
- Christ Fellowship Inc. total property
- Operation 300 site

Item 9: ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement: specify a reservation, deferral, or an exemption.

Comments:

- Provide a standalone, signed statement requesting a Certificate of Public Facilities Reservation, Deferment, or Exception.

Item 10: REAL PROPERTY MAP: Land dedication documentation if any dedication is proposed or required.

Comments:

- Provide a survey and request to vacate if change is being proposed for the Kansas ROW.

Item 11: AERIAL PHOTO MAP: Recent aerial photograph of the site with the property clearly outlined.

Comments:

- Revise the map outlining both the adopted and revised master site boundaries.

Item 12: PHASING PLAN (Master Site Plan approval): Phasing plan with the timetable for completion of each phase, when applicable.

- Provide 2 copies of the Phasing Plan (2 phases), as adopted, in addition to the proposed phasing map (3 phases) submitted.

Item 13: SURVEY – BOUNDARY: Boundary survey of the entire site including the legal description, parcel control number(s) and acreage certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments:

- Confirm whether the proposed amended boundary is consistent with the adopted Plat, Master Site Plan, and Phase 1 Final Site Plan, as well as the proposed Phase 2 Final Site Plan.

Item 14: SITE PLAN: The proposed master and/or final site plan.

Comments:

- Submit 2 copies of the Master and Final Site Plans, as adopted and with stamp.

Item 15: DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form.

Comments:

- For corporations that are not publicly traded, please identify every natural person having interest in such entity or provide a current Sunbiz.com print out of the corporation's members and representatives.
- Ensure that this document remains consistent with the power attorney letters from each owner, as required by #6 Power of Attorney above.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the **Record Number: DEV2022100013**.

Please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners), to the Growth Management Department, Development Review Division. Each set of plans must duplicate the application submitted for completeness review. Each set of plans must contain original signed and sealed documents.

The start of the application review process will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a Staff Report for this application.

In the meantime, it is required that a sign be erected on the subject property. The **Project Number: C148-013** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign.

Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance with the notification requirements.

Sincerely,



Paul Schilling
Growth Management Director

PS:AR:jvs

cc: Pulte Group



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: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Highpointe PUD 2nd Amend. and Revised Master Site Plan

Brief Project Description:

Amendment to the approved PUD to remove Operation 300 site from PUD and include Christ Fellowship Church. Please see narrative for more detail.

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

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: C148-009

Previous Project Name if applicable: Pulte at Christ Fellowship

Parcel Control Number(s)

<u>173941000007000109</u>	<u>083941000015000300</u>
<u>173941000008000205</u>	<u>083941000015000209</u>
<u>173941000008000107</u>	_____
<u>173941000001000004</u>	_____
<u>173941000002000002</u>	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Christ Fellowship Church Inc, and "Applicant", and "Other"

Company Representative: Stephen Austin

Address: 5343 Northlake Blvd

City: Palm Beach Gardens, State: FL Zip: 33418

Phone: 561-776-3209 Email: steve.austin@christfellowship.co

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Pulte Home Company LLC
Company Representative: Garrett Dinsmore
Address: 1475 Centrepark Blvd, Suite 140
City: West Palm Beach, State: FL Zip: 33401
Phone: 304-290-6022 Email: garrett.dinsmore@pulte.com

Agent (Name or Company): Cotleur & Hearing
Company Representative: Daniel Sorrow
Address: 1934 Commerce Ln, Suite 1
City: Jupiter, State: FL Zip: 33458
Phone: 561-747-6336 Email: dsorrow@cotleur-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): Caulfield & Wheeler
Company Representative: David Lindley
Address: 7900 Glades Rd
City: Boca Raton, State: FL Zip: 33434
Phone: 561-239-7070 Email: dave@cwiasoc.com

Civil Engineer (Name or Company): EDC
Company Representative: David Baggett
Address: 10250 SW Village Pkwy, Suite 201
City: Port St. Lucie, State: FL Zip: 34987
Phone: 321-848-2851 Email: davidbaggett@edc-inc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): OERP
Company Representative: Susan O'Rourke
Address: 969 SW Federal Hwy, Suite 402
City: Stuart, State: FL Zip: 34994
Phone: 561-350-8738 Email: seorourke@comcast.net

Architect (Name or Company): Same as Applicant
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robinson
Company Representative: Tyson Waters
Address: 3473 SE Willoughby Blvd
City: Stuart, State: FL Zip: 34994
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): Same as Civil Engineer
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Other Professional (Name or Company): Operation 300, Inc
Company Representative: Billy Vaughn
Address: 2142 SW Racquet Club Drive
City: Palm City, State: FL Zip: 34990
Phone: 772-260-2407 Email: billy@op300.org

D. Completeness Sufficiency Review

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

E. Certification by Professionals

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

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

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

F. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

12.6.22
Date

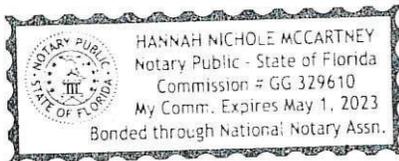
Daniel Sorrow
Printed Name

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 6th day of December, 2022, by Daniel T. Sorrow, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Hannah McCartney
(Printed, Typed or Stamped Name of Notary Public)
Hannah McCartney

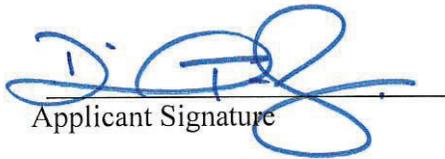


Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996
 772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Daniel Sorrow, attest that the electronic version included for the project Highpointe PUD Amend. 2 and Revised Master Site Plan 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

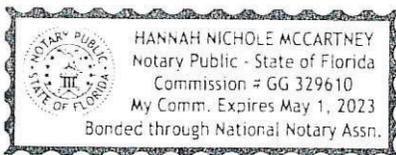
12.6.22
 Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 10th day of December, 2022, by Daniel T Sorrow, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)

Hannah McCartney



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

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, David P. Lindley, am the copyright owner of the following materials: Caulfield & Wheeler, Inc. materials submitted for Highpoint PUD Amendment ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

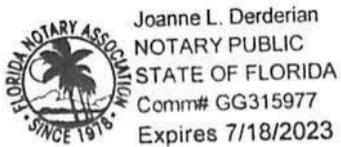
I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: David P. Lindley

STATE OF FLORIDA
 COUNTY OF ~~MARTIN~~ Palm Beach

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 14th day of December, 2022, by David P. Lindley, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida
Joanne L. Derderian
Joanne L. Derderian
 (Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
 2401 SE Monterey Road, Stuart, FL 34996
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, David C. Baggett, P.E., am the copyright owner of the following materials: EDC, Inc. Materials submitted for Highpointe PUD Amendment Application (‘‘Copyright Materials’’). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: David C. Baggett, P.E.

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 14th day of December, 2022, by David C. Baggett, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Renée S. Rizzuti
 Notary Public
 State of Florida
 Comm# HH225720
 Expires 6/4/2026

Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department
 2401 SE Monterey Road, Stuart, FL 34996
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Leah Heinzelmann, am the copyright owner of the following materials: Highpointe Site Plan and Landscape Plan (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

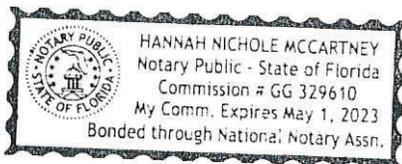
I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Leah Heinzelmann

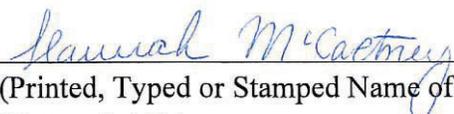
STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 14th day of December, 2022, by Leah Heinzelmann, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


 (Printed, Typed or Stamped Name of Notary Public)
Hannah McCartney

Martin County
Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

Highpointe PUD 2nd Amendment and Revised Master Site Plan Narrative

Description:

Parcel Size: +/- 301.478

Current Land Use: Estate Density Residential

Current Zoning: PUD

Site Address: 10205 SW Pratt Whitney Road

Parcel Control Numbers:

173941000007000109

173941000008000205

173941000008000107

173941000001000004

To whom it may concern,

Please accept this letter for **Item 5. Narrative** for the Highpointe PUD Amendment project located at 10205 Pratt Whitney Road.

This PUD Amendment is being requested to update a number of sections of the agreement. Firstly, the ownership information is being updated to include Pulte Home Company, LLC, as an owner. This change is shown throughout the updated PUD document and is coupled with an updated warranty deed exhibit. The current ownership breakdown is as follows:

Pulte Home Company: 273.16 acres known as Phase 1 and Phase 2.

Christ Fellowship Church: 28.31 acres.

Operation 300: 19.54 acres being removed from the PUD and therefore not counting towards the total 301.478 acres.

Second, the main change to the previously approved PUD is the removal of the +/- 19.54-acre Operation 300 site from the overall PUD. This transfer of property is being done to provide more independence and flexibility to the Operation 300 site to improve their non-profit activities and better serve the community. Operation 300 is submitting a PUD Application of their own concurrently to ensure they have a PUD zoning when this Highpointe PUD Amendment is approved. Since this removal will decrease the overall PUD

Master Plan acreage, it was agreed by County staff that the acreage used for density calculations can now include the existing Christ Fellowship Church site, 28.31 acres. The church site was originally not allowed to be used for residential calculations since there was already an institutional use on that acreage.

This change in acreage would bring the total acreage to 301.478, allowing for 293 lots instead of the originally approved 284. These additional nine lots will be located within Phase 2 of the development. The Master PUD Plan and Phasing Plan have been updated in this PUD Amendment to show these changes. The PUD master plan is also being updated to remove the RV and boat parking area on the northwest portion of the site and to include a new proposed 12,500ft² building on the Christ Fellowship Church site; a change which is also demonstrated on the updated Phasing Plan as Phase 3. Finally, Exhibit F, Special Conditions, has been revised to include or update language on accessory structures, the Christ Fellowship site, hauling of fill, and public benefits. The PAMP and LAMP have also been updated to show latest and most accurate master plan and lake/littorals information.

If you have any questions about this proposed Highpointe PUD amendment, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com. We look forward to the continued work with Martin County on the Highpointe Project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D.T.S.', with a long horizontal flourish extending to the right.

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

March 23, 2023

Martin County
 Growth Management Department
 2401 SE Monterey Rd
 Stuart, FL 34996

Highpointe PUD Phase 2 Major Final Site Plan Narrative

Description:

Site Address: 10205 Pratt Whitney Rd, Stuart

Parcel Size: 145.313 acres

Current Land Use: Estate Density Residential

Current Zoning: PUD

To whom it may concern,

Please accept this letter for **Item 5. Narrative** for the proposed Major Final Site Plan for Phase 2 of the Highpointe project. The overall Highpointe site, currently under amendment and approximately 321 acres, is being developed in a total of two phases, the first of which encompasses roughly 175.5 acres and has been approved and platted for 94 single-family units.

Phase 2 of the PUD is a 145.313-acre project site is located on Pratt Whitney Rd. It has an existing land use of Estate Density Residential and a zoning of PUD. The project will feature 190 single family homes, creating a total of 284 dwelling units for the overall project site, as approved in the original PUD master plan. Considered a sustainable infill development, Phase 2 will be supplied with existing water, wastewater and solid waste infrastructure provided by the County, as it is located within the Secondary Urban Service Boundary District. Therefore, suitable public facilities would be available for the proposed single-family site plan, which includes 190 dwelling units.

Utilizing Policy 9.1G.2(8) of the County's Comprehensive Plan, the residential density for the overall PUD was calculated as follows:

	PUD	Density Eligible Wetlands	Density Eligible Uplands
Existing Church (not in density calcs)	28.30	0	0
Residential Area	273.16	15.89	257.27
Operation 300	19.54	0	0
Site Total	321.00	15.89	257.27

(50% of density eligible wetlands x overall density) + (density eligible uplands x estate density)
(0.5 x 15.89) (1 UPA) + (19.54 + (273.16 – 15.89)) (1 UPA) = 7.9 units + 276.9 units = 284 units

Therefore, the overall 321-acre PUD has a maximum density of 284 dwelling units, as shown in the PUD agreement under amendment. The 190 dwelling units proposed in this second Phase would bring the total number of units to the maximum number allowed.

In addition to the residential units, Phase 2 will include the community's amenity center – elevations and footprints provided in this submittal as **Item 48**. The amenity center will feature a pool, fitness studio, bar space, community room, sports courts, playground, and dog park. This amenity area has 39 parking spaces, three of which are ADA spaces. Phase 2 also includes 380 parking spaces for the residences (two-car garage per home, not including driveway parking) and the existing 597 parking spaces on the Christ Fellowship Church site. There are also 25.50 acres of lake area (not including the Church site) and a 1.92-acre wetland plus 1.66 acres of wetland buffer on the site.

The lake areas are enhanced with significant littoral and upland transition area beyond the required amount. For instance, Lake 1 has a required 8,295 square feet for both littoral and upland material, however the plan proposes 41,095 square feet of littorals and 16,826 square feet of upland transition area. This enhanced lake vegetation is consistent throughout the site.

The proposed Phase 2 site plan consistent with the PUD Agreement and PUD Master Plan that is currently being processed for amendment to update the lot layout within Phase 2. The lot dimensions, parking requirements, open space requirement, and other aspects of this site plan are in compliance with the standards and regulations set forth in the Highpointe PUD Agreement.

Should you have any questions or need clarification about the Highpointe Phase 2 application, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CHRIST FELLOWSHIP CHURCH, INC.

Filing Information

Document Number	N03942
FEI/EIN Number	59-2468077
Date Filed	06/27/1984
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	02/17/2004
Event Effective Date	NONE

Principal Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Mailing Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Registered Agent Name & Address

MULLINS, THOMAS D.
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Address Changed: 05/01/2006

Officer/Director Detail

Name & Address

Title DVP

MULLINS, THOMAS D
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title DT

AUSTIN, STEPHEN P
5343 Northlake Blvd
PALM BEACH GARDENS, FL 33418

Title DP

MULLINS, J. T
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title DS

SAUNDERS, DAVID M
5343 Northlake Blvd
PALM BEACH GARDENS, FL 33418

Title D

Witt, Lance
5343 Northlake Blvd
Palm Beach Gardens, FL 33418

Title D

Kloba, Jr, Joseph A, Dr.
5343 Northlake Blvd
Palm Beach Gardens, FL 33418

Title Director

Noll, Greg
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title Director

Bautz, Frank A
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title Director

BRAY, DONALD
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year **Filed Date**

2020	05/08/2020
2021	02/05/2021
2022	01/26/2022

Document Images

01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
05/08/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
02/29/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/26/2009 -- ANNUAL REPORT	View image in PDF format
05/28/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
10/25/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
07/23/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2004 -- Name Change	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
02/07/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
02/07/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format



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Detail by Entity Name

Foreign Limited Liability Company
PULTE HOME COMPANY, LLC

Filing Information

Document Number	M17000000044
FEI/EIN Number	38-1545089
Date Filed	01/03/2017
State	MI
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/09/2017
Event Effective Date	NONE

Principal Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 08/23/2022

Mailing Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 08/23/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

SHELDON, TODD N
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title VP

Hill, Kimberly
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title VP and Treasurer

Langen, D Bryce
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Secretary

Maturen, Ellen Padesky
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Vice President and Asst. Sec'y

Clements, Scott
4901 Vineland Drive
Suite 500
Orlando, FL 32811

Title Asst. Secretary

Rives, Gregory
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Asst. Secretary

Irwin, Ross
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Asst. Secretary

Voiles, Chandler
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Asst. Secretary

Fratter, Eric
3350 PEACHTREE ROAD NORTHEAST
SUITE 150
ATLANTA, GA 30326

Title Asst. Secretary

Wood, Justin Kyle
24311 Walden Center Drive
Suite 300
Bonita Springs, FL 34134

Title Asst. Secretary

Graeve, Joshua S
24311 Walden Center Drive
Suite 300
Bonita Springs, FL 34134

Title Asst. Secretary

Hofferberth, Mark Edward
2662 South Falkenburg Rd.
Riverview, FL 33578

Title Asst. Secretary

Lapinsky, MICHAEL BLAKE
4901 VINELAND ROAD
STE 500
ORLANDO, FL 32811

Title Asst. Secretary

Russo, Craig
4901 Vineland Drive
Suite 500
Orlando, FL 32811

Title Asst. Secretary

MCPHIL, KELLI BAILEY
2662 SOUTH FLAKENBURG ROAD
RIVERVIEW, FL 33578

Title Assistant Secretary

Calamela, Danielle Brooke
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title Asst. Secretary

SPILMAN, TORREY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2022	08/03/2022
2022	08/23/2022

Document Images

08/23/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
08/03/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
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05/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
06/02/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
12/05/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
06/25/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- LC Amendment	View image in PDF format
05/17/2017 -- LC Amendment	View image in PDF format
03/10/2017 -- LC Amendment	View image in PDF format
02/02/2017 -- LC Amendment	View image in PDF format
01/12/2017 -- LC Amendment	View image in PDF format
01/03/2017 -- Foreign Limited	View image in PDF format



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Detail by Entity Name

Florida Not For Profit Corporation
OPERATION 300, INC.

Filing Information

Document Number	N12000008598
FEI/EIN Number	46-0933176
Date Filed	09/07/2012
Effective Date	09/06/2012
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/23/2014
Event Effective Date	NONE

Principal Address

2142 SW RACQUET CLUB DRIVE
PALM CITY, FL 34990

Changed: 10/09/2020

Mailing Address

P.O. Box #3
Port Salerno, FL 34992

Changed: 02/13/2013

Registered Agent Name & Address

BALDWIN, TARA M
2142 SW Racquet Club Drive
Palm City, FL 34990

Address Changed: 01/13/2021

Officer/Director Detail

Name & Address

Title P

BALDWIN, TARA M
2142 SW Racquet Club Drive
Palm City, FL 34990

Title VP

VAUGHN, BILLY C, Jr.
825 SW Rustic Circle
STUART, FL 34997

Title SEC

Winters, William
2685 SW Gallery Circle
PALM CITY, FL 34990

Title Treasurer

Hornick, Scott B
1322 SW Seahawk Way
Palm City, FL 34990

Title Director

Newcomb, Jonathan
14340 Evelyn Drive
West Palm Beach, FL 33410

Title Director

Brown, Don, Esq.
10440 Park Rd #200
Charlotte, FL 28210

Title Director

Vaughn, Karen
825 SW Rustic Circle
Stuart, FL 34997

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	01/13/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
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01/10/2019 -- ANNUAL REPORT	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
02/28/2017 -- ANNUAL REPORT	View image in PDF format

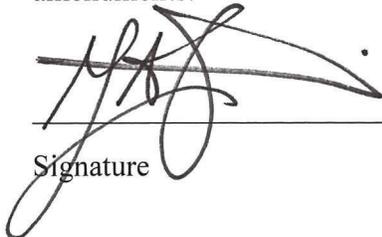
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03/12/2015 -- ANNUAL REPORT	View image in PDF format
10/23/2014 -- Amendment	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
02/22/2013 -- Amendment	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
09/07/2012 -- Domestic Non-Profit	View image in PDF format

December 6, 2022

**Owner Consent
Pulte Highpointe**

To whom it may concern,

Please be advised that the undersigned, Pulte Home Company, LLC, is the owner of the project site located at 10205 SW Pratt Whitney Road. The undersigned does hereby authorize Cotleur & Hearing as the agent for applications related to this site; including but not limited to PUD amendments, site plans and their respective amendments, and plats and their respective amendments.



Signature

12/6/2022

Date

GARRETT DINSMORE

Printed Name DIRECTOR OF LAND DEVELOPMENT

NOTARY ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 6th day of December, 2022, by Garrett Dinsmore. He or she has signed in person or electronically and is personally known to me or has produced _____ as identification.

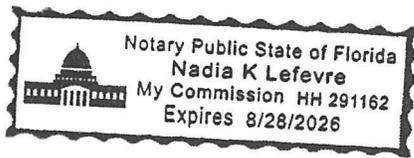


Notary Public Signature

Nadia K. Lefevre

Printed Name

State of FL at-large



Record and Return to:
The Tullio Law Firm
Title Processing Center
35412 Chancey Road
Zephyrhills, FL 33541

Rec Fees \$35.50
Doc Stamps \$26250.00

Prepared by and return to:
John Fenn Foster, Esq.
Foster & Fuchs, P.A.
4425 Military Trail Suite 109
Jupiter, FL 33458
561-799-6797
File Number: CFC-Martin Pres


INSTR # 2326030
OR BK 02571 PG 1380
Pgs 1380 - 13837 (4pgs)
RECORDED 04/13/2012 12:29:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 26,250.00
RECORDED BY S Phoenix

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Warranty Deed

This Warranty Deed made this 12th day of April, 2012 between Taylor Morrison of Florida, Inc., a Florida corporation, whose post office address is 1211 N. Westshore Blvd., Suite 512, Tampa, FL 33607, grantor, and Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation whose post office address is 5343 Northlake Blvd., Palm Beach Gardens, FL 33418, grantee:

(Whenever 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, trusts and trustees)

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to (1) taxes and assessments for the year 2012 and subsequent years; (2) covenants, conditions, restrictions, limitations, reverts and easements of record, none of which are intended to be reimposed hereby; and (3) governmental, land use and zoning restrictions and regulations.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2011**.

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:

[Signature]
Witness Name: S. Todd Merrill

[Signature]
Witness Name: Elaine A. Stulic

Taylor Morrison of Florida, Inc.

By: [Signature]
Louis E. Steffens, President

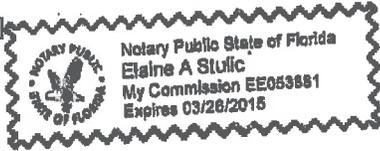
(Corporate Seal)



State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 1st day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/she is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Elaine A. Stulic

My Commission Expires: 03-26-2015

Exhibit "A"
Legal Description

All of Tracts 1, 2, 7, 8, 9, 10 and the North three quarters of Tracts 15 and 16, Section 17, Township 39 South, Range 41 East, Tropical Fruit Farms, according to the Plat thereof, as recorded in Plat Book 3, Page 6, of the Public Records of Palm Beach County (Now Martin County), Florida;

Together with the South 834.49 feet of that part of Tracts 15 and 16, Section 8, Township 39 South, Range 41 East, of said Plat of Tropical Fruit Farms, lying Westerly of the right-of-way for Florida's Turnpike;

Excepting therefrom the right-of-way deeded to Martin County in Deed Book 42, Page 517 and Deed Book 42, Page 524, of the Public Records of Martin County, Florida;

Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;

Also excepting the right-of-way for the South Fork High School access road, recorded in Official Record Book 494, Page 2683, of the Public Records of Martin County, Florida;

Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 02°15' 47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556,

OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA

Parcel Identification Nos: 08-39-41-000-015-00020-9
08-39-41-000-015-00030-0
17-39-41-000-001-00000-4
17-39-41-000-002-00000-2
17-39-41-000-007-00010-9
17-39-41-000-008-00010-7
17-39-41-000-008-00020-5



THIS INSTRUMENT PREPARED BY:

John Fenn Foster, Esq.
FOSTER & FUCHS, P. A.
4425 Military Trail – Ste 109
Jupiter, FL 33458
Tel: (561) 799-6797
Email: jfoster@fosterfuchs.com

(above space reserved for recording information)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 11 day of May, 2022, by **CHRIST FELLOWSHIP CHURCH, INC.**, a Florida not-for-profit corporation, whose post office address is 5343 Northlake Blvd., Palm Beach Gardens, FL 33418 (hereinafter referred to as the “**Grantor**”), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 1475 Centrepark Blvd, Suite 140, West Palm Beach, FL 33401 (hereinafter referred to as 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, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Martin County, Florida, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the “**Land**”).

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Land (together, the “**Property**”).

TO HAVE AND TO HOLD, the same unto Grantee, its successors and assigns, in fee simple forever.

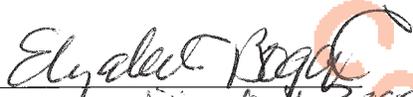
THIS CONVEYANCE MADE SUBJECT to (i) the lien of real estate taxes and special assessments for 2022 and subsequent years, (ii) all applicable laws, including zoning, subdivision, and building ordinances and land use laws and regulations; (iii) restrictions and matters appearing on any plat of the Land or otherwise common to the subdivision of the Land; (iv) any conditions of approval for development of the Land; (v) those covenants, conditions, easements, dedications, rights-of-way and matters of record set forth on the attached **Exhibit B**, none of which are reimposed, with all of the foregoing (i) through (v), inclusive, being the “**Permitted Exceptions**”.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but against none other.

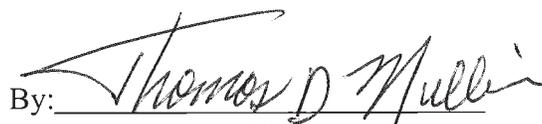
IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this Special Warranty Deed to be effective as of the day and year first above written.

GRANTOR:

CHRIST FELLOWSHIP CHURCH, INC.
a Florida not-for-profit corporation


Printed Name: Elizabeth Bogatin


Printed Name: John Penn Foster

By: 
Thomas D. Mullins, Vice Pres.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me by means of physical presence or online notarization this 11 day of May, 2022, by Thomas D. Mullins, as Vice President of CHRIST FELLOWSHIP CHURCH, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or, has produced _____ as identification.


Notary Public - State of Florida

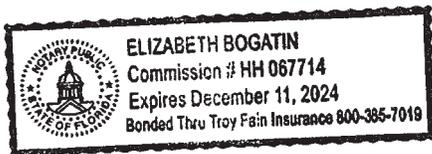


EXHIBIT A**Legal Description of Land**

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 17.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 58°43'47"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 51.25 FEET; THENCE N.06°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A

DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 111°22'20"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 97.19 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°18'17", A DISTANCE OF 119.02 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'28", A DISTANCE OF 282.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'27"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE N.54°25'04"W., A DISTANCE OF 5.95 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 171.00 FEET; THENCE S.49°33'51"W., A DISTANCE OF 62.14 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A

POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°43'18"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.67 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 24°55'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 105.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W., A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE N.02°15'47"E., A DISTANCE OF 1,387.97 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET AND A CENTRAL ANGLE OF 08°22'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE N.02°15'47"E., A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.89°59'32"W. ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE N.01°58'42"E., A DISTANCE OF 834.99 FEET; THENCE N.89°59'32"E. ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,218.93 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE S.22°15'27"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; THENCE S.03°46'16"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 7,652,969 SQUARE FEET/175.688 ACRES MORE OR LESS.

EXHIBIT B

1. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Warranty Deed recorded in Book 342, Page 822.
2. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Order of Taking in favor of Florida Power & Light Company recorded in Book 919, Page 310.
3. Terms, covenants, conditions, easement rights and obligations as set forth in that certain Utility Easement Deed in favor of Martin County recorded in Book 1690, Page 2529.
4. Deed of Conservation Easement granted to the South Florida Water Management District recorded in Book 2323, Page 593; as affected by that certain Partial Release of Conservation Easement recorded in Book 2900, Page 874.
5. Easement granted to Florida Power & Light Company by instrument recorded in Book 2186, Page 2312; as affected by Partial Release of Easement recorded in Book 2324, Page 2694.
6. Resolution Number 06-4.11 Regarding Master Site Plan Approval by the Board of County Commissioners of Martin County recorded in Book 2154, Page 115; as amended by Martin County, Florida Development Order Change recorded in Book 2356, Page 2823.
7. Non-Exclusive Flow-Through Drainage and Access Easement granted to Martin County recorded in Book 2694, Page 1019; as corrected by Resolution No. 15-5.9 Regarding Corrective Non-Exclusive Flow-Through Drainage and Access Easement recorded in Book 2792, Page 2141; as further corrected by that certain Corrective Non-Exclusive Flow-Through Drainage and Access Easement recorded in Book 2792, Page 2156; and re-recorded in Book 2813, Page 2594.
8. Utility Easement granted to Martin County recorded in Book 2694, Page 1043; as corrected by that certain Corrective Utility Easement recorded in Book 2793, Page 685.

9. Terms and conditions of the PAMP set forth in Martin County, Florida Development Order Regarding Final Site Plan Approval recorded in Book 2694, Page 1052; Martin County, Florida Development Order Change Regarding Revised Final Site Plan Approval recorded in Book 2824, Page 957, and Development Order Change Regarding Revised Final Site Plan Approval recorded in Book 2920, Page 1893.
10. Terms and conditions set forth in Drainage Agreement and Assignment for Water Control recorded in Book 2697, Page 1184.
11. Terms and conditions set forth in Right-of-Way Maintenance Agreement recorded in Book 2700, Page 937.
12. Terms and conditions set forth in Water and Wastewater Service Agreement recorded in Book 2714, Page 1716.
13. Underground Easement (Business) in favor of Florida Power & Light Company recorded in Book 2745, Page 1762.
14. Deed of Conservation Easement granted to South Florida Water Management District recorded in Book 2900, Page 932.
15. Easement granted to Florida Power & Light Company by instrument recorded in Book 3143, Page 2684.
16. Resolution No. 21-4.14 Regarding Change in Zoning Classification from RE-2A, Rural Estate District to PUD, Planned Unit Development District for Highpointe PUD with a Certificate of Public Facilities Exemption recorded in Book 3240, Page 2845.
17. Terms and provisions of the Highpointe Planned Unit Development Zoning Agreement between Christ Fellowship Church, Inc., and Martin County, together with Unity of Title attached thereto, recorded in Book 3240, Page 2850.
18. Resolution No. 21-9.48 Regarding Phase I Final Site Plan Approval for Highpointe PUD with a Certificate of Public Facilities Reservation recorded in Book 3271, Page 200.

19. Survey prepared by Caulfield & Wheeler, Inc., dated February 24, 2022, last revised April 29, 2022, under Job No. 6334-3LD, shows the following:

a. Possible rights of others to drain onto the land and for access for same as evidenced by various culverts, pipes, drainage swales, inlet grates, and drainage ditches along the boundaries of and throughout the land, by the existing pond at the most Southerly end of the land being partially located on the property adjacent to the East, and by the asphalt roadway running through a Southerly boundary of the land leading to several of said drainage facilities.

NOTE: All of the recording information contained hereinabove refers to the Public Records of Martin County, Florida. Any reference hereinabove to a Book and Page Number is a reference to the Official Record Books of Martin County.



This Instrument Prepared By:
Kristilee M. Chihos, Esq.
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

Parcel ID Nos: 083941000015000209 and a portion of 083941000015000300

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 4th day of OCTOBER, 2022, by PULTE HOME COMPANY, LLC, a Michigan limited liability company, whose post office address is 1475 Centrepark Boulevard, Suite 140, West Palm Beach, Florida 33401 (hereinafter referred to as "Grantor") and OPERATION 300, INC., a Florida not-for-profit corporation, whose post office address is 2142 SW Racquet Club Drive, Palm City, Florida 34990 (hereinafter referred to as "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 trustees, partnerships and corporations.)

WITNESSETH:

That Grantor, for charitable purposes and no consideration or other property, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, the real property situate, lying and being in Martin County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

OPP TRACT, HIGHPOINTE PUD PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 37 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is subject to taxes all easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

The use and development of the Property must be consistent with the Martin County Comprehensive Growth Management Plan, the Land Development Regulations, and the General Ordinances. Notwithstanding the foregoing, the use of the Property for firearm training,

tractor pulls, or automobile races is expressly prohibited, and this conveyance is expressly subject to such restriction.

Grantor does hereby specially warrant the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

NOTICE TO RECORDER

THIS INSTRUMENT TRANSFERS UNENCUMBERED REAL PROPERTY FROM GRANTOR TO GRANTEE AS A GIFT AND FOR NO CONSIDERATION. PURSUANT TO FLORIDA ADMINISTRATIVE CODE RULE 12B-4.014(2)(a), THIS CONVEYANCE IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX.

[Signature and notary acknowledgement to follow]

IN WITNESS WHEREOF, "Grantor" has executed and delivered this instrument and has intended the same to be effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

Jenessa Blain
Print Name: Jenessa Blain
Signature of Witness 1

By: [Signature]
Name: PATRICK A. GONZALEZ
Title: Vice President
Land Development

Darlene Charles
Print Name: Darlene Charles
Signature of Witness 2

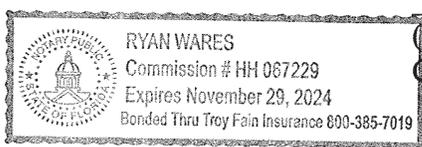
STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 4 day of October, 2022, by Patrick Gonzalez, as Vp of Land of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company, who is [] personally known to me or [] who produced _____ as identification.

[Signature]
Notary Public
Ryan Wares

[SEAL]



(Print or type name)
Commission No.: _____

CERTIFICATE OF NO-TRANSFER

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, there have been no transfers of the property owned by Christ Fellowship Church, Inc., a Florida not-for-profit corporation ("Christ Fellowship"), Pulte Home Company, LLC, a Michigan limited liability company ("Pulte"), Operation 300, Inc., a Florida not-for-profit corporation ("Operation 300"), and the Highpointe Property Owners Association Inc., a Florida not-for-profit corporation ("Association"), all as being legally described on Exhibit "A" in that certain Highpointe Planned Unit Development Agreement recorded in Official Records Book 3240, Page 2850, of the Public Records of Martin County, Florida, since the following deeds to each party and their respective interest: (a) as to Christ Fellowship: from Taylor Morrison of Florida, Inc., a Florida corporation, dated April 12, 2012, and recorded on April 13, 2012, in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, (b) as to the Pulte: from Christ Fellowship Church, Inc., a Florida not-for-profit corporation, dated May 12, 2022, and recorded on May 12, 2022, in Official Records Book 3312, Page 2694, of the Public Records of Martin County, Florida, (c) as to Operation 300: from Pulte Home Company, LLC, a Michigan limited liability company, dated October 4, 2022, and recorded on October 4, 2022 in Official Records Book 3339, Page 888, of the Public Records of Martin County, Florida, and (d) as to the Association that certain Declaration of Covenants, Conditions and Restrictions for Highpointe recorded on August 4, 2022, in Official Records Book 3328, Page 2539, of the Public Records of Martin County, Florida, as amended, and that certain Highpointe PUD Phase 1 Plat recorded in Plat Book 19, Page 37, of the Public Records of Martin County, Florida.

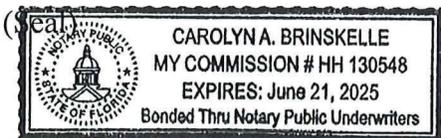
DATED this 16th day of December, 2022.



Tyson Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me by means of physical presence or online notarization this 16th day of December, 2022, by Tyson Waters, who is personally known to me.



Carolyn A. Brinskelle
Notary Public
Print Name: Carolyn A. Brinskelle
Commission No.: 6-21-25
Commission Expires: _____

DESCRIPTION:

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6,

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY

THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION:

A PORTION OF TRACTS 7 AND 10, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE N.02°15'47"E. ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 1653.51 FEET; THENCE S.87°44'13"E., A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PRATT WHITNEY ROAD, AS RECORDED IN PLAT BOOK 9, PAGE 5 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE N.02°15'47"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,159.31 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.11°45'38"W., A RADIAL DISTANCE OF 256.05 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°06'28", A DISTANCE OF 76.45 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.25°45'54"E., A RADIAL DISTANCE OF 35,234.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°31'54", A DISTANCE OF 326.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 17°08'25"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 164.54 FEET; THENCE N.47°37'34"E., A DISTANCE OF 83.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 65°23'05"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 28.53 FEET; THENCE S.66°59'20"E., A DISTANCE OF 295.67 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 70°50'21"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 30.91 FEET; THENCE S.03°51'01"W., A DISTANCE OF 231.69 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.46°35'15"W., A RADIAL DISTANCE OF 706.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°21'47", A DISTANCE OF 214.07 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.63°56'04"W., A RADIAL DISTANCE OF 708.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°47'34", A DISTANCE OF 59.30 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.66°29'35"W., A RADIAL DISTANCE OF 528.95 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 40°38'00", A DISTANCE OF 375.12 FEET TO THE BEGINNING A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.73°21'02"W., A RADIAL DISTANCE OF 548.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°10'01", A DISTANCE OF 298.54 FEET; THENCE S.53°04'21"W., A DISTANCE OF 98.05 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.32°18'27"W., A RADIAL DISTANCE OF 1,301.03 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'53", A DISTANCE OF 516.55 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.09°29'36"W., A RADIAL DISTANCE OF 1,353.97 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°46'43", A DISTANCE OF 254.71 FEET; THENCE N.89°59'58"W, A DISTANCE OF 105.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,231,910 SQUARE FEET/28.2808 ACRES MORE OR LESS.

DESCRIPTION:

OPP TRACT, "HIGHPOINTE PUD PHASE 1 PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 37 THROUGH 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.543 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN MARTIN COUNTY, FLORIDA.

PROPERTY CONTROL NUMBER 083941000015000209

DESCRIPTION:

A PORTION OF TRACTS 7, 8, 9, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 17 AND SAID TRACT 16, TROPICAL FRUIT FARMS; THENCE NORTH 00°42'48" WEST ALONG SAID EAST LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID TRACT 16, A DISTANCE OF 579.65 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 17.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 58°43'47";

THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 51.25 FEET; THENCE N.06°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 111°22'20"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 97.19 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°18'17", A DISTANCE OF 119.02 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'28", A DISTANCE OF 282.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'27"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE N.54°25'04"W., A

DISTANCE OF 5.95 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 171.00 FEET; THENCE S.49°33'51"W., A DISTANCE OF 62.14 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 14°43'18"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 52.67 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 24°55'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 105.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W., A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THAT 200 FOOT WIDE RIGHT-OF-WAY OF SW PRATT-WHITNEY ROAD, AS RECORDED IN ROAD PLAT BOOK 9, PAGE 5 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°15'47"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2453 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 6,329,838 SQUARE FEET/145.3131 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

August 18, 2023

Allison Rozek
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Certificate of Public Facilities Deferral

Dear Allison,

I, Leah Heinzelmann, acting as Agent for the Applicant, Pule Home Company LLC, present this affidavit to formally request a Certificate of Public Facilities Deferral. If the Growth Management Department has any questions regarding this affidavit, please do not hesitate to contact me at leinzelmann@cotleur-hearing.com or 561-747-6336.

Sincerely,

Leah Heinzelmann, Project Manager



Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

FLORIDA NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of August, 2023, by Leah Heinzelmann. He/she is personally known to me or has produced _____ as identification.



Signature of Notary Public

Mariana Arias Sanz

Printed Name of Notary Public

 (Seal)
MARIANA ARIAS SANZ
Notary Public
State of Florida
Comm# HH406739
Expires 6/5/2027

April 29, 2022

Martin County
Growth Management Department
2401 SE Monterey Rd
Stuart, FL 34996

Highpointe Phase 2 Major Final Site Plan Public Facilities Statement

To whom it may concern,

Please accept this letter for **Item 13. Public Facilities Statement** for the proposed Major Final Site Plan referenced above. The project site is located on 10205 Pratt Whitney Rd within the Secondary Urban Service Boundary, as shown in the map below. The project, which is considered a sustainable infill development, will be supplied with existing county water, wastewater and solid waste infrastructure. Therefore, suitable public facilities would be available for the proposed single-family site plan, which includes 190 dwelling units.

