

Peter W. Walden
Principal Planner
Martin County Growth Management Department
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 2401 SE Monterey Road Stuart, FL 34996

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude

Course work in; Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP



Agenda Item Summary

File ID: 21-0648

NPH-1

Meeting Date: 4/15/2021

PLACEMENT: New Business

TITLE:

HIGHPOINTE PUD (C148-008) QUASI-JUDICIAL

EXECUTIVE SUMMARY:

Pulte Group -Request for a zoning district change from the current RE-2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Highpointe Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Highpointe development consists of 284 single-family units located on 321 acres on the east side of SW Pratt-Whitney Road approximately one mile east of the SW Kanner Highway in Stuart.

Requested by: Daniel T. Sorrow, AICP, Cotleur and Hearing

Presented by: Peter Walden, AICP, Principal Planner, Growth Management Department

PREPARED BY: Joan Seaman, Administrative Specialist II

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. *Application Information*

PULTE AT CHRIST FELLOWSHIP PUD PUD ZONING AGREEMENT AND MASTER SITE PLAN

Applicant:	Pulte Group
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Cotleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-008
Record Number:	DEV2019060010
Report Number:	2021_0225_C148-008_Staff_Final.docx
Application Received:	07/12/2019
Transmitted:	07/22/2019
Staff Report:	09/18/2019
Joint Workshop:	10/03/2019
Resubmittal Received:	12/02/2019
Transmitted:	12/05/2019
Staff Report:	06/05/2020
Resubmittal Received:	08/05/2020
Transmitted:	08/05/2020
Staff Report:	10/27/2020
Resubmittal Received:	12/28/2020
Transmitted:	12/30/2020
Date of Report:	02/25/2021
LPA Hearing:	04/15/2021
BCC Hearing:	04/27/2021

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B. *Project description and analysis*

This is an application by Pulte Group requesting approval for a Planned Unit Development (PUD) Zoning Agreement and a PUD Master plan on the site of the approved and existing Christ Fellowship Church. The subject site, which is owned by Christ Fellowship Church, Inc., consists of approximately 321 acres at 10205 SW Pratt Whitney Road in Hobe Sound, located on the east side of SW Pratt Whitney Road from

SW Bulldog Way to approximately 5,700 feet northward.

The site has a current designated future land use of Rural Density and a current zoning of RE-2A, Rural Estate District. The site is primarily undeveloped except for an existing place of worship and related Preserve Area Management Plan (PAMP) originally approved on December 11, 2013. The approved site plan associated with the existing place of worship established the preserve area management plan (PAMP) for all delineated wetlands and upland habitat areas in conformance with the Comprehensive Plan and County requirements for the site.

The applicant has initiated a Comprehensive Plan Amendment to change the designated future land use to the Residential Estate Density future land use. The application was approved for transmittal on September 29, 2020. Also proposed is a text amendment to the Comprehensive Growth Management Plan to facilitate changes to Policy 4.7.A. regarding development in the Secondary and Primary Urban Services District

Approval of this proposed PUD development is dependent upon the successful completion of the land use change and the approval of the text amendment.

The site is located within the Secondary Urban Services District and will be serviced for water and wastewater by Martin County Utilities in conformance with the extension of services to the site approved in conjunction with the previous Christ Fellowship development order. A total of 284 dwelling units are proposed to be established as detached single-family homes.

The applicant also proposes to incorporate the existing church into the master site plan and to establish a 20-acre campground to be utilized by the Operation 300 non-profit organization. In addition to the infrastructure required to support the development, the applicant is proposing to develop an amenities center, a parking site for students of South Fork Highschool, sales center, model units, and designated RV/Boat outdoor storage area for the use of the residents of the development. Access is proposed via gated entrances located on SW Pratt Whitney Road and SW Bulldog Way for the residential development, and separately via Kansas Avenue from SW Kanner Highway to the proposed Operation 300 campground.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjolholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply

O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Nicholas Clifton	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant addressed the non-compliance findings from the staff report dated October 27, 2020 with its resubmittal dated December 28, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number(s) and address:

083941000015000209, 083941000015000300, 173941000001000004
 173941000002000002, 173941000008000107, 173941000008000205
 173941000007000109

Existing Zoning: 10205 SW Pratt Whitney Rd
 RE-2A, Rural Estate District

Future land use: Rural Density

Total Site Area: 321 acres

Figure 1: Location Map



Figure 2: Subject Site 2019 Aerial with Site Plan Linework and Preserves

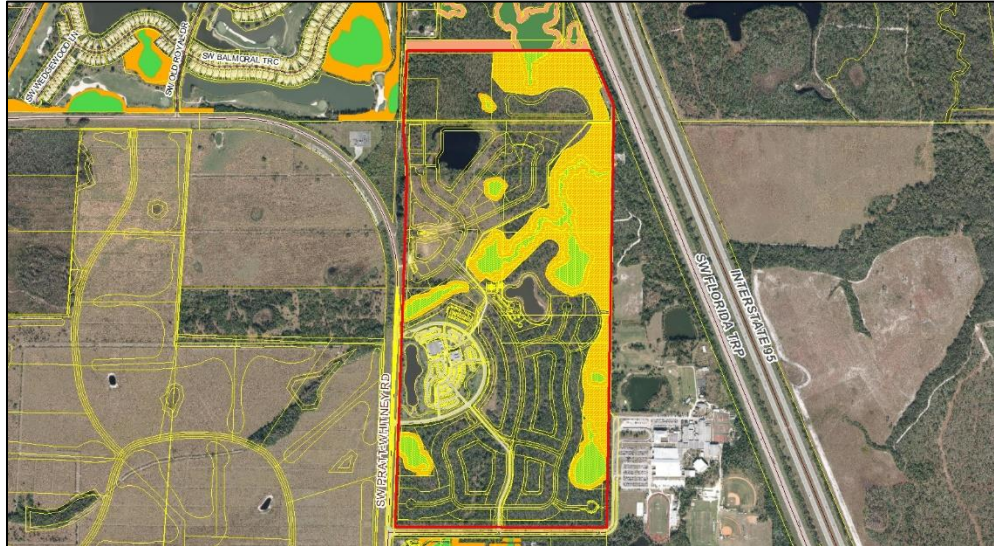


Figure 3: Zoning Map

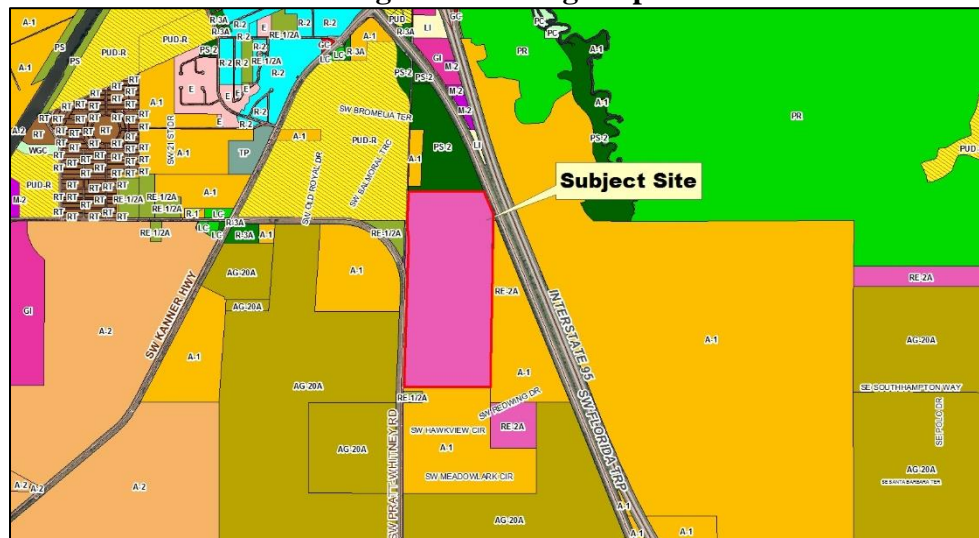
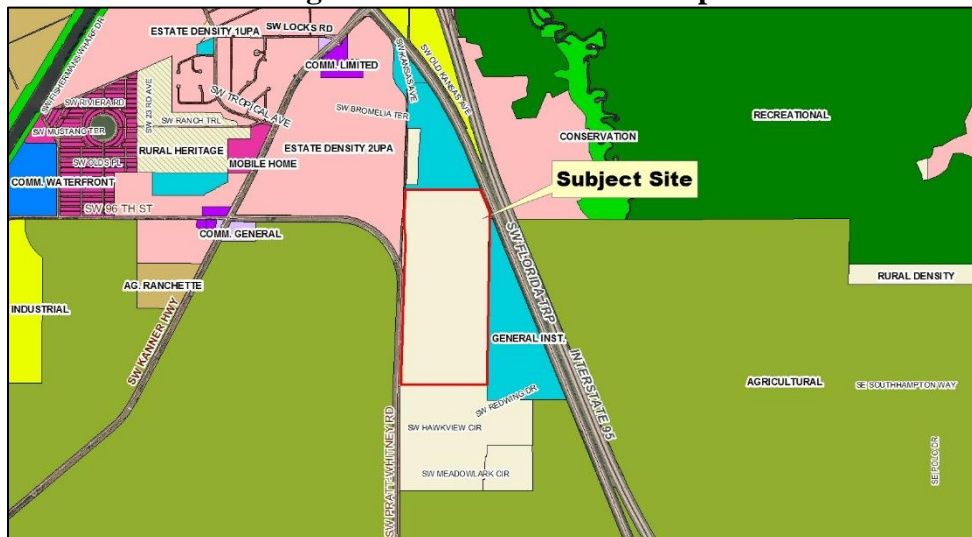


Figure 4: Future Land Use Map

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

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Policy 4.13A.7. Residential development.

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

(1) General policies for all urban Residential development:

(a) All residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.

(b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Policy 4.7B.1. Land uses allowed in the Secondary Urban Service District. In the Secondary Urban Services District, Martin County shall designate land uses that (1) will provide for the efficient and economical use and extension of urban services, and (2) are consistent with the reduced intensity of urban services normally associated with densities of one unit per gross acre (Estate Density RE-1A) and one unit per two gross acres (Rural Density). Sewer and water may be provided in the Secondary Urban Service District to projects that have vested under previous approvals.

Issues:

Item #1: Policy 4.7.A.14 and Policy 4.7B.6

A CGMP text amendment (CPA 20-04) has been requested concerning Policy 4.7A.14 and Policy 4.7B.6. The Proposed PUD zoning and master plan cannot be found in compliance until the proposed text amendment concerning lot size is approved.

A CGMP future land use map amendment (CPA 19-19) has been requested to tchange the existing future land use on the property from Rural Density up to 1 unit per 2 acres to Residential Estate Density up to 1 unit per acre.

The Text amendment and future land use change are scheduled for the April 13th BCC meeting for adoption. If the amendments are adopted, the staff report will be considered in compliance with all comprehensive plan objectives and policies.

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

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application. (see section F. above regarding compliance)

Additional Information:

Information #1:

Timetable Of Development - Master

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

Information #2:

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on

state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

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

Commercial Design

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

Findings of Compliance

Landscape plans are not reviewed in association with applications for Revised Zoning and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. However, included with the PUD agreement, public benefits are being proposed by the applicant that expand required landscape areas to be provided and are shown on the Master Plan.

Enhanced landscaping includes:

- Increased widths of buffers along Bulldog Way, Pratt & Whitney Road, and adjacent to the north property line along the FPL utility easement. These buffers are to consist of preserved native habitat augmented by native plantings where native species are lacking or insufficient.

- Additional establishment of littoral zone and upland transitional plantings to enhance wildlife habitat and water quality. Littoral zones required totaled 189,860 sq.ft; 425,019 sq.ft. of littorals are proposed for an increase of 235,159 sq.ft. over required area. An additional 6,155 sq.ft of upland transitional zone plantings has been proposed over the 379,446 sq.ft. required.
- Sustainable standards for streetscape have been incorporated into the design of the master site plan. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated.

Street trees that consist of live oak shall be provided along roadways in a manner and utilizing methodologies that will maintain their long-term survival and health for perpetuity. Trees shall be afforded priority status as green infrastructure and shall be protected and maintained to avoid future conflicts with structures and utilities.

Tree removal and mitigation of street trees shall only be considered to remove diseased trees or trees weakened by age, weather, storm, fire or acts of God. Infrastructure and structures shall instead be remedied by their replacement or use of alternative sidewalk materials, root pruning, root barrier installation, and/or sidewalk relocation.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated October 2020. O'Rourke Engineering and Planning stated that the site's maximum impact was assumed to be 175 directional trips during the PM peak hour at final buildout. Staff finds that SW Pratt Whitney Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Pratt Whitney Road is 800. The project impact is 16.25% of the maximum volume of that roadway. SW Pratt Whitney Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027).

Construction Plan Suggestion:

A southbound acceleration lane should be constructed within the proposed median for safety. Observed southbound AM traffic volumes are as high as 750 vehicles. Advanced warning signs on SW Pratt Whitney Road with vehicle presence detection at SW Highpointe Drive should also be considered.

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey

requirements contained in Article 4, LDR, Martin County, Fla.

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

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 9- Stormwater Management:
 - a. The applicant has calculated the pre-development discharge rate using a method acceptable to the County Engineer. The pre-development discharge rate determines the allowable discharge rate for the entire site. The post-development discharge rate is determined with the Final Site Plan application.
 - b. The applicant has confirmed the minimum finished floor elevation will be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development. The proposed elevations will be calculated at the Final Site Plan application level.
 - c. The applicant has confirmed the minimum edge of roadway elevation will be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration. The proposed elevations will be calculated at the Final Site Plan application level.
 - d. The applicant has confirmed the stormwater system will provide 150% additional water quality criteria for wet detention systems a, recover half of the water quality volume between 24 hours and 5 days, and recover 90% of the entire volume within 12 days after the storm event. This level of detail is calculated with the Final Site Plan application.
 - e. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
2. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant confirmed that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
3. Division 14 - Parking and Loading: The applicant confirmed compliance with the parking design requirements set forth in Division 14 will be met with the proposed design of the residential lots.
4. Division 19- Roadway Design: The applicant has demonstrated the right-of-way widths and proposed roadway sections meet Martin County Land Development Regulations. The proposed access location and improvements including the southbound left turn lane, north bound right turn lane, and landscaped median on SW Pratt Whitney Road was approved by the County Engineer. Final design will be approved during the Final Site Plan application and Right-of-Way Use Permit; therefore, the proposed design meets the requirements in Division 19.

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

Addressing

Findings of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

The AutoCAD site plan was in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Preparedness

Findings of Compliance:

The applicant has indicated that the project, which includes proposed residential use, is not located within a Hurricane evacuation zone pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). The Martin County Emergency Management Department confirmed this and therefore the proposed development is

not anticipated to impact Martin County Emergency Management resources.

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

Findings of Compliance:

This application is for a PUD zoning agreement, master site plan, and phasing plan approval only. Compliance with the applicable Americans with Disability Act requirements is required to be demonstrated as part of a final site plan approval, and a review for compliance will be done in conjunction with the final site plan application(s). (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

Martin County Health Department

Findings of Compliance:

Plans and materials as submitted demonstrate compliance with the applicable requirements of the Martin County Land Development Regulations and Comprehensive Growth Management Plan. More detail will be required upon submittal to the state. If you have any questions, please call Todd Reinhold or Nick Clifton with the Department of Health office at (772) 221-4090.

Additional Information:

1. Prior to a community pool being constructed, an application must be submitted and approved by the FL-DOH per Chapter 64E-9 FAC. This includes submittal of construction plans to this office prior to submittal to the building department.
2. The Florida Department of Health regulates Recreational Camps under Chapter 64E-15 FAC. Review and Approval of camp site features is required by FL-DOH Martin County.
3. Well construction permitting must meet Chapter 62-532 FAC. In addition to a well construction permit approval from FL-DOH Martin County, a Consumptive Use Permit is required by SFWMD.

Martin County School Board

Findings of Compliance:

Martin County School Board Staff has no objection to approval of this master site plan application pursuant to the deferral of public facilities reservation requested by the applicant. A general service capacity analysis completed by School Board Staff indicates that there may be a shortfall of capacity, which will have to be reevaluated by staff at time of final site plan review and may require mitigation at the time of approval of final site plan(s).

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Pulte @ Christ Fellowship
Project#: C148_008

Date: 1/22/20

Applicant Request: PUD Master Site Plan for 284 Units. The subject property is adjacent to their existing church & just west of South Fork High on Pratt Whitney Rd. Appx. 321 acres / on 7 parcels

Student Generation Calculation:

Residential Units	284
Current Student Generation Rate	.229
Elementary	28
Middle	16
High	21
Total Forecasted	65

School Zone Enrollment & Permanent Capacity:

CSA	2019-2020 October 10/11/19 Enrollment	2023-2024 COFTE Projected Enrollment	2023-2024 Perm FISH Capacity
South Zone – Elementary (Crystal Lake, Hobe Sound & Seawind)	1736	1767	2151
South Zone – Middle (Anderson Middle, Murray Middle)	1770	1724	2251
South Zone – High School (South Fork)	1908	1944	1699

Note: Current Enrollment reported from FOCUS, Projections through School District CIP Application

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and middle schools currently have capacity, but the high school level is projected to exceed the permanent capacity.

Discussions on agreements for both parties for pedestrian access to South Fork High School, as well as secondary resident access proposed off Bulldog Way, at time of Final submittals.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**

Phone: 772-223-3105, ext. 134

Email: evermak@martin.k12.fl.us

Additional Information

Information #1:

School Capacity

School concurrency is not required to be met until final site plan approval. The current application is a request for a master site plan approval and a deferral of reservation of public facilities. Martin County School Board Staff have performed a general school capacity analysis, which indicates that there may be a capacity shortfall that would require mitigation by the applicant at the time of final site plan approval(s). See the attached Exhibit 2 to this report.

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

Review Ongoing

The Martin County Legal Department is working with the applicant's attorney with regards to the proposed PUD Zoning Agreement.

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

SEC. 5.32.C.

Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

1.

Purpose. An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a certified letter stating that no title transfer has occurred.

Item #5:

One (1) 24" x 36" paper copy of the approved master site plan and phasing plan.

Item #6:

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

Two (2) copies of the documents verifying that the campground has been adequately dedicated to the non-profit Operation 300 and recorded in the public records of Martin County, if applicable (see Items #1 and #3, Section F; and Item #9, Section G).

Item #8:

Original and one (1) copy of the executed approved PUD zoning agreement.

Item #9:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

Permits for construction will be required at final site plan

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Pulte Group
Garrett Dinsmore
4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410
304-290-6022
Garrett.dinsmore@pulte.com

Owner: Christ Fellowship Church, Inc.
Leo Abdella
5343 Northlake Blvd.
Palm Beach Gardens, FL 33418
561-799-7600
leoa@sftoday.org

Agent: Coteleur and Hearing
Daniel T. Sorrow, AICP
1934 Commerce Ln, Suite 1
Jupiter, FL 33458
561-747-6336
dsorrow@coteleur-hearing.com

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

(blank space above line reserved for recording data)

**HIGHPOINTE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, made and entered into this _____ day of _____, 2021, by and between CHRIST FELLOWSHIP CHURCH, INC., a Florida Not-for-Profit Corporation, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described in **Exhibit A**, attached hereto and made a part hereof; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development (hereinafter sometimes referred to as PUD) to be known as Highpointe PUD consisting of common areas, sewage and water lines and appurtenances thereto, recreational facilities, institutional facilities, campgrounds for Operation 300, private streets and parking facilities, street lighting and a private single-family residential subdivision consisting of a maximum of two hundred eighty-four (284) lots, all as more particularly shown on the Master Site Plan attached hereto; and

WHEREAS, a property owners association, hereinafter referred to as ASSOCIATION, will be formed to provide for the maintenance of the roads, streets, rights-of-way, and common areas within the Highpointe PUD; and

WHEREAS, this type of consolidated development is permitted in Martin County subject to a PUD Zoning Agreement; and

WHEREAS, it is the desire of the COUNTY to encourage this form of development, to

prevent and discourage urban sprawl, to promote compatible, consistent, and effective usage of land within the COUNTY's secondary urban service district, to protect, preserve, and manage natural resources, and to implement the COUNTY's growth management plans.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

The OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title are attached hereto and incorporated herein as **Exhibit B**. A Covenant of Unified Control by OWNER is attached hereto and incorporated herein as **Exhibit C**.

2. DEVELOPMENT

The OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

2.1 The master site plan and phasing plan approved by the COUNTY, a copy of which is attached hereto as **Exhibit D** and by reference made a part hereof. Approval of the master site plan shall authorize the owner to submit the final site plans and subdivision plats in accordance with the terms and conditions of the approved master site plan. Approval of the master site plan by the COUNTY shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development.

2.2 The final site plans and subdivision plats to be approved by the COUNTY in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2.3 The Timetable for Development as shown in **Exhibit E**, attached hereto and by reference made a part hereof.

2.4 The conditions and requirements agreed to by the COUNTY and the OWNER as set forth in **Exhibit F**, attached hereto and by reference made a part hereof.

2.5 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2.6 The Preserve Area Management Plan, as amended, as shown in **Exhibit G**, attached hereto and by reference made a part hereof.

3. VESTED RIGHTS

The OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this PUD Agreement, the approved master site plan, final site plans, and the subdivision plats, hereinafter sometimes collectively referred to as development orders.

4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

4.1 The OWNER shall create a Declaration of Covenants, Conditions and Restrictions for Highpointe PUD, hereinafter the Covenants and Restrictions, which shall be submitted as part of the application for the first subdivision plat. A copy of the Covenants and Restrictions shall be recorded at the time of the recording of the first subdivision plat. As part of said Covenants and Restrictions, the ASSOCIATION shall be established for the maintenance, operation and management of the common areas as defined therein. The common areas of the PUD shall be designated as such and shown on the approved master plan, final site plans and subdivision plat. The Covenants and Restrictions shall be in conformity with such laws, ordinances and regulations as may be in effect at the time of the approval of the first subdivision plat.

4.2 Except for conveyances to governmental entities, it shall be deemed a breach of this PUD Agreement for any land to be conveyed by the OWNER by way of an instrument which does not contain the Covenants and Restrictions or incorporate them by reference thereto.

4.3 The ASSOCIATION shall not be dissolved nor shall it dispose of any common areas, by sale or otherwise, except to an organization conceived and organized to own and maintain the common areas, without first receiving approval of the COUNTY. The COUNTY, as a condition precedent to the dissolution or disposal of the common areas, may require dedication of the common open areas, utilities or road rights-of-way to the public as are deemed necessary.

4.4 In the event that the COUNTY determines that the ASSOCIATION, or any successor organization, has failed at any time to maintain the common areas of the PUD in reasonable order and condition in accordance with the approved development orders and applicable laws, ordinances, and regulations, then the COUNTY shall serve written notice by certified mail, return receipt requested, upon such organization and upon each owner of real property within the PUD, which notice shall set forth the manner in which the organization has

failed to maintain the common areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of sending of such notice or, in the alternative, that such organization appear before the COUNTY at a specified time (at least ten (10) days but not more than thirty (30) days after sending of such notice) either to contest the alleged failure to maintain the common areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as the COUNTY may allow, then the COUNTY, in order to preserve the taxable values of the real property within the PUD and to prevent the common areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such common areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the organization involved and to each owner of real property within the PUD and shall be published in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is advisable for the COUNTY to enter upon such common areas, take non-exclusive possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession and maintenance shall not be deemed a trespass when done in accordance with the procedures set forth above. In no event shall any such entry, possession and maintenance be construed to give the public or the COUNTY any right to use the common areas.

4.5 The COUNTY may, upon public hearing with notice given and published in the same manner as above, return possession and maintenance of such common areas to the organization or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by the COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the common areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, the OWNER, its grantees, successors or assigns and/or the ASSOCIATION, shall have the right to rebuild and/or repair so long as there is strict compliance with the approved

master site plan, final site plan(s), and subdivision plat(s).

6. CHANGE OR AMENDMENT

There shall at all times be a strict adherence to the provisions of the PUD Agreement and the approved development orders. Any change or amendment to the PUD Agreement and/or the approved development orders shall only be made in accordance with Section 10.15, Amendments to Approved Development Orders, Land Development Regulations, Martin County, Fla. (2019) (“LDRs”).

7. BREACH OF AGREEMENT

7.1 Development of Highpointe PUD shall at all times be in compliance with the PUD Agreement and the approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order pursuant to Section 10.14.G., Failure to Comply with Conditions of an Approved Development Order, LDRs.

7.2 Any person, including the Board of County Commissioners, hereinafter sometimes referred to as Board, or any member of the Board of County Commissioners, may file a complaint with the county administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.14.G, Failure to Comply with Conditions of an Approved Development Order, LDRs.

7.3 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or his successors in interest fail to abide by the provisions of this PUD Agreement.

8. JURISDICTION

This PUD Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this PUD Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This PUD Agreement shall be binding upon the parties hereto, their successors in interest,

heirs, assigns and personal representatives.

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this PUD Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

OWNER: Stephen Austin, Director
Christ Fellowship Church, Inc.
5343 Northlake Blvd.
Palm Beach Gardens, FL, 33418

With copy to: Tyson Waters
Fox McCluskey Bush Robinson
3461 SE Willoughby Blvd.
Stuart, FL, 34994

COUNTY: County Administrator
Martin County
2401 SE Monterey Road
Stuart, Florida, 34996

With copy to: County Attorney
Martin County
2401 SE Monterey Road
Stuart, Florida, 34996

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

11. ENTIRE AGREEMENT

This PUD Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the

matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this PUD Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this PUD Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this PUD Agreement, then the application of such term or provision to persons or circumstances other than those as to which it's held invalid or unenforceable shall not be affected, and every other term and provision of this PUD Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. STATUTORY REFERENCES

Any references to laws, ordinances, codes or other regulations shall include amendments to such laws, ordinances, codes or other regulations.

14. ADEQUATE PUBLIC FACILITIES EVALUATION

OWNER is voluntarily electing to proceed under Section 14.1C.5.(2) and (3), Comprehensive Growth Management Plan, Martin County Code and Section 5.32.C.4., Land Development Regulations, Martin County Code and is thereby proceeding without a reservation of capacity and without rights to obtain final development orders for the subject property. The OWNER acknowledges the risk that subsequent development orders may reserve capacity of Category A and C public facilities in the project area and necessitate additional capacity facility improvements for the project to meet concurrency or prevent this project from going forward in accordance with its timetable of development.

IN WITNESS WHEREOF, the parties hereto have caused this PUD Agreement to be made and entered into the day and year first written. The date of this PUD Agreement shall be the date on which this PUD Agreement was approved by the Board of County Commissioners.

WITNESSES

OWNER

Christ Fellowship Church, Inc, a Florida Not-for-Profit Corporation

Name:

Name:

By: _____

Stephen Austin, Director

5343 Northlake Blvd.

Palm Beach Gardens, FL, 33418

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Stephen Austin, Director of Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2021.

(NOTARIAL STAMP) _____

Notary Public

My commission expires:

COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS MARTIN
COUNTY, FLORIDA

Carolyn Timmann
Clerk of the Circuit Court and
Comptroller

By: _____
Harold E. Jenkins II, Chairman

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

(COMMISSION SEAL)

Krista Storey
Senior Assistant County Attorney

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

Parcel Identification Numbers 173941000007000109;

173941000008000205;

173941000008000107;

173941000002000002;

173941000001000004;

083941000015000300;

083941000015000209

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.

EXHIBIT B

OWNERSHIP CERTIFICATION

I, Tyson Waters, Esq., a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the _____ day of _____, 2021 by and between Christ Fellowship Church, Inc. and MARTIN COUNTY, is in the ownership of Christ Fellowship Church, Inc.

Dated this _____ day of _____, 2021.

Name: Tyson J. Waters
Fox McCluskey Bush
Robison, PLLC
Address: 3461 SE Willoughby Blvd.
Stuart, Florida 34994
Florida Bar # 486566

EXHIBIT C

UNITY OF TITLE

The undersigned, being the OWNER of the property described in Exhibit A, to the Planned Unit Development Zoning Agreement (PUD) dated the _____ day of _____, 2021, between Christ Fellowship Church, Inc., and COUNTY, does hereby covenant and agree that: (i) the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the OWNER hereto has executed these presents on the dates indicated below.

WITNESSES

OWNER

Christ Fellowship Church Inc, a Florida Not-for-Profit Corporation

Name:

Name:

By: _____

Stephen Austin, Director
5343 Northlake Blvd.
Palm Beach Gardens, FL, 33418

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2021, by Stephen Austin, Director of Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2021.

(NOTARIAL STAMP)

Notary Public
My commission expires:

EXHIBIT D

MASTER SITE PLAN

See approved Master Site Plan on following page(s).

(to be added upon approval)

DRAFT

EXHIBIT E

TIMETABLE FOR DEVELOPMENT

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the attached phasing plan, attached as Exhibit E.1.
- B. Final site plan approval for all phases of the Highpointe development plan must be obtained within five (5) years of the master site plan approval.
- C. Construction of each phase must be completed within two (2) years of final site plan approval for that phase.
- D. The development of Highpointe must be completed within seven (7) years of approval of the master site plan approval.
- E. Highpointe development phases shall be sequentially completed and shall be self-supportive prior to proceeding to the next phase. The core infrastructure improvements, consisting of the required stormwater management system, the appropriate NPDES components, stabilized roadways, and adequate fire protection must be completed before issuance of building permits. All required improvements within a phase, including but not limited to roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, recreational amenities and those identified on the final site plan for the applicable phase, must be substantially completed, as determined by the County Engineer, prior to the issuance of any certificate of occupancy for such phase and prior to the timetable set forth below.

EXHIBIT E.1

PHASING PLAN

See approved Phasing Plan on following page(s).

(to be added upon approval)

DRAFT

EXHIBIT F
SPECIAL CONDITIONS

1. **COMPLIANCE REQUIREMENTS**

The Highpointe PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement or set forth on the master site plan. The Highpointe PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

2. **USES AND DEVELOPMENT STANDARDS**

A. Except as provided for within this PUD Agreement or as set forth on the master site plan, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-1A zoning district shall apply to that portion of the development of the Highpointe PUD, which has an Estate Density Land Use Designation.

B. The following development standards will apply to the residential development lots within the Highpointe PUD:

- i. Minimum Building front setback: 20'
- ii. Minimum Building rear setback: 10'
- iii. Minimum Building side setback: 5'
- iv. Minimum lot depth: 120'
- v. Minimum lot width: 40'
- vi. Accessory structures shall have a minimum rear setback of 5 feet.

C. Signage.

All signage shall be permitted through the building permit process pursuant to Division 16, Article 4, MCLDRs, if and as may be required by the MCLDRs. In addition to such signage permitted by MCLDRs, the following signage shall be permitted within the Highpointe PUD:

- i. Up to ten (10) wayfinding signs to guide vehicles and pedestrians to locations throughout the development, including, but not necessarily limited to, model homes, sales center, amenities (e.g. recreation center), campground site and student school

bus pickup location. Such signage may be located at the front entrance drive and elsewhere within the development outside of any public right-of-way. Each sign may be no greater than 13" x 15" in size.

ii. Up to five (5) temporary marketing related signs providing information about the development, which signage may be located along Pratt Whitney Road. Such signage shall be located on the Highpointe PUD property and located outside of the right-of-way. Each sign may be no greater than 84" x 48" in size. All marketing signage shall be removed within three (3) months of the issuance of the last certificate of occupancy for a unit.

iii. Up to six (6) temporary banner signs advertising the project, which signs may be located at or around the front entrance into the project. Each sign may be no greater than 60" x 30" in size. All marketing signage shall be removed within three (3) months of the issuance of the last certificate of occupancy for a unit.

iv. One (1) sign advertising the recreation center, which sign may be located within twenty (20) feet of the right-of-way at or adjacent to the recreation center parcel. Such sign may be no greater than 84" x 48" in size.

v. One (1) primary subdivision entry monument sign to be located within the Pratt Whitney right-of-way at the entrance of the Project. Such entry sign shall be no greater than thirty-six (36) square feet in size. The entry signage may be double-sided. The elevations and dimensions of such subdivision entry monument sign shall be as shown on Exhibit "G."

3. DRAINAGE AND STORMWATER MANAGEMENT

A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage and stormwater management permits from the South Florida Water Management (SFWMD). In no event shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Highpointe PUD

B. In order to ensure that the PUD's drainage and stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage and stormwater management system according to the Stormwater Management System

Maintenance Plan to be submitted with final site plan application. The Maintenance Plan will provide that OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the COUNTY at final site plan approval in order to assure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

4. EMERGENCY, CONSTRUCTION, AND DELIVERY ACCESS

Any emergency, construction, and delivery access shall be provided at all times. The OWNER shall secure the emergency, construction, and delivery access in a manner acceptable to the COUNTY. If gates are featured, Knox switches, or locks, are required.

5. ENDANGERED SPECIES

A. In the event that it is determined that any representative plant or animal species of regional concern is resident on or otherwise is significantly dependent upon Highpointe PUD, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Services (USFWS). Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.

B. Gopher Tortoises – In Florida, gopher tortoises are protected as a Threatened Species. No land clearing or construction within a phase shall occur until all tortoises within that phase which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped, and the gopher tortoises will be captured and relocated, either on-site or off-site. Once the tortoise(s) have been safely relocated, equipment operations can resume.

C. Endemic Species – All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

D. Relocation of Tortoises – If the number of tortoises exceeds the carrying capacity

of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate the tortoises within the project site or Martin County.

6. EXISTING CHURCH STRUCTURE

The existing Christ Fellowship Church site on the central west side of the Highpointe PUD area, approved in 2017 under the Martin County project number C148- 001, will remain and will be fully incorporated into the PUD. The community will have access to the church site for worship services, but access will be restricted by gates during non-regularly scheduled church activities in order to prohibit through traffic. The Christ Fellowship Church will be buffered from the surrounding residential areas to ensure religious services and events do not interfere with the residents.

7. FIRE PROTECTION

Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and fire protection shall be completed before issuance of building permits pursuant to NFPA 241. Hydrants shall be located within 500 feet of each residential building.

8. HAULING OF FILL

The OWNER agrees not to haul any fill off of the site of the Highpointe PUD, unless incidental to land development work, and to coordinate with the County Engineer the routes and timing of any fill to be hauled to the site of this project. The OWNER shall also comply with all COUNTY excavation and fill regulations.

9. IRRIGATION

Irrigation water for the entire PUD will be supplied by onsite lakes and/or wells pursuant to the water use allocation from South Florida Water Management District for groundwater withdrawals in accordance with all applicable regulations.

10. LANDSCAPING

Landscaping within this PUD will comply with the regulations of the Martin County Land Development Regulations, Article 4, Division 15 – Landscaping, Buffering and Tree Protection, except as otherwise provided for in this document or the Master Site Plan.

To serve the development, excluding the area provided for single-family lots and preservation areas, 1 tree shall be provided per 3,000 square feet of the development area. In addition to this requirement, and prior to a certificate of occupancy, one street tree shall be provided for each single-family lot to meet the tree planting requirements for the construction of single-family homes found in Article 4, Division 15, LDR, Martin County Code.

To increase public benefit and comply with sustainable design standards, the street trees are placed 8' away from curb/pavement as shown on the typical section. If street trees are too close to utilities, tree root barriers will be provided to those trees that are planted closer than 6 ft distance from each other.

Existing native vegetation shall be maintained as native landscaping areas adjacent to the existing preservation areas in the southwest area of the development. These natural landscape areas, also identified as 80- & 50-foot buffers, are intended to offer public benefit by providing a natural area to provide privacy from SW Bulldog Way.

The OWNER shall provide additional littoral zones and upland transitional areas, as and where shown on the Master Site Plan as further environmental benefits.

To increase public benefit and comply with sustainable design standards, the street trees are placed 8' away from curb/pavement as shown on the typical section. As for the 40ft lots, if trees are too close to utilities, tree root barriers will be provided to those trees that are planted closer than 6 ft distance from each other. Furthermore, we are no longer proposing a meandering sidewalk. The new proposed sidewalk is shown in 3' off the property line in the 50' right-of-way typical detail section. Not only does the 50' right-of-way provide additional room for the trees, but it was also increased along with a 3' landscape easement to further promote the health and longevity of the street trees.

11. TEMPORARY MODELS

Model units, including Model Park #1 (Lots 9-13) and Model Park #2 (lots 1-8), with interim necessary access road, parking and utilities, including fire water flow, will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master site plan and may be approved prior to the final site plan approval. The location and number, not to exceed

thirteen (13), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. Models may be used for the sale of residential units within the PUD until such time as the last residential unit is issued a certificate of occupancy. A final site plan approval will be required prior to building permit application for model units, consistent with Section 10.13.C., LDR, Martin County, Fla. (2019). Model Row will be constructed prior to any production homes and will utilize the necessary water, sewer and road infrastructure during Phase 1. The plat will be recorded, and Certificate of Occupancy will be issued for Model Homes prior to Certificate of Completion for the community.

12. RECREATION AREAS

The Highpointe PUD will include a recreation area for the community residents. This amenity center may include, but will not be limited to, the following uses: Swimming pools, sport courts, plazas, cabanas, meeting spaces, grills, and other amenities.

13. PRESERVE AREAS

No construction or alteration shall be permitted within any of the preserve areas except in compliance with a Preserve Area Management Plan approved by COUNTY. The precise location of all the preserve areas shall be staked and surveyed prior to final site plan approval and shall be fenced prior to and during construction. A Preserve Area Management Plan amendment will be approved with the Master Site Plan approval.

14. SCHOOL IMPACT

The OWNER shall obtain a letter of “No Objection” from the Martin County School Board prior to final site plan approval for any residential units within the Highpointe PUD.

15. SOIL EROSION AND SEDIMENTATION

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

16. TEMPORARY CONSTRUCTION OFFICE

The OWNER may establish and maintain on the property a temporary construction office in a

location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

17. TEMPORARY SALES OFFICE

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

18. TIME SHARING AND INTERVAL OWNERSHIP PROHIBITED

The units to be constructed within the Highpointe PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

19. TRAFFIC IMPACTS

Main access to and from Highpointe will be provided from SW Pratt Whitney Road. A secondary access will be available from Bulldog Way for emergency vehicles and residents whose homes are located closer to the southern end of the site. The Operation 300 campground will not be accessible from within the PUD, but will instead be reachable through Kansas Avenue, located north of the property boundary. Per the traffic impact analysis, the trips created by this development will not cause levels of service to fall below acceptable levels in the future, and the project is deemed consistent with transportation concurrency requirements.

20. WATER AND WASTEWATER

Water and wastewater services for this project shall be provided by Martin County Utilities. OWNER shall provide an executed copy of an agreement for each phase for such service within sixty (60) days of final site plan approval of that phase. For water conservation, OWNER shall individually meter each unit and/or supporting structure.

21. RETENTION OF NATIVE VEGETATION

Clearing of native vegetation shall be limited to that which is shown on the approved clearing plan for Highpointe PUD.

22. SUSTAINABLE DESIGN STANDARDS

The following sustainable standards have been incorporated into the design of the Master/Final site plan for the Highpointe PUD. Further refinements of these standards and the specific implementation thereof shall be incorporated into the final design of the development and compliance with such standards shall be demonstrated.

A. Every effort shall be made to provide monuments, focal points and places for gathering within the community, such as the gazebos indicated on the Master Site Plan.

B. "Streetscaping", including shade trees along walkways and the access roads, shall be added to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings, as further defined below. Street trees are considered part of the essential infrastructure of the development. Therefore, street trees are to be maintained in perpetuity by the HOA as a condition of approval of this PUD. Street trees that consist of *Quercus virginiana* shall be provided along roadways in a manner that will maintain their long-term survival and health for perpetuity. These shade trees shall be protected and maintained to avoid future conflicts with structures and utilities. Practices to be employed include canopy pruning to promote good structure and growth as well as root pruning and buried root barriers as specified on approved plans to protect sidewalks, driveways, utilities and valley gutters. Infrastructure, sidewalks and structures shall be remedied by their replacement, relocation or use of alternative sidewalk materials, root pruning, root barrier installation, and/or sidewalk relocation in lieu of street tree removal. Street tree removal and mitigation shall only be considered as a last resort to remove diseased trees or trees critically damaged by weather, storm, fire or other natural causes. Any replacement trees that may be authorized in the future due to necessary tree removal shall consist of a live oak (*Quercus virginiana*) at least fourteen (14) feet tall with a 3-inch diameter at breast height or as may be authorized by the Growth Management Department.

The addition of sustainable design features beyond what is indicated on the Master Site Plan shall be considered consistent with the Master Site Plan and shall not require an amendment to the PUD Agreement.

23. PUBLIC BENEFITS

A. The OWNER shall provide the following public benefits as part of the Highpointe PUD:

i. At no cost to the COUNTY or Operation 300, prior to the issuance of any building permit for the PUD, OWNER shall convey to Operation 300 the twenty (20) acre parcel

shown on the master site plan as the “Operation 300 Parcel.” Such Operation 300 Parcel shall be a separate tract of land and included on the first final site plan shall be dedicated on the plat of the PUD to Operation 300. Uses on the Operation 300 Parcel may include, but are not necessarily limited to, camping, fishing, archery, canoeing, horseback riding, campfires, hiking, sporting events, and other similar uses consistent with use of the property as a recreational campground, including structures supporting such uses (e.g. cabins, barns, multi-purpose facilities, offices, etc.). Use of the Operation 300 Parcel for firearm training, tractor pulls or automobile races is strictly prohibited.

ii. At no cost to the COUNTY, the OWNER shall provide an additional 24.35 acres of upland preservation and wetland buffer area within the PUD. At its expense, the OWNER shall own and be responsible in perpetuity for the maintenance of the upland preserve and wetland buffer areas; provided, however, that upon the creation of the ASSOCIATION, as required under this PUD, the OWNER shall convey and assign all such ownership and maintenance responsibilities of the upland preserve and wetland buffer areas to the ASSOCIATION.

iii. The OWNER shall construct a secondary, emergency access between the Property and South Fork High School, as and where shown on the master site plan. At its expense, the OWNER shall own and be responsible in perpetuity for the maintenance of the secondary emergency access on the Property; provided, however, that upon the creation of the ASSOCIATION, as required under this PUD, the OWNER shall convey and assign all such ownership and maintenance responsibilities of the secondary emergency access to the ASSOCIATION.

iv. In consideration of the modifications to the sign regulations as permitted in this PUD, and other benefits granted herein, the OWNER, prior to the first _____, shall provide the COUNTY with a payment of \$25,000, which funds are intended to offset a portion of the milling and re-surfacing of Bulldog Way when such work is, or may be, required in the COUNTY’s sole discretion.

v. The OWNER shall provide additional preserve areas, trees and landscaping, as and where shown on the Master Site Plan and/or landscape plan approved as part of this Highpointe PUD.

vi. The OWNER shall provide additional littoral zones and upland transitional areas, as and where shown on the Master Site Plan, as further environmental benefits.

B. The above listed public benefits are offered and exchanged in consideration of the benefits granted herein to the OWNER and the Highpointe PUD.

DRAFT

Exhibit “G”
Preserve Area Management Plan
(to be added upon approval)

DRAFT

LEGAL DESCRIPTION

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 5 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 RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 146 AND OFFICIAL RECORD BOOK 111, PAGE 151, AND OFFICIAL RECORD BOOK 111, PAGE 156, 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°15'42" 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°15'42" 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 4,863.75 FEET, A CENTRAL ANGLE OF 89°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°15'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 12.74 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 CONCURRENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 156, OFFICIAL RECORD BOOK 111, PAGE 151, OFFICIAL RECORD BOOK 111, PAGE 146 AND OFFICIAL RECORD BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 20.01 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°59'52" 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 S-1, SHEET 4 OF 6, DATED JUNE 15, 1952;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 02°16'42" 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 89°59'52" 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;

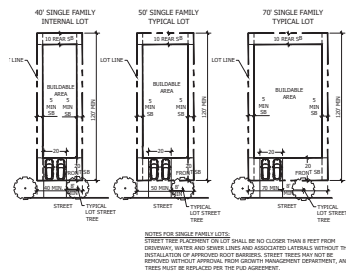
THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,538.54 FEET TO THE POINT OF BEGINNING.

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

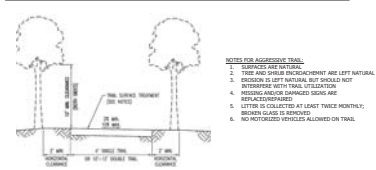
CONTAINING 1,186,792 SQUARE FEET (27.00 ACRES) MORE OR LESS.

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

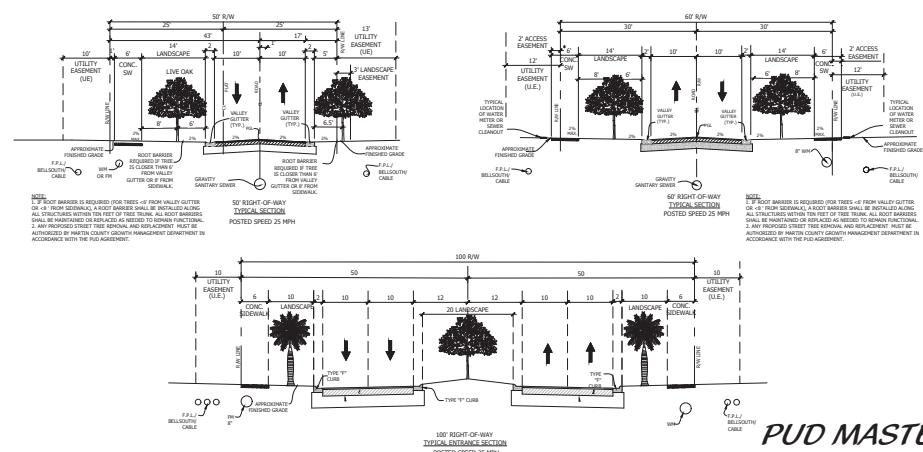
TYPICAL LOT LAYOUTS



EQUESTRIAN TRAIL



RIGHT-OF-WAY SECTIONS



PUD MASTER SITE PLAN

Coffey & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33408
561.747.6336 Fax 747.1377
www.coffeyhearing.com
Lic# LC-28000535

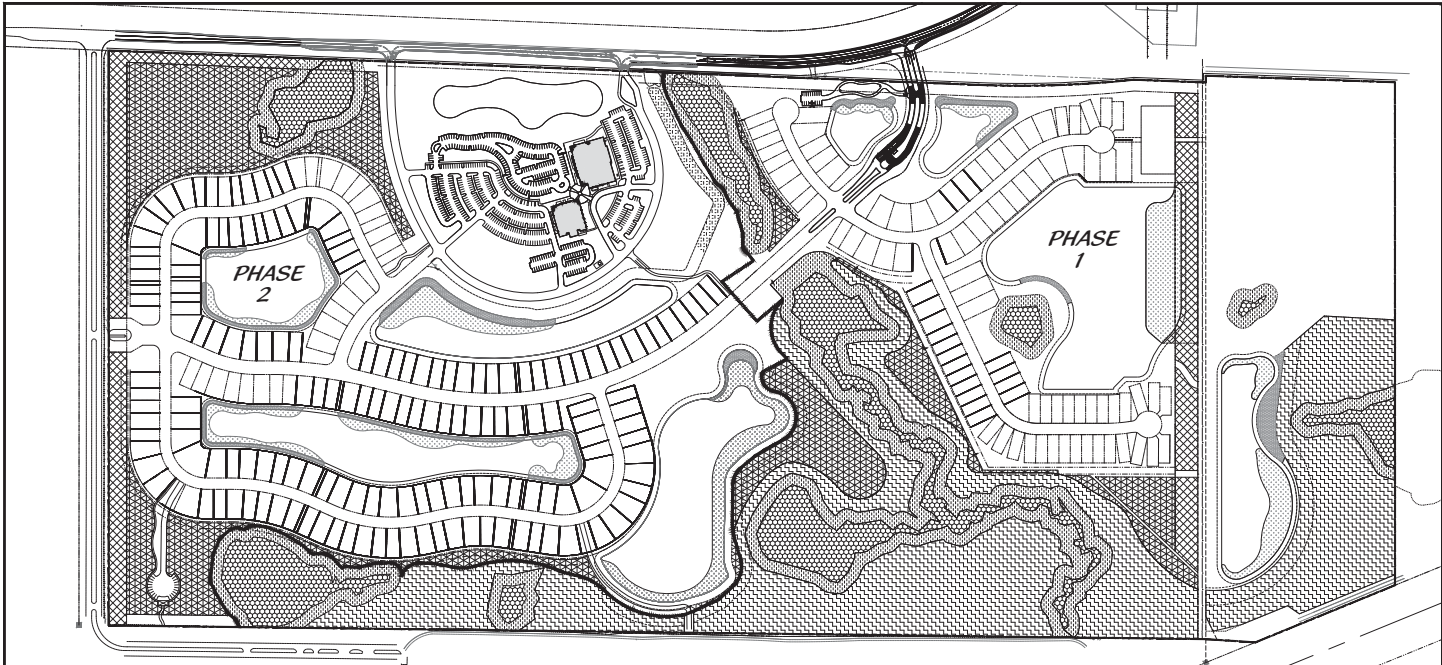
HIGHPOINTE
PUD MASTER SITE PLAN
Martin County, Florida

DESIGNED	SSS
DRAWN	JL/CLM
APPROVED	SSS
JOB NUMBER	18-0127
DATE	06-30-18
REVISIONS	11-26-19
	02-25-20
	12-03-20
	12-24-21

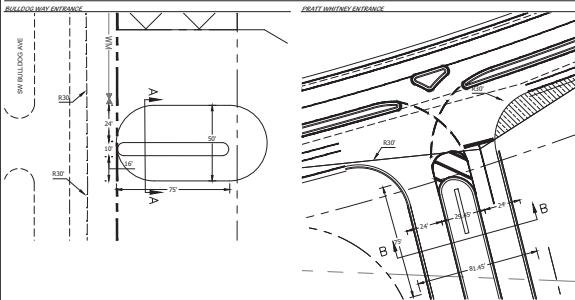
Drawn: March 26, 2021 1:38:10 PM
Scale: 1"=40'-0" (1"=100'-0")

PAGE 2 of 2

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ROADWAY DETAILS



NOTES

PHASE 1 INCLUDES SW PRATT WHITNEY ROW IMPROVEMENTS, PRESERVE AREA MANAGEMENT, ENTRY DRIVE/GUARD HOUSE, MODEL ROW, SALES CENTER, AND CAMPGROUND SITE. THIS PHASE INCLUDES 94 LOTS, 13 MODEL ROW LOTS, 175.68 ACRES.

PHASE 2 INCLUDES THE AMENITY CENTER, BULLDOG WAY ROW IMPROVEMENT, PRESERVE AREA MANAGEMENT, AND SOUTHWEST HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 190 LOTS AND IS 145.32 ACRES.

STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO SUPPORT THE NECESSARY STORM WATER MANAGEMENT REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION. THE PRESERVE AREAS UNDER THE PAMP WILL BE MAINTAINED IN THEIR ENTIRETY, STARTING IN PHASE 1.

SITE DATA

SITE ACREAGE	272.6 AC
RESIDENTIAL	28.30 AC
CHRIST FELLOWSHIP (INSIDE BERM)	28.30 AC
CAMPGROUND	28.30 AC
TOTAL	321.00 AC
RESIDENTIAL TRACT CALCULATIONS:	
RESIDENTIAL SITE AC:	272.6 ACRES
LOT COUNT CALCULATIONS	
PHASE 1:	94 UNITS
PHASE 2:	190 UNITS
TOTAL:	284 UNITS

UPLAND PRESERVE LEGEND/TABLE

Total Upland Preserve Required	53.23
Wetland Preserve	15.89
Wetland Buffer	25.9
Upland Preserve (Original PAMP)	66.18
Upland Preserve (Added as Part of PUD)	22.64
Upland Preserve (Total)	88.82
Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

LOCATION MAP



PUD PHASING PLAN



PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Pulte Home Company, LLC *HighPointe PUD*

Sections 8, 17 Township 39S, Range 41E

Unincorporated Martin County, Florida

Prepared By: EDC, Inc.

This PAMP amends the previous PAMP for Christ

Fellowship approved by the BOCC on 11/19/2013

Approved by/Date : _____

PART I

ENVIRONMENTAL ASSESSMENT

Environmental Assessment Pulte Home Company

I. Existing Conditions

The proposed project encompasses the 321 acre formerly known as “Martin Preserve”, and recently as Christ Fellowship Stuart, and is located in Sections 8 and 17, Township 39S, Range 41E, east of South Fork High School and bounded on the west by C.R. 711. The PAMP for this former project was approved by the BOCC in 2013. The current applicant, Pulte Homes, revising this current PAMP to reflect the updated owner as part of the transfer of ownership as well as updated conservation areas.

The soils within the property have not changed and are listed in the previous EA conducted by others. See soils section of this PAMP for applicable soils information.

The habitat areas and their FLUCCS acreage delineation within the property have not changed since the 2008 approved PAMP. As stated above, those FLUCCS classifications and acreages have been incorporated into this PAMP. The habitat map has been recreated based on the 2008 habitat assessment and approved wetland jurisdictional determinations for the purpose of providing a clear and complete PAMP. Please note that the site has a valid South Florida Water Management District permit (43-01664-P) of which includes the approved jurisdictional wetland delineation.

The intent of this revised PAMP is to amend the site plan from institutional to residential development as well as update the proposed conservation areas.

A. Proposed Conditions

The new applicant is proposing to construct a residential development. The development is proposed to be constructed in several phases. Please see the site plan as prepared by Cotleur and Hearing.

The applicant is proposing to increase the total acreage in the previously approved PAMP. The total preserve area currently maintained is 15.89 acres of wetlands, 24.80 acres of wetland buffer, 1.62 acres of wetland buffer restoration, and 66.18 acres of upland preserve. The new applicant will be adding an additional 22.64 acres of upland preserve. Based on this, the site plan will include 88.82 acres of upland preserve and the applicant will set aside a total preserve acreage of 129.51 acres.

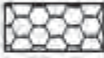

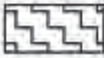
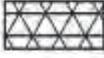
	Total Upland Preserve Required	53.23
	Wetland Preserve	15.89
	Wetland Buffer	24.8
	Upland Preserve (Original PAMP)	66.18
	Upland Preserve (Added as Part of PUD)	22.64
	Upland Preserve (Total)	88.82
	Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

Figure 1. Preserve Area tabular calculation

B. Previous Impacts

This property has experienced minor impacts associated with historic agricultural activities. This includes creation of ditches and clearing of land for pasture.

II. Soils

Based on a review of the USDA Soil Survey of Martin County Area, Florida, the site is composed of:

#16 Oldsmar Fine Sand – *This poorly drained soil is found typically in broad areas in the flatwoods. The water table is at a depth of less than 10 inches for 1 to 3 months during the wet season. The soil is well suited for pasture and hay crops.*

#17 Wabasso Sand – *This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 1 to 2 months during the wet season and at a depth of 10 to 40 inches for 6 months or more.*

#20 Riviera Fine Sand – *This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops.*

#21 Pineda Sand – *This soil is nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.*

#49 Riviera Fine Sand, Depressional – *This soil is often in depressions and it has smooth to concave slopes that range from 0 to 2 percent. The soil is often ponded for six to nine months of the year. The soil is often a component of wetland areas.*

#54 Oldsmar Fine Sand, Depressional – *This nearly level soil is poorly drained. It is in wet depression in the flatwoods. This soil is ponded for six to nine months during the year and the surface layer is fourteen inches of black muck. The soil is too wet for cultivated crops in its native condition.*

#62 Nettles Sand, Depressional – *This nearly level soil is poorly drained. It is in depressions and drainageways in the flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface*

layer is about 12 inches thick. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is a depth of less than 10 inches for 2 to 4 months during wet seasons.

63 – Nettles Sand – This nearly level soil is poorly drained. It is found in broad areas of flatwoods, mainly in the northeastern part of the county. Areas are generally quite large, ranging up to 2,000 acres. Slopes are smooth and range from 0 to 2 percent. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is at a depth of 10 inches for 2 to 4 months during wet seasons.

#64 EauGallie Fine Sand – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months.

III. Existing Habitat/FLUCCS

A. Wetland Habitats

Per the approved Martin Preserve PAMP and SFWMD Permit, multiple wetland areas exist within the limits of the parcel. Wetland habitats and acreages are as follows:

#621 Cypress (1.81 acres)

#641 Freshwater Marsh (9.23 acres)

#643 Wet Prairie (4.85 acres)

B. Upland Habitats

As described in the currently approved Martin Preserve PAMP, upland portions of the site are comprised of Improved Pasture, Rural Lands in Transition, Brazilian Pepper, Pine Flatwoods and Disturbed Lands. An upland preserve of ±39.12 acres of Pine Flatwoods and ±24.8 acres of wetland buffer was proposed as part of the Martin Preserve project. The upland preserve is totaled of 41.38 acres.

As indicated in previously approved PAMP covering this property, identified upland classifications have been previously approved as the following FLUCCS categories:

#211 Improved Pasture (54.6 acres)

#411 Pine Flatwoods (212.9 acres)

#741 Rural Lands in Transition (25.7 acres)

#422 Brazilian Pepper (1.2 acres)

These classifications remain relevant with this project.

C. Other Classifications

The previously approved PAMP additionally lists the following other land classifications:

#510 Streams and Waterways – (1.4 acres)

#524 Lakes Less Than 10 AC. (4.9 acres)

#830 Utilities (2.3 acres)

These Classifications also remain relevant today.

IV. Wildlife Observations

The qualified biologists with EDC, Inc. have conducted multiple site visits for the purposes of conducting wildlife surveys. Site visits were conducted annually from 2012 to as recent as May 2019. During these surveys pedestrian transects were made throughout the parcel for the observation of wildlife, scat, tracks, nesting areas, dens, and burrows. Please see the enclosed wildlife transect map. As wildlife populations and nesting/breeding locations change over time and this is a large site with upland and wetland preserves capable of supporting various species of both listed and non-listed flora and fauna, additional wildlife surveys will need to be conducted prior to the construction of each phase in order to ensure adequate protection of species habitats. During Crossroads site visit in February 2013 gopher tortoise burrows, listed as threatened by the state were observed on the property. A gopher tortoise survey was conducted across 15% of the total site that contained suitable gopher tortoise habitat. Areas considered to be of suitable were determined bases on the definition as stated in the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. The 15% survey was also conducted in accordance with these same guidelines. Additional wildlife sightings include:

Reptiles: Gopher Tortoise (*Gopherus polyphemus*), Black Racer (*Coluber constrictor priapus*)

Amphibians: None

Mammals: Raccoon Tracks (*Procyon lotor*), Feral Hog (*Sus scrofa*), Deer Tracks (*Odocoileus virginianus*), Coyote (*Canis latrans*), Armadillo Dens (*Dasypus novemcinctus*)

Aves: Mocking Bird (*Mimus polyglottos*), Blue Heron (*Ardea Herodias*) Black Bird (*Agelaius sp.*, Black Vulture (*Coragyps atratus*), Red Shouldered Hawk (*Buteo lineatus*)

V. Protected Species

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species in March and September of 2020. Gopher tortoise burrows, listed by the state as a threatened species were observed. See the enclosed gopher tortoise map for locations of burrows and survey transects. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. As this is a phased project 100% surveys will be conducted within the limits of each phase prior to issuance of a land clearing permit in accordance with Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017 or most current supplement.

Additionally, a database search request was made to the FFWCC for any documented occurrences of listed species or critical/imperiled habitats. A database search request from FFWCC indicates no recorded species occurrence the subject property. However, the FFWCC search request letter does indicate that there are documented occurrences of the Eastern Indigo Snake and other species listed by FNAI off the property to the east of the Florida Turnpike, critical habitats for the Coopers hawk and Swallow tailed kite are located within the project area, and priority wetlands within the limits of the property. While neither the Coopers hawk nor Swallow tailed kite bird species are state or federally listed as threatened or endangered, they utilize forested cypress systems for nesting, foraging, and roosting. All cypress wetlands are proposed for preservation and enhancement through land management (exotic plant removal) as well as water quality improvements through the installation of a surface water management system. The current ecological state of the onsite cypress wetlands are good to moderate with varying infestations of Old World Climbing Fen and Brazilian pepper. Management for these exotic plant species will serve to greatly improve the existing habitat for both the Coopers hawk and swallow tailed kite. The U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC) was also consulted. A list of twenty-nine (29) potential species was generated as part of this on line database search. During pedestrian transects no Federal listed species were observed. Also, specifically, no Coopers hawk or

swallow tailed kites were observed either foraging or nesting on the property. This list is included in the appendix of this document.

VI. Restoration/Mitigation/Firewise Plan

A. Eradication of Nuisance and Exotic Vegetation

Exotic vegetation is present inside the wetland buffer preserve areas in varying quantities ranging from minor cluster to areas of 100% spot coverage. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve area.

- All Brazilian pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. All vegetative debris will be removed from preserve areas and disposed of off-site.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any debris removed will be handled in accordance with the disposal specifications.
- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted
- The exotic vegetation eradication in the preservation area could generate minimal vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation area on the proposed project site, outside the limit of the preserve.
- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the wetland preservation area.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Agriculture licensed applicator, licensed for application of aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

B. Replanting with Native Wetland/Transitional/Upland Vegetation

Re-vegetation - Any re-vegetation which might be necessary as a result of exotic vegetation removal shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Re-vegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

1. Restoration of Wetland Buffer Preserve Areas

The wetland buffer preserve contains a mixture of native and exotic vegetation. Maintenance activities will include the eradication of exotic invasive vegetation. If re-vegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland buffer areas. Any re-vegetation efforts will achieve 80% coverage of native vegetation within 18 months

post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

The quantities listed are for 0.10 acres of wetland buffer planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted (if required).

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	10g	3	10' O.C.
Cabbage Palm	<i>Sabal pumetto</i>	10g	3	10' O.C.
Saw Palmetto	<i>Serenoa repens</i>	3g	5	5' O.C.
Wax Myrtle	<i>Myrica cerifera</i>	3g	5	3' O.C.
Beauty Berry	<i>Callicarpa americana</i>	3g	20	3' O.C.
Sand Cordgrass	<i>Spartina bakeri</i>	1g	15	3' O.C.

2. Restoration of Wetland Preserve Areas

The wetland areas within the Pulte Homes property were previously managed as part of an agricultural operation. This type of management has ceased on the property and the wetlands are currently re-vegetating with a variety of native species. Based on this, the applicant will, as part of the continued onsite monitoring, determine if supplemental planting of the wetlands is required within six (6) months of the approval of the revised PAMP.

If supplemental planting is required, the owner will utilize the following planting plan as a base. The quantities listed are for one quarter acre of wetland planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity
Soft Rush	<i>Juncus spp.</i>	br	500
Yellow Eyed Grass	<i>Xyris spp.</i>	br	400
Maidencane	<i>Panicum hemitomom</i>	br	450
Swamp Fern	<i>Blechnum serrulatum</i>	br	250
Broom Grass	<i>Andropogon spp.</i>	br	250
Spikerush	<i>Eleocharis spp.</i>	br	500

The vegetative success criteria for the preservation area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. Wetland areas will be monitored as per the attached SFWMD wetland monitoring plan, and the County will be copied on the report submission.

C. Firewise Clearing Area

As per the approved site plan, vegetation within the firewise noted areas will be managed to reduce the threat of wildfire and create fire management areas at the exterior of the proposed preserve areas. The firewise buffers will not be cleared, however, the native vegetation will allow for access by off-road fire-fighting apparatus. Additionally, dead or storm damaged vegetation will be removed from the firewise buffer areas without required notification to the Martin County Environmental Planning Administrator for approval prior to implementation. Firewise management areas are depicted within the approved site plan. Modifications to the approved firewise management areas must be approved by the Martin County Environmental Planning Administrator prior to implementation.

VI. Conclusion

The Pulte Homes HighPointe PUD project entails an amendment of the approved Christ Fellowship PAMP and site plan for the development of a residential neighborhood.

Pedestrian surveys were conducted across representative portions of areas proposed for development to investigate for the presence of listed flora and fauna as well as to obtain general habitat and wildlife information. Gopher tortoise burrows, listed by FFWCC as threatened were observed on the property. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. This will include conducting 100% surveys of all areas proposed for development prior to land clearing and the incorporation of applicable protection measures.

VII. List of Exhibits

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: Soils Map

Attachment 4: FLUCCS/Habitat Map

Attachment 5: Previous PAMP

Attachment 6: Upland Preserve Map

Attachment 7: LAMP

PART II

CONDITIONS

A. RECORDING

This modified Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

B. COMPLIANCE

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of the property described in this PAMP, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

C. MONITORING AND REPORTING

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

Annual monitoring will be conducted by a qualified environmental professional no later than November 30 of each year following issuance of a Certificate of Occupancy for development described in the PAMP. A report presenting the results of the annual monitoring will be submitted by the environmental professional to the Martin County Environmental Planning Administrator within thirty days of the completion of the monitoring. Included in the Annual Monitoring Report will be a list of any violations of the PAMP during the previous year, with recommendations for, and a schedule of, remedial actions and any enhancement activities proposed for the coming year. All Annual Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first five-year monitoring period, the Preserve Areas may be subject to further monitoring and maintenance to ensure environmental integrity and consistency with the provisions of the Plan. A copy of the suggested template for the Annual Monitoring Report is attached to this PAMP as an Appendix.

D. TRANSFER OF OWNERSHIP

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.

E. SITE PLAN

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on- and off-site upland preserves, wetlands and wetland buffers, proposed final grade of developed area, and location of permanent preserve area signs. Included on the Site Plan is a summary of the following: total acreage of the Site; acreage of wetland habitats under preservation; acreage of native and common upland habitats under preservation; acreage of upland buffer on-site; acreage of on-site wetland mitigation areas; and total acreage under preservation. The Site Plan will contain the notation: **"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

F. PRESERVE AREA SURVEYING REQUIREMENTS

All Preserve Areas will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

G. PRESERVE AREA SIGNAGE REQUIREMENTS

Preserve Areas will be posted with permanent signs. These signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is included in the original PAMP for the project (attached).

H. SITE CLEARING

The Land Clearing/Erosion Control Plan appended to this PAMP contains information on land clearing to be conducted, existing vegetation to be retained, location of construction barricades around preserve areas, procedures for debris removal and soil stabilization, and location of silt fences. Where clearing of vegetation is proposed (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the developer will ensure that all Preserve Areas and buffers are protected with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades will be placed at least 10 feet outside of all Upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades will be inspected by County Environmental Division staff prior to work approval. Barricades will consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and will not be attached to vegetation. Removal of the barricades will be approved only after issuance of a Certificate of Occupancy.

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

All barricades, silt screens and other erosion control devices will be upright and maintained intact for the duration of construction.

The owner/developer is required to inform all contractors of site clearing requirements. Failure to comply with these requirements will be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

I. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

J. ACTIVITIES PROHIBITED IN PRESERVE AREAS

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and will be removed upon completion of construction work. Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the

hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

K. RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site will be included in the Restoration/Mitigation Planting Plan prepared as part of the EA. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal; revegetation with native plants; removal of plant material that is dead, diseased, or considered to be a safety hazard; and controlled burns.

Exotic Plant Removal - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Revegetation - Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Planting Plan prepared as part of the EA.

All monitoring provisions necessary to assure the survivorship and maintenance responsibility for the reclamation areas of littoral and upland transition zone buffer areas around lakes constructed on the site managed by this PAMP shall be identified in the Restoration/Mitigation Planting Plan included in the EA for this site.

Vegetation Removal - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead

plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, prescribed burns may be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

Other Restoration and Maintenance Activities – Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

L. SITE HYDROLOGY

Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.

M. PROTECTED SPECIES

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.

N. INSPECTIONS AND ENFORCEMENT

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

APPENDICES

UPDATED LOCATION MAPS



Legend

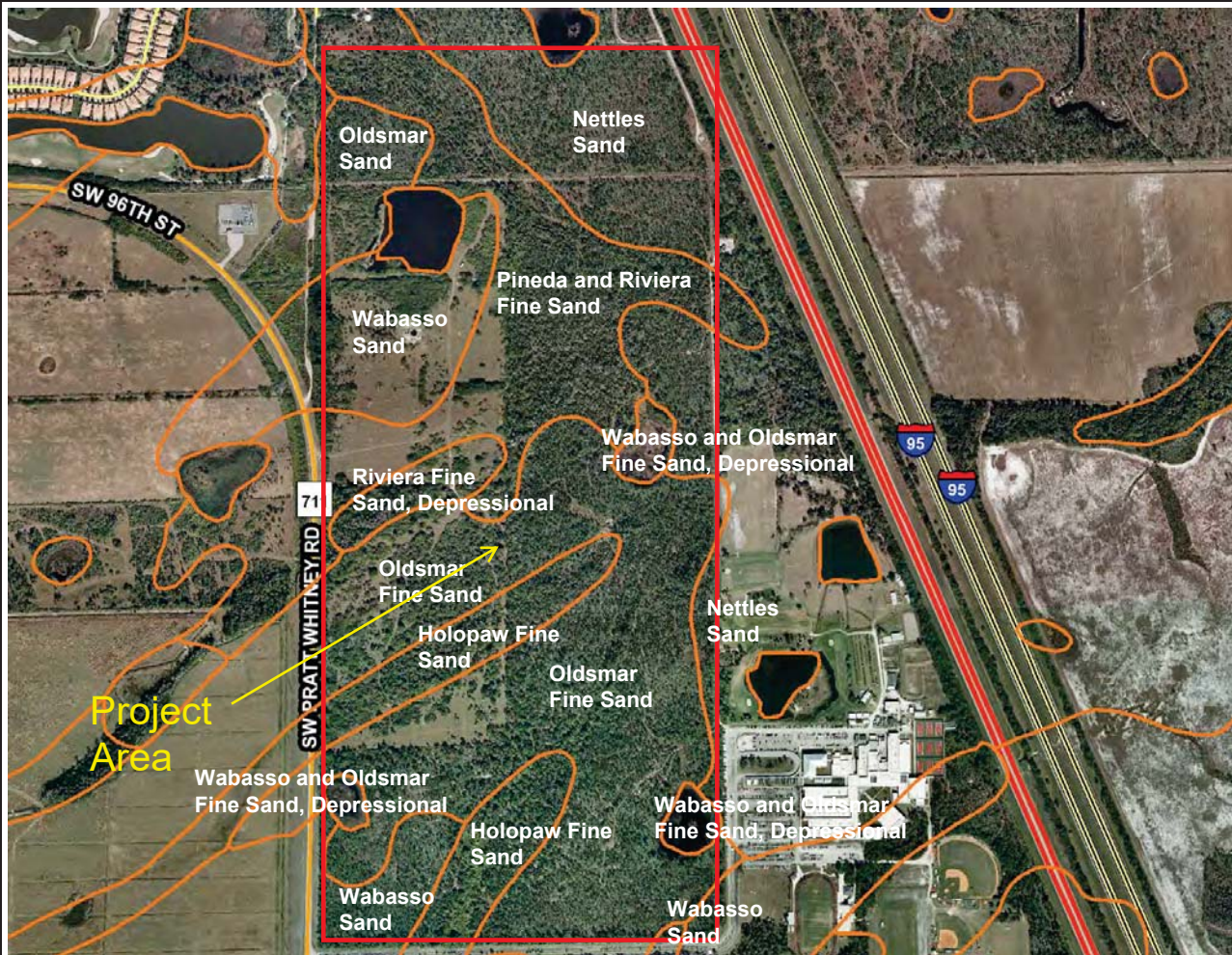
★ Project Area

Driving Directions: Kanner Hwy west of Florida's Turnpike, left on SW Pratt Whitney Rd. Parcels are located North of South Fork High School and West of the Florida's Turnpike.



ENGINEERS • SURVEYORS • ENVIRONMENTAL

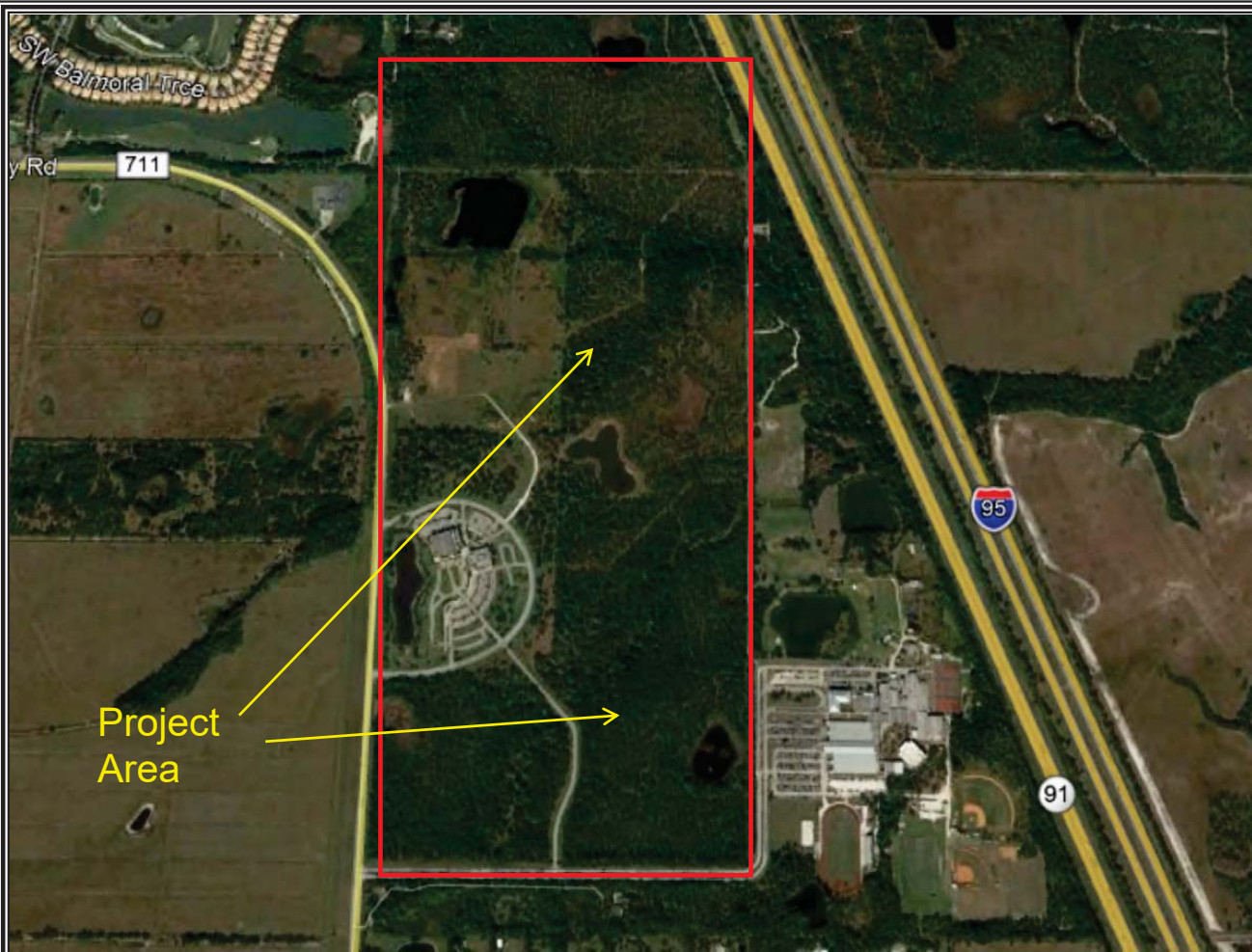
Location Map: Proposed Pulte Development, Martin County, Florida



Legend



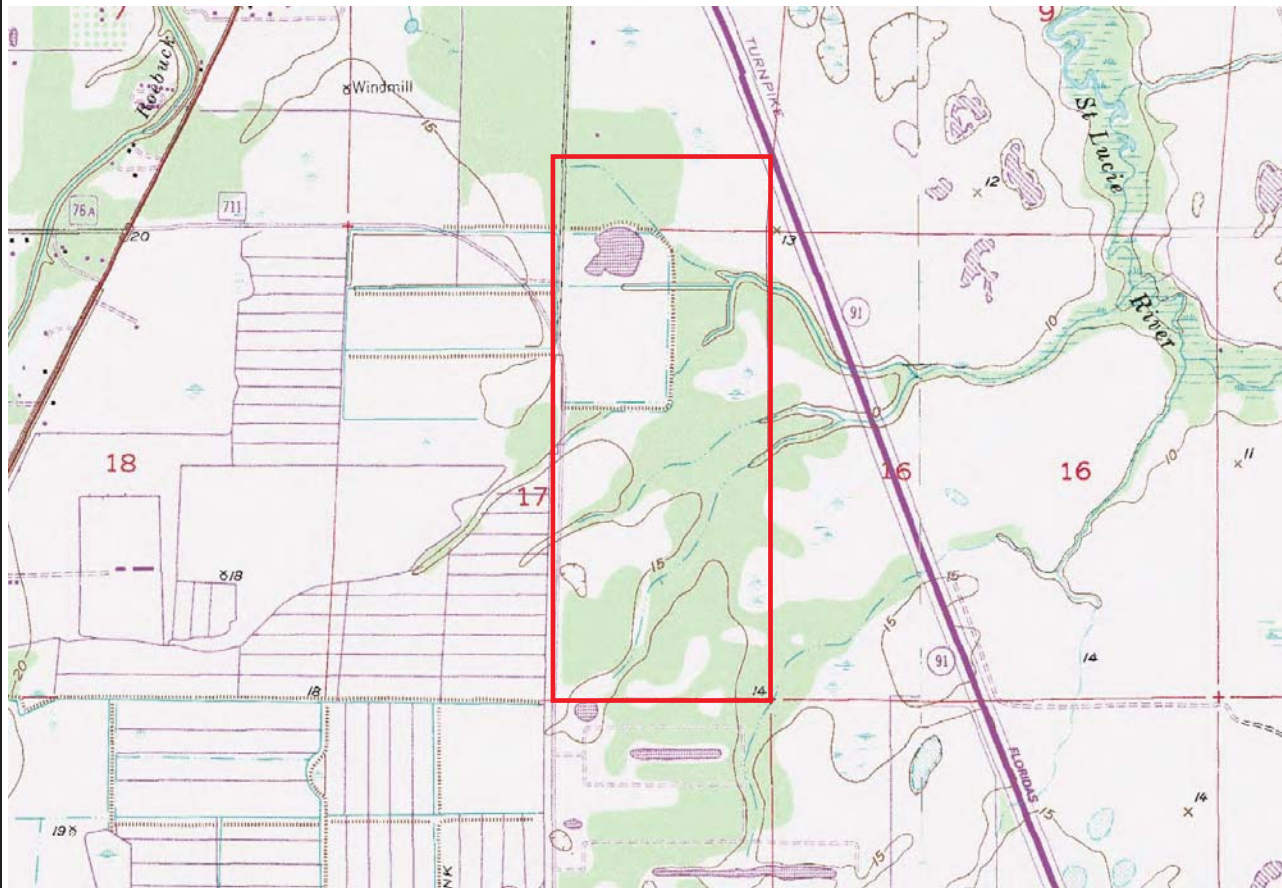
Soil Map: Proposed Pulte Development Area, Martin County, Florida



Legend



Aerial Map: Proposed development area (January 2019) Martin County, Florida



Legend

Property Boundary



Topography Map: Proposed Pulte Development, Martin County, Florida

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



U.S. Fish and Wildlife Service

Natural Resources of Concern

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

SOUTH FLORIDA ECOLOGICAL SERVICES FIELD OFFICE
1339 20TH STREET
VERO BEACH, FL 32960
(772) 562-3909
<http://fws.gov/verobeach>

Project Name:

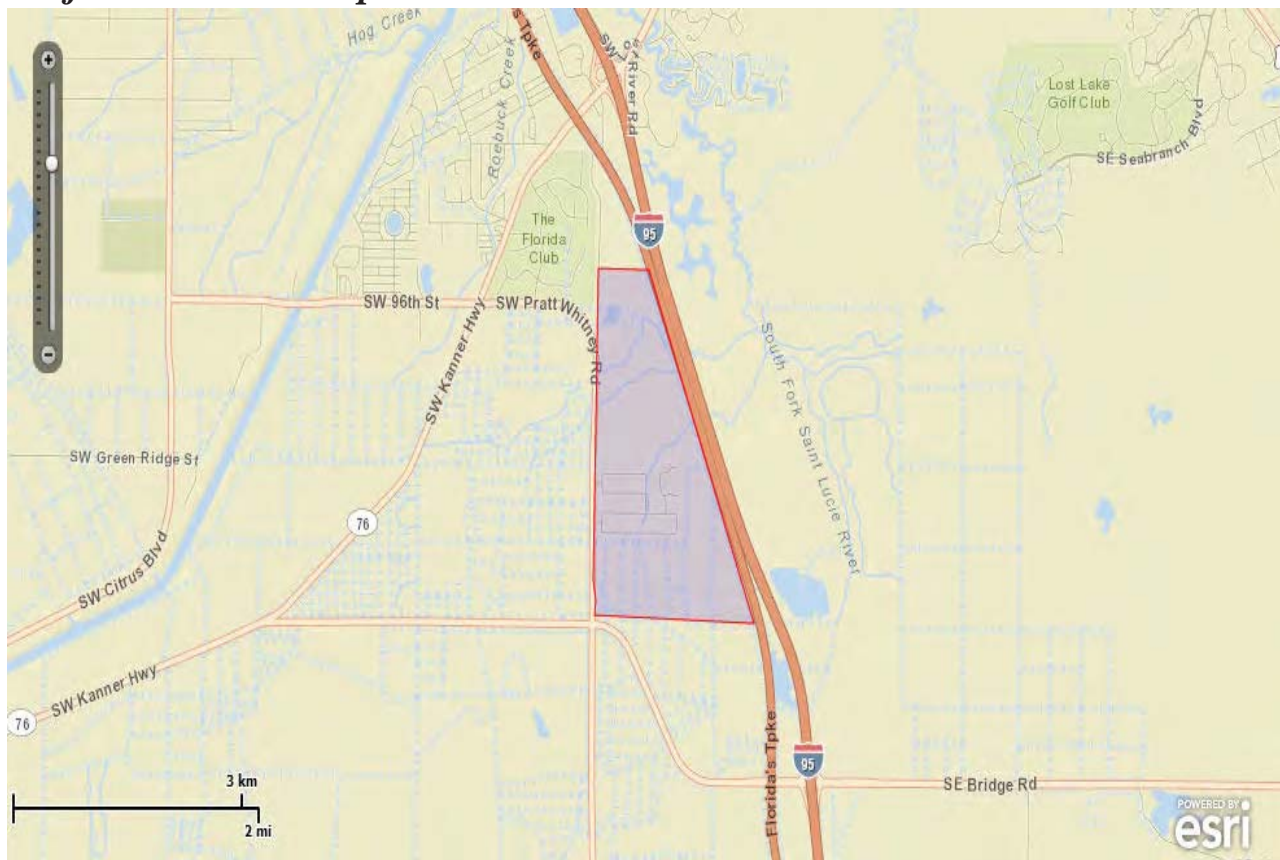
Christ Fellowship



U.S. Fish and Wildlife Service

Natural Resources of Concern

Project Location Map:



Project Counties:

Martin, FL

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-80.2623032 27.0911345, -80.2556084 27.0909816, -80.2417038 27.0585852, -80.2628181 27.0593419, -80.2626551 27.0607253, -80.2629898 27.0625598, -80.2623032 27.0911345)))

Project Type:

Development



Natural Resources of Concern

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of 29 threatened, endangered, or candidate species, and/or designated critical habitat on your species list. Species on this list are the species that may be affected by your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Please contact the designated FWS office if you have questions.

Species that may be affected by your project:

Birds	Status	Species Profile	Contact
Audubon's Crested caracara (<i>Polyborus plancus audubonii</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Everglade Snail kite (<i>Rostrhamus sociabilis plumbeus</i>) Population: FL pop.	Endangered	species info	South Florida Ecological Services Field Office
Florida scrub-jay (<i>Aphelocoma coerulescens</i>)	Threatened	species info	South Florida Ecological Services Field Office
Ivory-Billed woodpecker (<i>Campephilus principalis</i>) Population: entire	Endangered	species info	South Florida Ecological Services Field Office
Kirtland's Warbler (<i>Dendroica kirtlandii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Piping Plover (<i>Charadrius melodus</i>) Population: except Great Lakes watershed	Threatened	species info	South Florida Ecological Services Field Office
Red Knot (<i>Calidris canutus ssp. rufa</i>)	Candidate	species info	South Florida Ecological Services Field Office
Red-Cockaded woodpecker (<i>Picoides borealis</i>)	Endangered	species info	South Florida Ecological Services Field Office



Natural Resources of Concern

Whooping crane (<i>Grus americana</i>) Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming)	Experimental Population, Non-Essential	species info	South Florida Ecological Services Field Office
Wood stork (<i>Mycteria americana</i>) Population: AL, FL, GA, SC	Endangered	species info	South Florida Ecological Services Field Office
Fishes			
Smalltooth sawfish (<i>Pristis pectinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Flowering Plants			
Beach jacquemontia (<i>Jacquemontia reclinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Four-Petal pawpaw (<i>Asimina tetramera</i>)	Endangered	species info	South Florida Ecological Services Field Office
Johnson's seagrass (<i>Halophila johnsonii</i>)	Threatened	species info	South Florida Ecological Services Field Office
Lakela's mint (<i>Dicerandra immaculata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Tiny polygala (<i>Polygala smallii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Insects			
Florida Leafwing Butterfly (<i>Anaea troglodyta floridalis</i>)	Candidate	species info	South Florida Ecological Services Field Office
Miami Blue Butterfly (<i>Cyclargus thomasi bethunebakeri</i>)	Endangered	species info	South Florida Ecological Services Field Office



Natural Resources of Concern

Lichens			
Florida Perforate cladonia (<i>Cladonia perforata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Mammals			
Florida panther (<i>Puma concolor coryi</i>)	Endangered	species info	South Florida Ecological Services Field Office
puma (<i>Puma concolor</i>) Population: FL	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
Southeastern Beach mouse (<i>Peromyscus polionotus niveiventris</i>)	Threatened	species info	South Florida Ecological Services Field Office
West Indian Manatee (<i>Trichechus manatus</i>)	Endangered	species info	South Florida Ecological Services Field Office
Reptiles			
American alligator (<i>Alligator mississippiensis</i>)	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
American crocodile (<i>Crocodylus acutus</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Eastern Indigo snake (<i>Drymarchon corais couperi</i>)	Threatened	species info	South Florida Ecological Services Field Office
Green sea turtle (<i>Chelonia mydas</i>) Population: FL, Mexico nesting pops.	Endangered	species info	South Florida Ecological Services Field Office
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	Endangered	species info	South Florida Ecological Services Field Office



Natural Resources of Concern

Leatherback sea turtle (<i>Dermochelys coriacea</i>)	Endangered	species info	South Florida Ecological Services Field Office
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FWS National Wildlife Refuges ([*USFWS National Wildlife Refuges Program*](#)).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds ([*USFWS Migratory Bird Program*](#)).

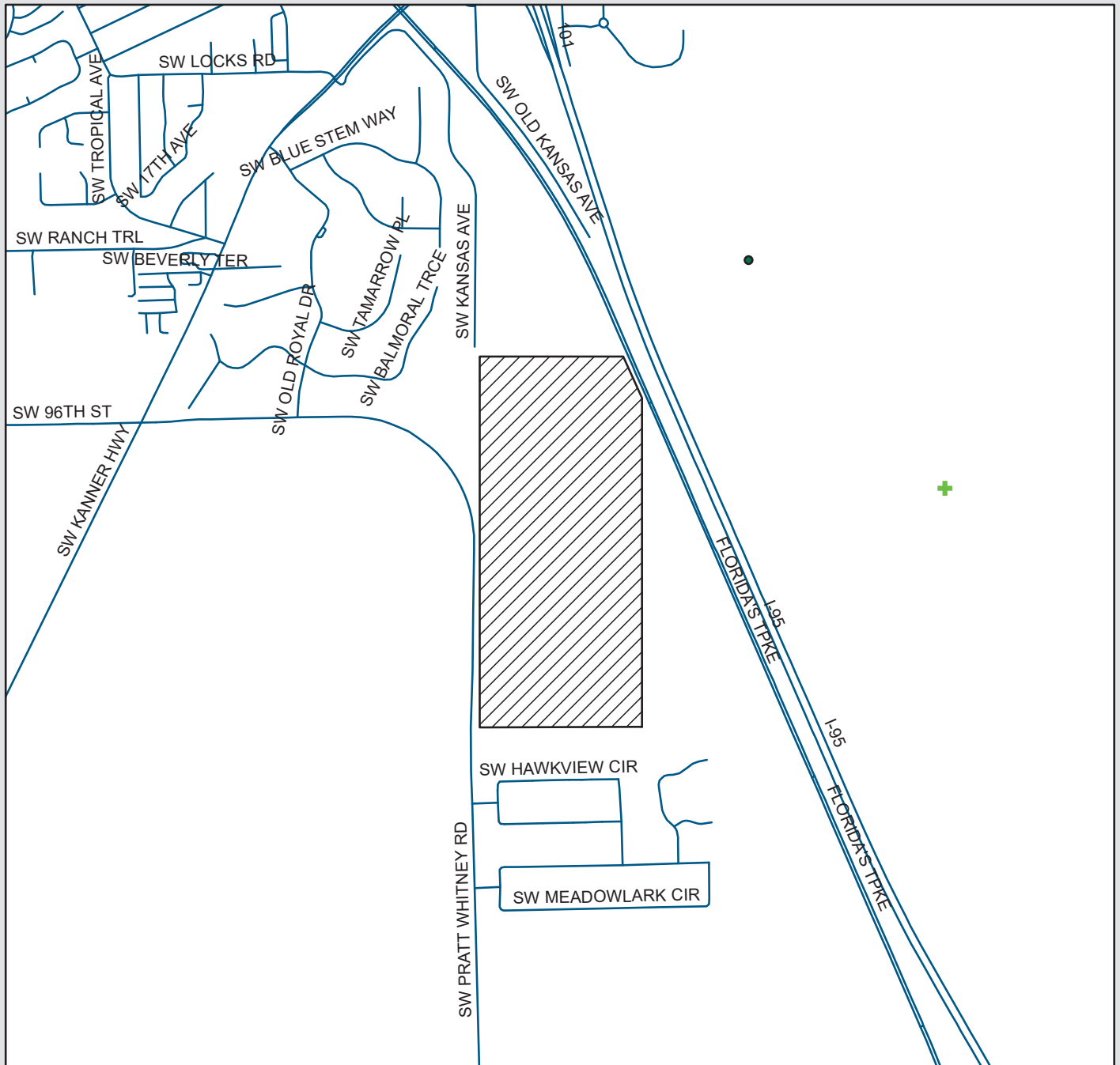
Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

NWI Wetlands ([*USFWS National Wetlands Inventory*](#)).

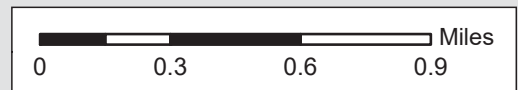
The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

Species Occurrences

Christ Fellowship



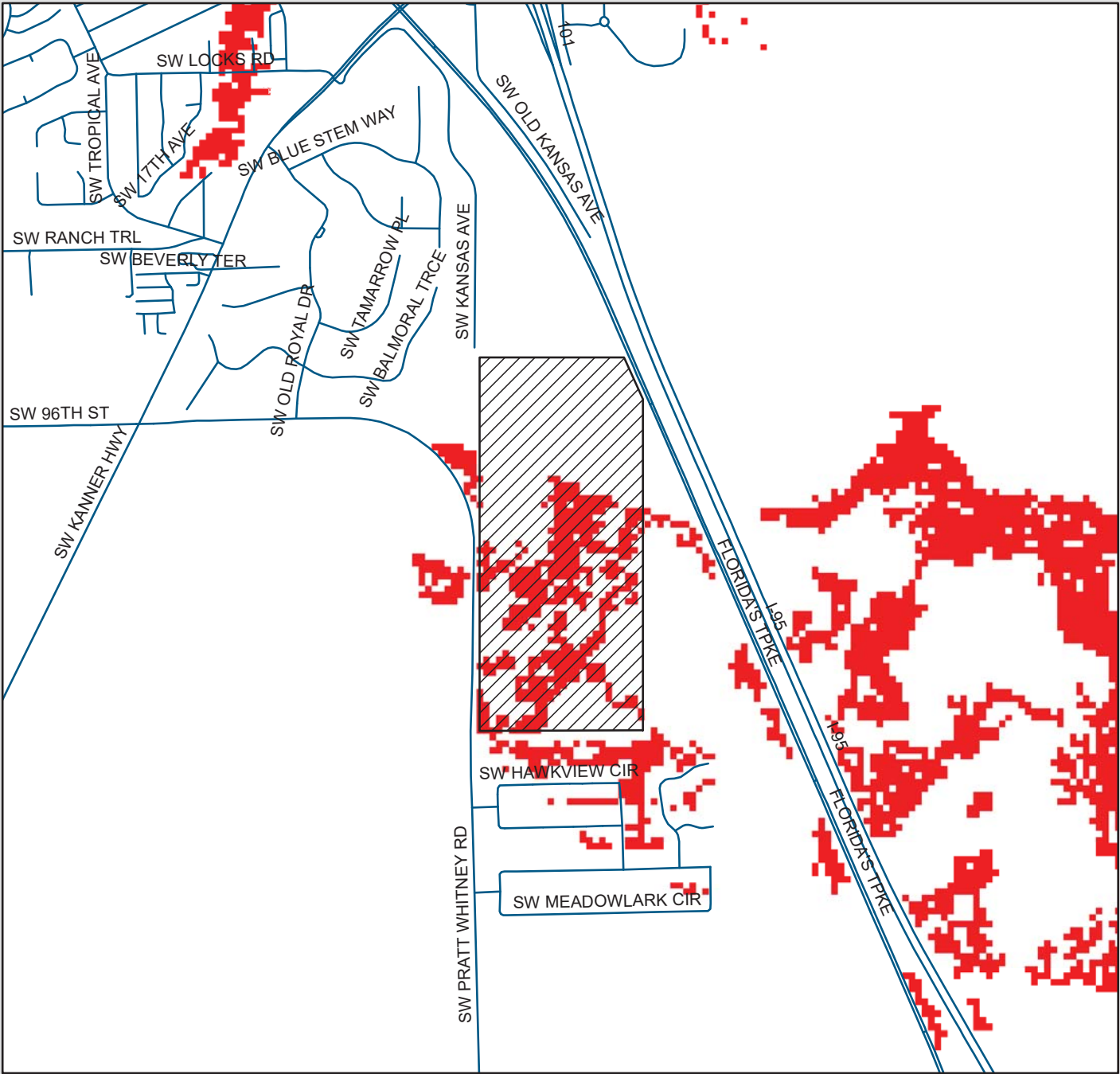
- Indigo Snake
- + Florida Natural Inventory Areas
- County Boundary
- ▨ Project Site



2012_5885

Strategic Habitat Conservation Areas

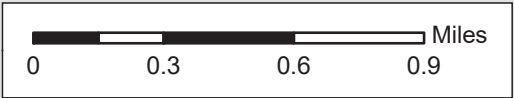
Christ Fellowship



Strategic Habitat Conservation Areas

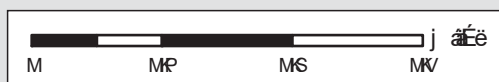
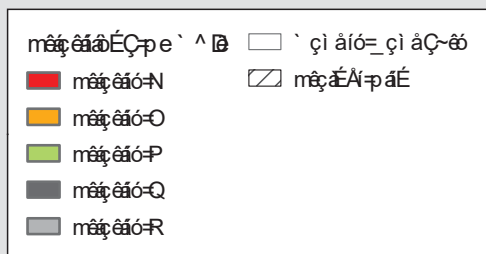
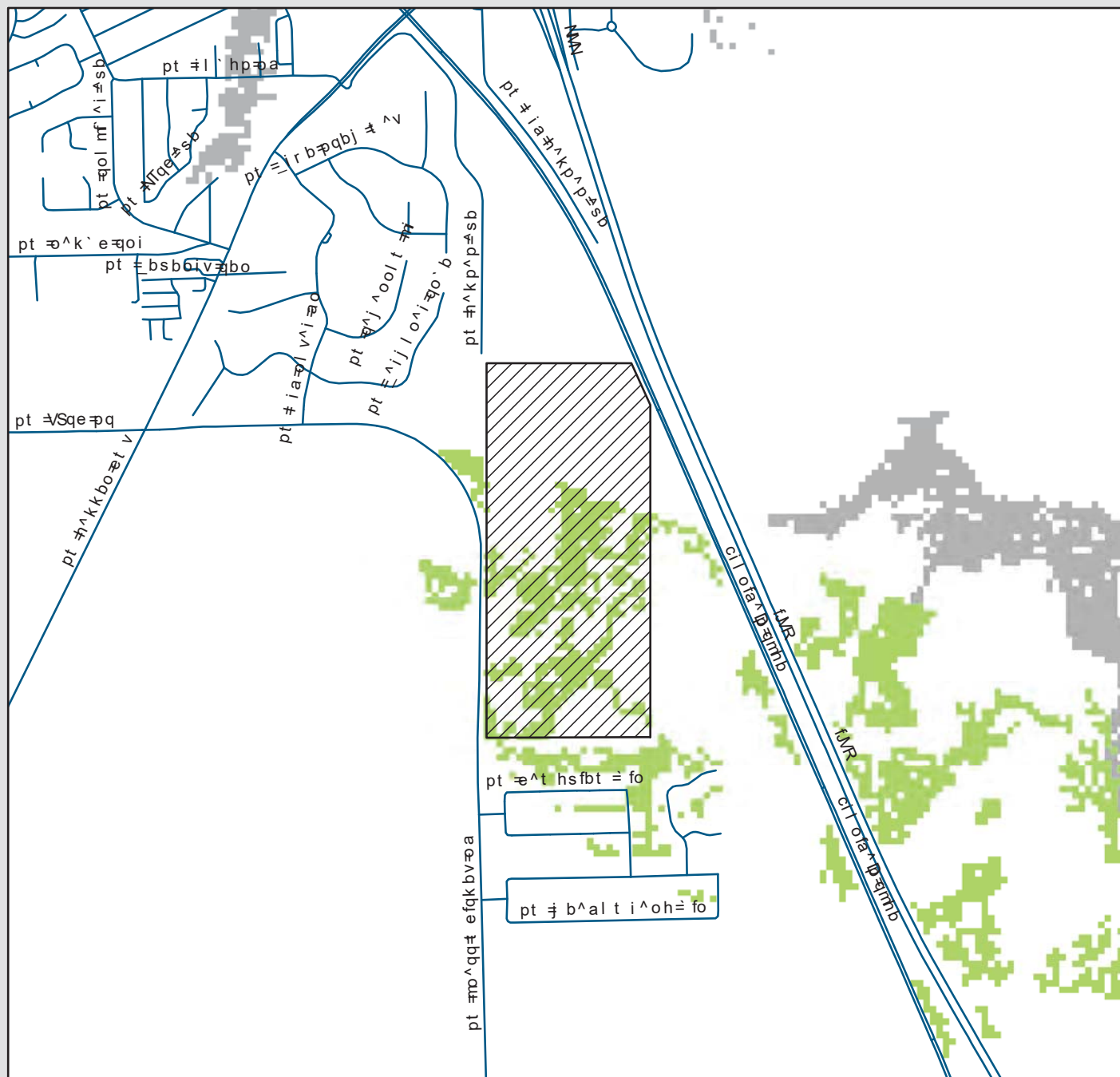
County Boundary

Project Site



Prioritized SHCA's

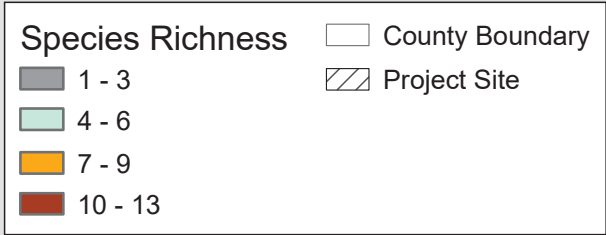
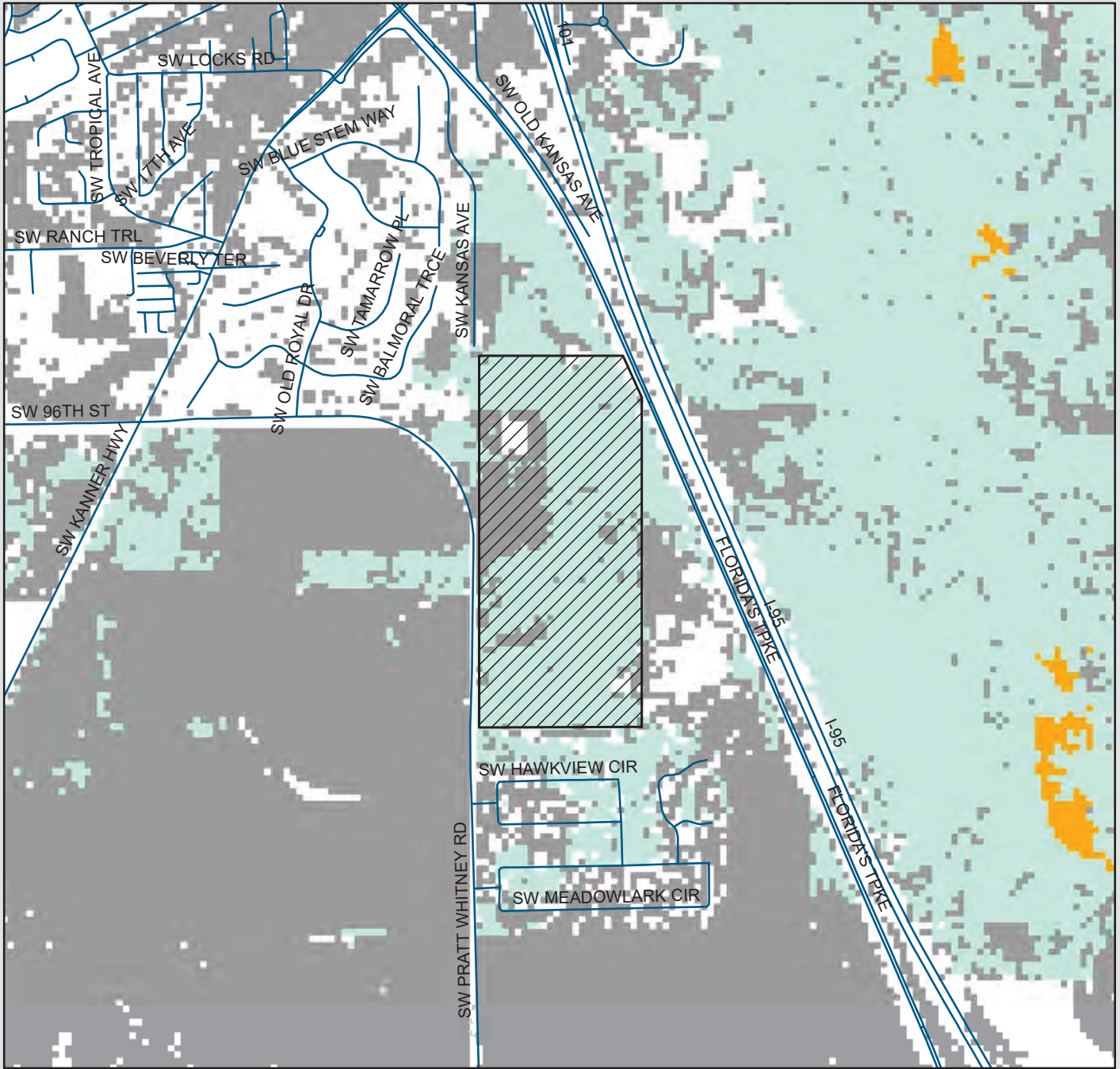
Christ Fellowship



qUE-eēqāāEQpe-^ā~e-qēāāāE-RA-eeEē-qNpe-^=
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Species Richness

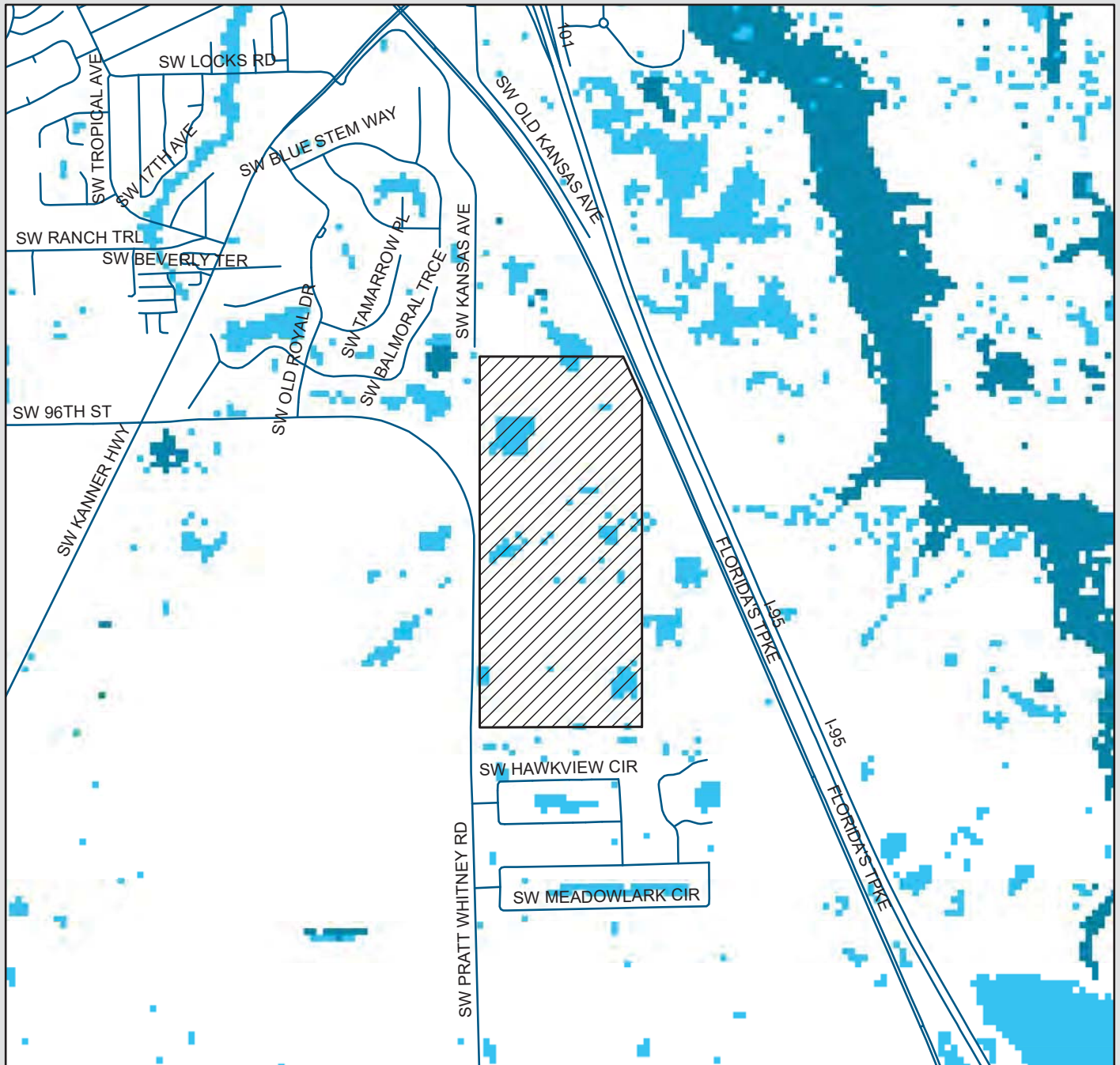
Christ Fellowship



2012_5885

Priority Wetlands

Christ Fellowship



Priority Wetlands

- 1-3 Species, Wetlands habitat
- 4-6 Species, Wetlands habitat
- 7-9 Species, Wetlands habitat
- 10-11 Species, Wetlands habitat

County Boundary

Project Site

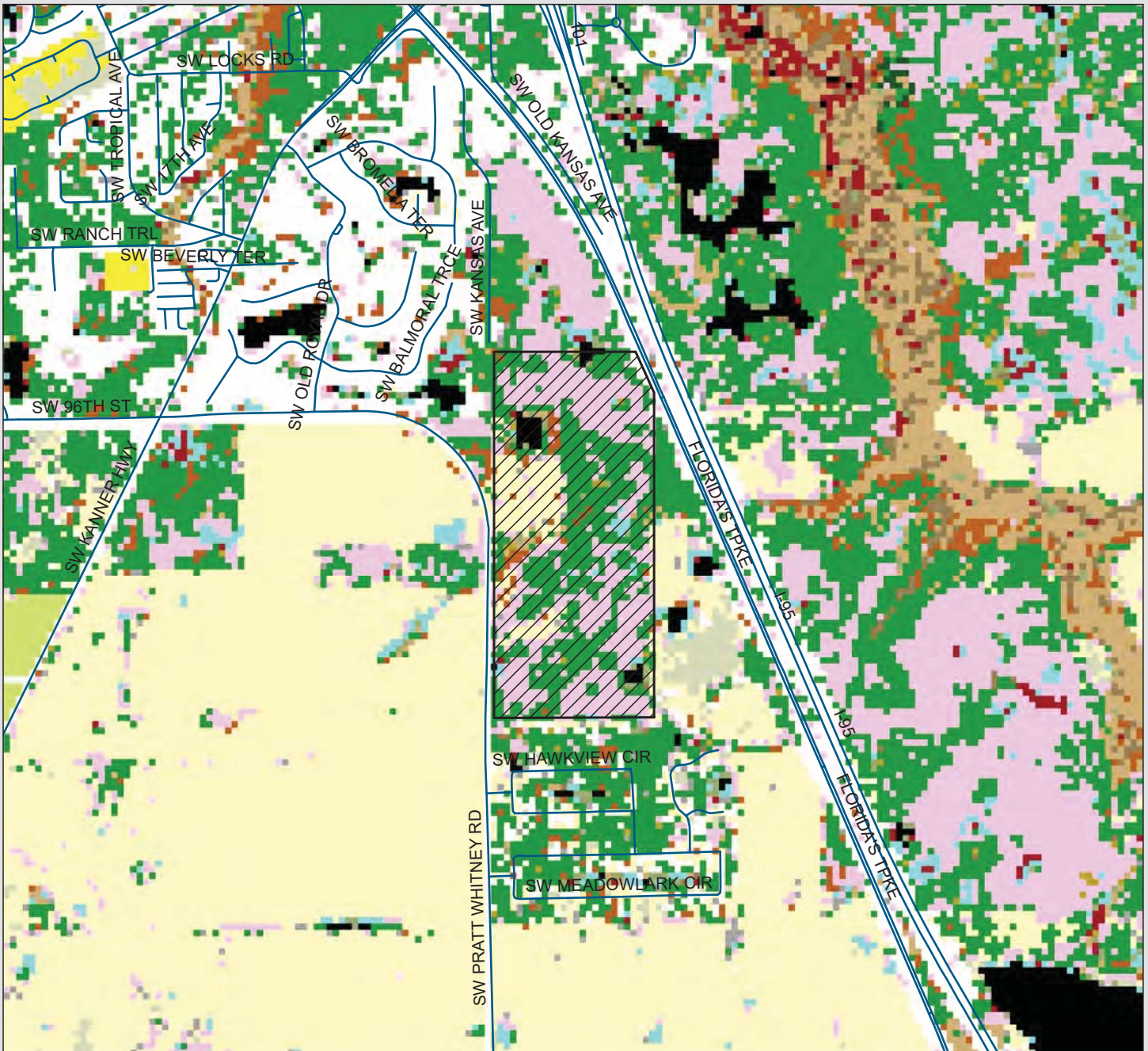
0 0.3 0.6 0.9 Miles




2012_5885


Florida Land Cover - 2003

Christ Fellowship















 Project Site

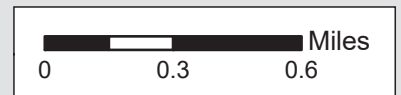
 Major Roads

 County Boundary

-  Coastal Strand
-  Sand/Beach
-  Xeric Oak Scrub
-  Sand Pine Scrub
-  Sandhill
-  Dry Prairie
-  Mixed Pine-Hardwood Forest
-  Hardwood Hammocks and Forest
-  Pinelands
-  Cabbage Palm-Live Oak Hammock
-  Tropical Hardwood Hammock
-  Freshwater Marsh and Wet Prairie
-  Sawgrass Marsh

-  Cattail Marsh
-  Shrub Swamp
-  Bay Swamp
-  Cypress Swamp
-  Cypress/Pine/Cabbage Palm
-  Mixed Wetland Forest
-  Hardwood Swamp
-  Hydric Hammock
-  Bottomland Hardwood Forest
-  Salt Marsh
-  Mangrove Swamp
-  Scrub Mangrove

-  Tidal Flat
-  Open Water
-  Shrub and Brushland
-  Grassland
-  Bare Soil/Clearcut
-  Improved Pasture
-  Unimproved Pasture
-  Other Agriculture
-  Citrus
-  Exotic Plants
-  High and Low Impact Urban
-  Extractive



2012_5885

PROPOSED UPLAND PRESERVE MAP

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, 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 RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 146 AND OFFICIAL RECORD BOOK 111, PAGE 151, AND OFFICIAL RECORD BOOK 111, PAGE 156, 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 LINES 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°15'42" 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°15'42" 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 4,863.75 FEET, A CENTRAL ANGLE OF 89°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°15'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.74 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 CONCURRENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 156, OFFICIAL RECORD BOOK 111, PAGE 151, OFFICIAL RECORD BOOK 111, PAGE 146 AND SAID DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.01 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°59'52" 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 S-1, SHEET 4 OF 6, DATED JUNE 15, 1952;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 02°16'42" 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 89°59'52" 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;

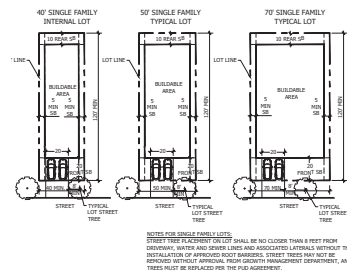
THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,538.54 FEET TO THE POINT OF BEGINNING.

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

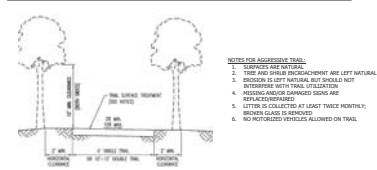
CONTAINING 1,186.792 SQUARE FEET (27.18 ACRES) MORE OR LESS.

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

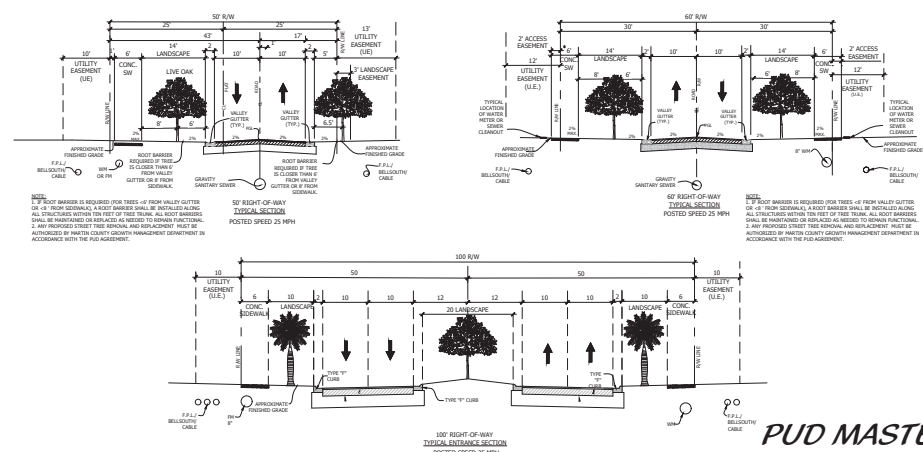
TYPICAL LOT LAYOUTS



EQUESTRIAN TRAIL



RIGHT-OF-WAY SECTIONS



PUD MASTER SITE PLAN

Coffey & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33408
561.747.6336 Fax 747.1377
www.coffeyhearing.com
Lic# LC-28000535

HIGHPOINTE
PUD MASTER SITE PLAN
Martin County, Florida

DESIGNED	SSS
DRAWN	JLC/LAN
APPROVED	SSS
JOB NUMBER	18-0127
DATE	06-30-18
REVISIONS	11-26-19
	02-25-20
	12-03-20
	12-14-21

Stamp: March 15, 2021 10:40:40 AM
Drawing: 18-0127 PUD-01-11-01-00

PAGE 2 of 2
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Lake Area Management Plan

Prepared For:

Pulte Homes

Sections 8 and 17, Township 39S, Range 41E

&

Martin County Growth Management

Prepared By:



10250 SW Village Parkway
Suite 201
Port St. Lucie, FL 34987

©EDC, Inc.
March 2021

The following Lake Area Maintenance Plan (LAMP) is provided as an appendix to the PAMP for the Pulte Homes HighPointe PUD project in southern Stuart, Martin County, Florida. It is provided to augment the littoral and the upland transition zone planting plan associated with the onsite lake improvements within the Pulte Homes project. All littoral shelf and transitional zone locations are depicted on the site plan. The following table also appears within the landscape plans for the PUD.

Table 1: Highpointe PUD Littoral areas.

Lake	Linear Footage	Min Required SF	Provided Littoral Zone SF	Provided Upland Transitional Zone SF	Additional (LZ SF Provided)	Additional (UTZ Provided)
1	1,634	16,340	28,500	17,310	12,160	970
2	3,621	36,210	70,978	36,370	34,768	160
3	2,914	29,140	51,361	29,140	22,221	0
4	3,197	31,970	103,246	93,076	71,276	0
5	848	8,480	9,071	8,480	591	0
6	1,130	11,300	18,363	14,075	7,063	2,775
7	3,267	32,670	92,000	62,700	59,330	0
8	2,375	23,750	51,500	118,295	27,750	2,250
TOTAL	15,719	189,860	425,019	379,446	235,159	6,155

Plant Material –

The upland transitional zone and littoral planting zone within and adjacent to the constructed lakes will be planted with native material in accordance with the planting plan on the approved site plans and associated detail sheets. Modifications to proposed plant installation material can be completed only after receiving written permission from the Martin County Growth Management Department or their assigns. Plants will be installed in accordance with spacing and hydrological zone reference as depicted on the approved final site plan. Planting of the littoral and upland transitional zone will be done in accordance with the approved South Florida Water Management District (SFWMD) project schedule. Temporary irrigation will be installed for 45 days after the initial planting, if necessary, in order to ensure survival of the plantings. Monitoring will be conducted by an Environmental Professional with experience in restoration ecology. An Environmental Professional familiar with littoral and upland transition zone plant installation shall oversee the installation activity. Please note, specific planting plans for the littoral zone and upland transitional zone are depicted within the landscape plans for the Highpointe PUD project.

Maintenance of Littoral and Upland Transition Zone Areas –

Littoral and upland transition zone planting areas as shown on the approved final site plan will be kept free of nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council. Exotic removal will be conducted through manual removal or the application of appropriate herbicides. All manual eradication will be conducted through hand clearing and non-native material will be disposed of off-site. The criterion for eradication will be the 100% removal of viable exotic vegetation after maintenance activities. If initial activity is not successful in achieving this criterion, additional treatment will be required. Transportation of exotic vegetation out of the maintenance area will be conducted in a fashion to minimize the distribution of seeds. All herbicide application will be conducted under the supervision of a Florida Department of Agriculture (FDA) licensed applicator, licensed for the application of aquatic herbicides. All herbicides applied within the lake system must be properly labeled for such use in accordance with FDA regulations. All herbicide applied in the maintenance area must contain a visible tracer dye in the mix to facilitate observation of treated vegetation.

The vegetative success criteria for the littoral and upland transition zone areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year (after installation), aerial coverage of exotic vegetation at zero percent, and aerial coverage of nuisance species limited to five percent. After five years, the littoral and upland transition zones will meet the vegetative success criteria of 80 percent coverage of desirable vegetation.

Littoral and Upland Transition Zone Alteration Provision –

It shall be prohibited to alter the approved slopes, contours, or cross-sections of the upland transition zone or littoral zone after initial planting has occurred without the

permission of the Growth Management Director or his assigns and a modified SFWMD permit (as it pertains to littoral zones). Regular maintenance as outlined above is allowed within the upland transition zone and littoral zone. However, it is the responsibility of the owner, developer, property owners association, its successors or assigns to maintain the required survivorship and native plant coverage of the upland transitional zone and the littoral shelf.

Littoral and Upland Transition Zone Monitoring –

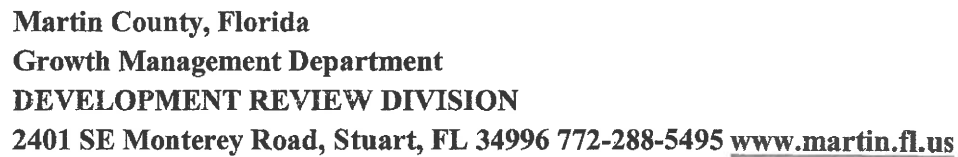
The littoral and upland transition zones will be monitored in conjunction with the approved SFWMD permit. SFWMD monitoring reports will be submitted to the County within 30 days of completion of monitoring activities.

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, and upon proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

Water Management Procedures –

To ensure the continued viability and health of the littoral and transitional area plantings the lake will be held at or near the prescribed control level elevation in accordance with the approved SFWMD permit. In order to avoid siltation and/or eutrophication, practices such as pumping and the discharge of turbid waste will be avoided. As per Florida's Storm Water Regulatory Program, Best Management Practices (BMPs) will be used both during and after construction to minimize erosion and sedimentation and to properly manage runoff for both storm water quality and quantity. Additionally, the littoral and transitional area plantings will act to stabilize the area, limiting siltation and the probability of eutrophication. Areas of the lake without littoral or transitional plantings will be stabilized with sod or grass seed. The system will be operated and maintained in perpetuity in accordance with the approved SFWMD permit.

END OF DOCUMENT



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Type of Application: PUD Zoning & Master Site Plan

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Pulte Group
Company Representative: Garrett Dinsmore
Address: 4400 PGA Blvd, Suite 700
City: Palm Beach Gardens, **State:** FL **Zip:** 33410
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): Caufield Wheeler
Company Representative: Dave 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 Parkway, Suite 201
City: Port St. Lucie, **State:** FL **Zip:** 34987
Phone: 772-462-2455 **Email:** davidbaggett@edc-inc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): OERP

Company Representative: Susan O'Rourke

Address: 969 SW Federal Highway, 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): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

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

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



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

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

6.24.19

Date

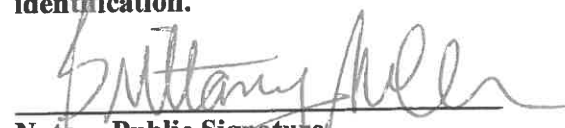
DAVID T. Sarnow
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 24th day of June, 20 19, by Daniel Sarnow.

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


Notary Public Signature

Brittany Mullen
Printed name

STATE OF: Florida at-large





Martin County 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 Pulte at Christ Fellowship 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


6.27.19
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

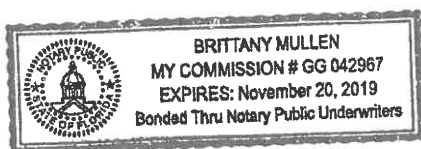
I hereby certify that the foregoing instrument was acknowledged before me this 24th day of June, 20 19, by Daniel Sorrow.

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


 Notary Public Signature

Brittany Mullen
 Printed name

STATE OF: Florida at-large



Pulte at Christ Fellowship

PUD Zoning and Master Site Plan Narrative

June 10, 2019

Introduction

On behalf of Christ Fellowship, please accept this as the narrative for the PUD Zoning and Master Site Plan application of the Pulte at Christ Fellowship project within Martin County. The property, located at 10205 Pratt Whitney Road in Stuart, is approximately 321 acres and is composed of seven parcels owned by the same entity, Christ Fellowship Church Inc. The Parcel Control Numbers of each parcel are listed below.

The PUD Rezoning application proposes regulations and information to allow for the addition of residential single-family homes on most of the property, including an amenity center and model and sales center. There is also an area of approximately 20 acres dedicated for an Operation 300 camp on the northwest corner of the site. The PUD Zoning and Master Site Plan will need to be done concurrently with a Comprehensive Plan Amendment to change the land use of the property from *rural density* to *estate density* to allow for single-family homes on the allotted acreage, up to one unit per acre.

Location

This property is located at 10205 Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road, and north of SW Bulldog Way.

Parcel Control Numbers

The following Parcel Control Numbers refer to the seven parcels owned by Christ Fellowship that will be included in the concurrent PUD Rezoning application and Comprehensive Plan Amendment application.

PCN	Acreage	Land Use	Zoning
083941000015000209	4.59	Rural Density	RE-2A
083941000015000300	41.10	Rural Density	RE-2A
173941000001000004	38.40	Rural Density	RE-2A
173941000002000002	53.86	Rural Density	RE-2A
173941000007000109	144.21	Rural Density	RE-2A
173941000008000205	9.97	Rural Density	RE-2A
173941000008000107	29.16	Rural Density	RE-2A

History

The site is currently mostly vacant, except for the existing Christ Fellowship Church on the western edge of the property. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001. A significant portion of the project site contains protected wetlands and conservation uplands.

Land Use and Zoning

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

EXISTING USE	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
Church and Vacant	Rural Density	Estate Density	RE-2A	PUD

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Vacant	General Institutional	PS-2
SOUTH	Residential	Rural Density	A-1
WEST	Agricultural	Agricultural	A-1 / AG-20A
EAST	Institutional/School	General Institutional	A-1

Residential Density Calculation

For purposes of calculating allowable residential density, the Martin County Comprehensive Plan **Policy 4.1E.4(3)** states that nonresidential uses shall not be included in the total area used to calculate density. However, there are exceptions for lands dedicated to not-for-profit corporations. Although Christ Fellowship Church and the Operation 300 Gold Star Family Campground can both be classified as institutional, they are both dedicated to not-for-profit organizations. Therefore, the areas allocated for these uses count towards the total acreage used to calculate allowable density. Included in this PUD application are the certifications of non-profit corporation status.

Per Martin County code section 4.2.F. *Density Transfers*, on-site wetland acreage can be used towards residential density calculations at a rate of one dwelling unit per 0.5 acre of wetland. Since the site has 15.89 acres of wetland, the total allowable density would be $321 - (15.89 \times 0.5)$, which would result in 313 units.

Housing Types

The PUD will allow for both single-family detached homes as well as duplexes. Duplexes will have a minimum lot width of 37 feet, and single-family lots will be a minimum of 40, 55, or 70 feet wide; all lots will be at least 130 feet deep. These four distinct housing types will encourage a families of different incomes, backgrounds, demographics, and sizes to live within the community, promoting diversity and equity in Martin County.

Phasing

There are two planned phases for the PUD, illustrated in the Phasing Plan item of this application submittal, item 25. The first phase will be to develop the northern half of the property, including the Operation 300 campground. If built out to the maximum density allowed, 144 lots may be constructed. The second phase would be the southern half of the property, including the recreation center, and if built out to the maximum density allowed, 169 lots may be constructed.

Statement of Benefits

The proposed PUD Zoning and Master Site Plan application provides numerous benefits to the project site, the immediate surroundings, and Martin County as a whole. Firstly, this project is an infill development, providing up to 313 single-family homes on an underutilized area with existing utilities and infrastructure. Developing on underutilized land as opposed to sprawling into greenfields, such as agricultural or untouched lands, promotes sustainable and smart growth of municipalities. This practice reduces the need to travel larger distances, therefore reducing greenhouse gas emissions and road usage.

The development will include street trees to promote a reduction in heat island effect and to enhance the aesthetics of the area. The street trees will also provide shade for the adjacent sidewalks, which encourages active transportation and pedestrian connectivity to the adjacent high school and surrounding areas. The primary vehicular access will be through the main entry located off Pratt Whitney Road, and a secondary emergency access will be provided off Bulldog Way to ensure emergency vehicles have access to the community at all times and to provide a secondary, resident-only entrance for residents who live closer to Bulldog Way.

Environment

The existing upland preserve and wetlands on-site will remain mostly untouched and will be preserved on the eastern and northeastern side of the project site. The approved preserve boundaries will remain the same as they were when accepted as part of the approved PAMP and District Conservation Easement. The proposed project would include the removal of exotic species, which would improve the health and function of the local ecosystem and return it to a more endemic state. Gopher tortoise burrows were also observed and measures to protect and relocate this listed species to ensure they are placed in a more suitable location. This treatment of the preserve areas will provide a healthier ecosystem for the native wildlife.

Christ Fellowship Church

The Christ Fellowship Church, which includes one worship center and worship center annex, is approximately 49,500 square feet. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001, and the site will remain unchanged. The community will have access to the church site, but access will be restricted by gates in order to prohibit through traffic. The Christ Fellowship Church will be buffered from the surrounding residential areas to ensure religious services and events do not interfere with the residents. The proposed development will maintain all

existing access, drainage, utilities, and environmental elements of the existing church site.

Operation 300 Gold Star Camp

Operation 300 is a non-profit organization created in honor of SOC Aaron C. Vaughn. The organization provides mentorship to children who have lost parents in military service. Each child is partnered with a father-aged male who mentors and spends the weekend doing activities with the child at the Operation 300 camp, allowing them to share their burdens and ask difficult questions they may not be comfortable asking their mothers. Each camp has typically between 40 and 50 children, and the weekend experience introduced the children to activities as sailing, canoeing, archery, fishing and one-on-one mentorship with a paternal figure. This break in their everyday life connecting with other children that understand their feeling of loss and adult figures that are trained to communicate and navigate the pain of the loss of a parent. While we as adults understand the hero sacrificed his or her life defending our country and our liberties, this sacrifice does not necessarily translate to the children left behind who may not fully grasp why their father no longer comes home.

Registration for the seven Operation 300 weekend event dates in 2019 has already been filled, and there are an estimated twelve camp events planned for 2020. Martin County is recognized on a national level for hosting Operation 300 and the work they do for Gold Star families. Having this camp available to the community will bring immense value to the area and will support the mission of the non-profit, *"to provide mentorship to children of the fallen, honor the sacrifice of those who've given their all for our freedom, and promote patriotism and service in our communities"*. This provides an immense patriotic and civic opportunity for the residence of our community. Local volunteers who support the mission of Operation 300 do everything from set-up, logistics, one-on-one mentoring and raising funds to fully fund the work.

The camp will be constructed during the first of two phases of development of the entire PUD. Access to the camp will not be provided from within the PUD but will instead come from the County-owned Kansas Avenue, off Kanner Highway. Kansas Avenue will be improved to meet transportation needs created by the camp.

There will be four main buildings constructed on the campgrounds. The first one to be built will be the multi-purpose storage structure, approximately 100'x100' pole-barn utilized for the storage of camp and activity equipment. The second will be a small, 50'x50' barn for potential temporary farm animals. The third building will serve as a general gathering space for meetings and activities. Finally, the last constructions will be eight, 20'x15' cabins without plumbing and four bunk house structures approximately

30'x50' with indoor plumbing. The proposed development will provide utility and drainage connections for future service to the campgrounds.

Schools

The project site is located within a two-mile radius of the Crystal Lake Elementary School and the South Fork High School. The Dr David L Anderson Middle School is just outside the two-mile radius but is still easily accessible from the property site for those families with middle-school-aged children. The southeast corner of the project area will feature a pedestrian access to the South Fork High School for students of the community who are able to and prefer to walk to school.

Adequate Public Facilities Statement

Due to the existing infrastructure constructed as a part of the Christ Fellowship Church, Martin County utilities are already available on-site. As such, the project does not propose alteration of the existing infrastructure and will utilize the associated water and sanitary force mains for service. The site is located within the Secondary Urban Service District and a utilities letter was provided by the County confirming that potable water, wastewater, and irrigation water services would adequately be provided to the project. Letters were also provided by Waste Management and TECO Partners ensuring waste management and natural gas services would be available for Pulte at Christ Fellowship. These letters are included in this application as Item 22.

Stormwater Management System

The development will be served by a proposed master stormwater drainage system design to satisfy the treatment and attenuation criteria of Martin County and the South Florida Water Management District. The master system will accommodate existing drainage flows from off-site contributing areas and the existing Christ Fellowship Church. The system will be sized to accommodate the future Operation 300 drainage requirements.

Landscape and Irrigation

Landscaping and irrigation standards within this project will abide by the Martin County Land Development Regulations, Site Development Standards, Division 15. – Landscaping, Buffering and Tree Protection. The only deviation from the Land Development Regulations will be buffer requirements for lakes. This PUD aims to provide aesthetic vistas to the proposed and existing lakes, therefore perimeter buffers for recreation centers and residences will not be required when adjacent to lakes.

Traffic and Access

Main access to and from Pulte at Christ Fellowship will be provided from County Road 711, also known as Pratt Whitney Road. A secondary access will be available from Bulldog Way, but this access will be for emergency vehicles and residents only. The Operation 300 campground will not be accessible from within the PUD, but will instead be reachable through Kansas Avenue, located north of the property boundary. At buildout, the proposed PUD will generate 3,240 daily trips; with 243 trips during peak morning hours and 331 trips during peak evening hours. Per the traffic impact analysis,

the trips created by this development will not cause levels of service to fall below acceptable levels in the future, and the project is deemed consistent with transportation concurrency requirements.

Compatibility with Comprehensive Plan

The proposed comprehensive plan amendment is consistent with all policies under **Objective 2.1A**, which states “*Text amendments to the CGMP and amendments to the FLUM shall allocate land use so as to provide for compatibility with existing development and long term planning goals*”. Pulte at Christ Fellowship will not support developments that exceed 15 units per acre, buildings of more than four stories, and building height of more than 40 feet, per **Policy 2.1A.1**. The project is consistent with **Policy 2.1A.2** by preventing the development of commercial or industrial uses in an area surrounded by low density residential developments. Additionally, **Policy 2.1A.3** is met by ensuring that the subject project has a comparable residential density as those surrounding residences.

Wetlands on site will also be preserved, per **Objective 2.2A**, **Policy 2.2A.1**. The proposed development will consistent with **Policy 2.2A.4**, which states that “*Development plans shall provide restoration of the natural hydroperiod to the maximum extent technically feasible, and shall provide for buffers, exotic vegetation removal, long term maintenance guarantees, and any other actions necessary to assure the continuing values and functions of the wetland area*”. **Objective 2.2B** is aimed at preserving native upland habitat when it is used by threatened and endangered flora and fauna. **Policy 2.2B.1** states that at least 25% of existing upland native habitat should be preserved in developments, and the proposed project ensures that the existing upland habitat is almost entirely preserved. Per **Policy 2.2B.3**, gopher tortoises were found onsite and although their native habitat will be preserved, appropriate measures will also be taken to ensure they are relocated to a more suitable location, and a 100% Gopher Tortoise Survey will be required prior to any clearing of the site.

The project site is located within the Secondary Urban Service District (USD), and with a proposed density of one dwelling unit per acre, the project contributes to **Objective 4.7B** of the Comprehensive Plan; “*To concentrate rural and estate densities not exceeding one unit per gross acre in Secondary Urban Service Districts, where a reduced level of public facility needs are programmed to be available at the base level of service adopted in the Capital Improvements Element*”. **Policy 4.7B.1** states that Estate Density land uses are allowed within Secondary USD, therefore the project is in compliance with the policy. The proposed density of one unit per acre also fulfills **Policy 4.7B.4**, which requires that residential developments in Secondary USDs have density of no higher than one dwelling unit per acre in Estate Density and one unit per two acres in Rural Density.

Pulte at Christ Fellowship also supports **Objective 4.9C**, “*To ensure that the Land Development Regulations provide for residential zoning classifications allowing for flexibility in site design and land use mix*”. **Policy 4.9C.1(2)** states that at a minimum, residential zoning shall provide for “*PUDs to encourage creativity in development*,”

Pulte at Christ Fellowship
PUD Zoning and Master Site Plan
June 10, 2019

design, protection of open space and protection of environmental features, and a mix of residential and non-residential land uses”.

The allowable housing types per the project’s proposed PUD regulations are consistent with **Goal 6.1**, *“To provide a diverse housing stock adequate to serve the needs of current and future populations of Martin County, consistent with the desired development character of the County”*. With the three different sizes of single-family homes and the possibility to construct multifamily units, **Policy 6.1B.1**, *“Zone lands for housing”* and **Policy 6.1B.2** *“Provision of varied housing types”* are achieved. The different housing types permitted within the project area will encourage diversity and will allow for a variety of family sizes, incomes, and demographics to reside within the area.

Pulte at Christ Fellowship will also contribute to **Objective 9.1A**, *“To ensure the air quality in Martin County continues to meet or surpass National Ambient Air Quality Standards for all pollutants measured by the FDEP”*. **Policy 9.1A.2** reaffirms the importance of alternate transportation methods in regard to the reduction of air-polluting emissions. The proposed development will be fully interconnected through a sidewalk network, which will connect residents to each other as well as to the Christ Fellowship Church and the adjacent high school. Being a private, gated community, the low number of vehicular trips within the community will also encourage bicycling within the project site, as well as to the surrounding areas.

Objective 13.1B is also partially achieved through this project. The objective is *“To enhance the quantity of groundwater recharge and maintain desirable groundwater levels”*. Pulte at Christ Fellowship conforms with **Policy 13.1B.6**, which is for *“[...] regional stormwater retention/detention systems shall be located in areas of depressed groundwater levels and/or impacted wetlands and shall be designed to enhance groundwater recharge”*. This policy is accomplished through the conservation and preservation of the numerous existing wetlands and lakes onsite. Stormwater retention/detention will be achieved through the existing natural or minorly altered hydrologic system and features within the project area.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. T. Sorrow', with a stylized flourish at the end.

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

June 21, 2019

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

Dear Mr. Schilling,

Please be advised the undersigned, **Christ Fellowship Church, Inc.** is the owner of the subject parcel of approximately 321 acres of land located at 10205 SW Pratt Whitney Road. The undersigned does hereby consent to the filing of an application for Comprehensive Plan Amendment and PUD Zoning and Master Site Plan approval with the Growth Management Department of Martin County, Florida and does authorize Cotleur & Hearing, Inc. and Pulte Group, as representatives and agent on behalf of the undersigned in connection with such filing to sign the following:

1. Application, affidavits, and other legal documents regarding the Comprehensive Plan Amendment.
2. Application, affidavits, and other legal documents regarding the PUD Zoning and Master Site Plan.

For:

Thomas D Mullins
Signatory Authority

6/26/19
Date

Thomas D Mullins
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of

June, 20 19, by Thomas Mullins.

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

Jennifer Sorokowski
Notary public signature

Jennifer Sorokowski
Printed Name

State of Florida at-large



Record and Return to:
The Tullio Law Firm
Title Processing Center
35412 Chamosa 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 - 13831 (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

[Space Above This Line For Recording Date]

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, reverters 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.

DoubleTime®

Signed, sealed and delivered in our presence:

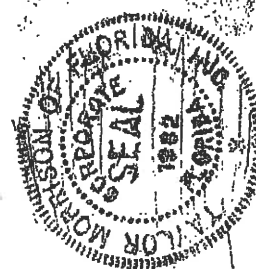
S. Todd Merrill
Witness Name: S. Todd Merrill

Elsie A. Stulic
Witness Name: Elsie 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 10th 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]



Notary Public

Elsie A. Stulic

Printed Name:

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

INSTR # 2381383
OR BK 2635 PG 1869
(5 Pgs)
RECORDED 03/08/2013 09:13:48 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK

Martin County Growth Management Department
2401 S. E. Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us

Return to:
Martin County Growth Management Department

UNITY OF TITLE

In consideration of the issuance of a permit to Christ Fellowship Church, Inc. as Owner(s) for the construction of _____ in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit A attached hereto in the following manner:

Read carefully.

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of _____, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

*Martin County Growth Management Department
2401 S. E. Monterey Road, Stuart, FL 34996
772-288-5501 www.martin.fl.us*

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

CORPORATE

Signed, acknowledged and notarized on this 4TH day of MARCH, 2013.

WITNESSES:

Sign: [Signature]
Print: Brian P. Gove
Sign: [Signature]
Print: Jane Layman

OWNER:

Christ Fellowship Church, Inc., a FL not-for-profit Corp.

Name of Corporation: _____
By: [Signature] Treasurer/Director
Name: STEPHEN P. AUSTIN
Title: TREASURER/DIRECTOR
Address: 5343 Northlake Blvd.
Palm Beach Gardens, FL 33418

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate seal applied and one witness; or corporate officer's signature and two witnesses.

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 4TH day of MARCH, 2013, by STEPHEN P. AUSTIN (name of officer/agent and title) of CHRIST FELLOWSHIP CHURCH (name of corporation) He or she () is personally known to me or () has produced _____ as identification.

NOTARY PUBLIC

[Signature]
Name: _____
State of FLORIDA at large
My commission expires: _____

[STAMP]



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 180.08 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, 2, 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

Pulte at Christ Fellowship

Item No. 9. Property Transfer

April 5, 2019

On behalf of Christ Fellowship, please accept this as the official statement that there have been no property transfers since the property was deeded to the current owner.

Sincerely,



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

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 $\frac{1}{4}$) 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 $\frac{1}{2}$) 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 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 $\frac{1}{2}$) 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 ARCH 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 ½) 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 ¼) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) 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 ¼) 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;

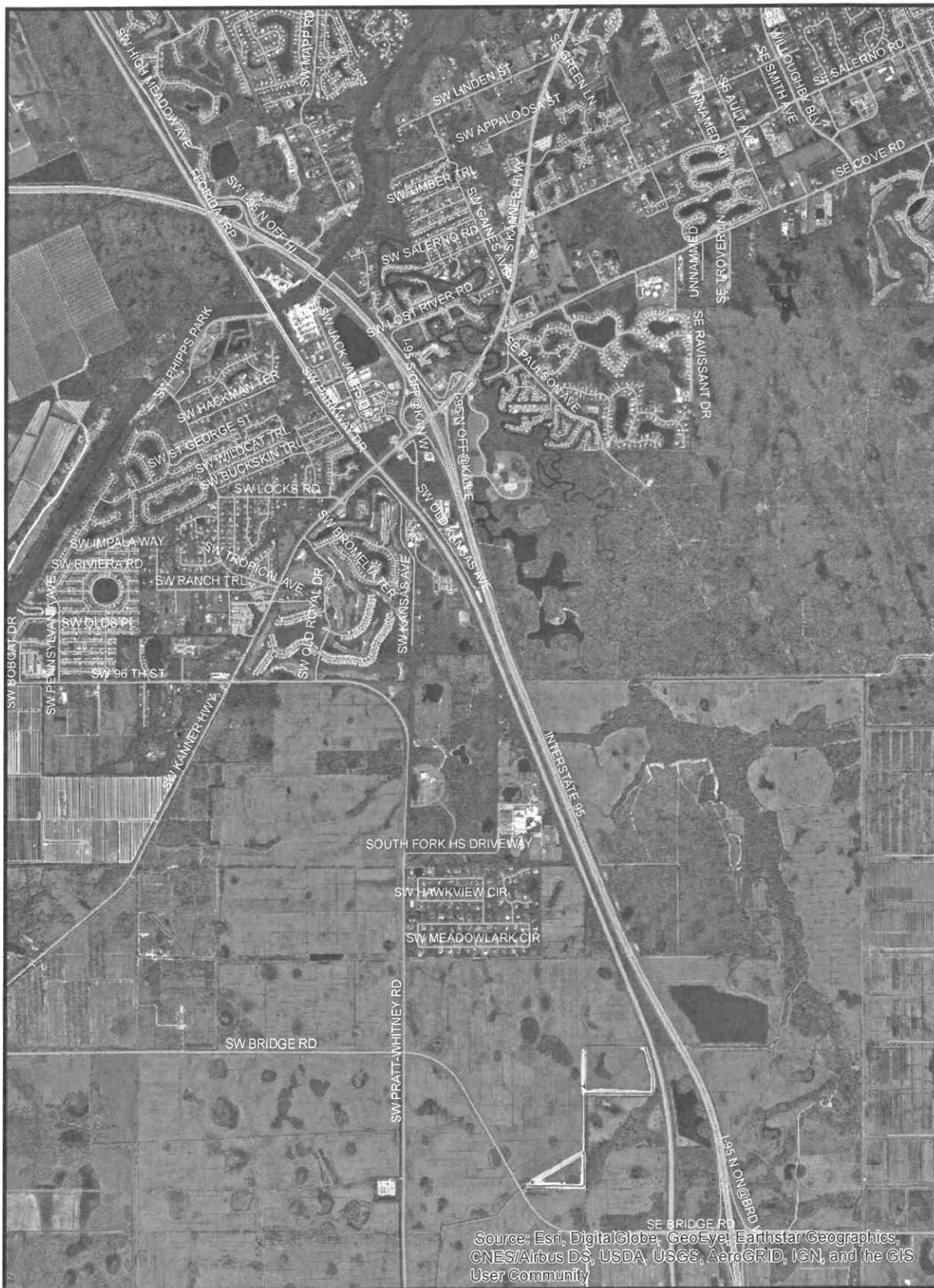
THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 8;

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.



Christ Fellowship Location Map

0 0.25 0.5 1 1.5 2 Miles



Date: 4/4/2019



**Cotleur &
Hearing**

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



on 3MM Dibond
 Backs Painted 1 Color
 Mechanically Fastened to Frame
 w/(6) Decorative Screw Caps - White
 (12) Decorative Screw Caps - Painted 1 Color
 Specialty Frame A:
 See attached Production Proofs for Details
 *Installed in Concrete for Stability



DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Christ Fellowship Church, Inc.	5343 NORTHLAKE BLVD PALM BEACH GARDENS, FL 33418

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Christ Fellowship Church, Inc.	5343 NORTHLAKE BLVD PALM BEACH GARDENS, FL 33418	100%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
Christ Fellowship Church, Inc	5343 NORTHLAKE BLVD PALM BEACH GARDENS, FL 33418	100%
Pulte Home Company, LLC, a Michigan limited liability company	3350 PEACHTREE ROAD NORTHEAST SUITE 150 ATLANTA, GA 30326	See Attachment B

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
MC Project #P115-006	PULTE GROUP 4400 PGA Blvd., Suite 700 Palm Beach Gardens, FL 33410		PUD ZONING & REVISED MASTER SITE PLAN	PENDING

(If more space is needed attach separate sheet)

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

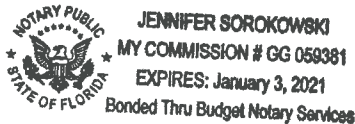
Stephen P Austin
Signature

STEPHEN P Austin
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 26th day of November 2019, by Stephen Austin, who is personally known to me or have produced as identification.



(Notary Seal)

Jennifer Sorokowski
Signature

Notary Public, State of Florida

Print Name: Jennifer Sorokowski

My Commission Expires: 1/3/21

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]
Signature

P. Gonzalez
Print name

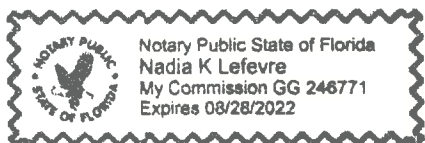
STATE OF: FL

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 26th day of November 2019, by Patrick Gonzalez, who is personally known to me or have produced _____ as identification.

[Signature]
Signature

(Notary Seal)



Notary Public, State of FL

Print Name: Nadia K. Lefevre

My Commission Expires: 8-28-2022

DISCLOSURE OF INTEREST AFFIDAVIT

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

DESCRIPTION:

173941000007000109

173941000008000205

173941000008000107

173941000002000002

173941000001000004

083941000015000300

083941000015000209

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 ¼) 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 ½) 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 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 ½) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02° 5'47" 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 ARCH OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08° 2'46" 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 ½) OF SAID SECTION 17;
THENCE NORTH 02° 5'47" 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 ¼) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) 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° 9'32" 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° 8'42" 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 ¼) OF SAID SECTION 8;

THENCE NORTH 89° 9'32" 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° 5'27" 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 ¼) OF SAID SECTION 8;

THENCE SOUTH 03° 6'16" 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° 2'48" 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° 7'57" 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.

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

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

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

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



Pulte Home Company, LLC, a Michigan limited liability company, is the wholly-owned home building subsidiary of PulteGroup, Inc., a Michigan corporation, which is a publicly-held holding company registered with the Federal Security Exchange Commission. Pulte's common stock is available for sale to the general public and trades on the New York Stock Exchange under the symbol "PHM". The beneficial interest in any entity registered with the Federal Securities Exchange Commission, whose interest is for sale to the general public, is exempt from the provisions of Section 286.23 F.S. and pursuant to section 10.2.B.3.d. of the Land Development Regulations, Martin County Code.

LETTER TO SURROUNDING PROPERTY OWNERS

Subject: Highpointe PUD (fka Christ Fellowship) Zoning Agreement and Master Site Plan (C148-008). Pulte Group Request for a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Highpointe Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Highpointe development, consisting of 284 detached single family units is on 321 acres, with a resulting density of one unit per acre.

Location: The project is located on the east side of SW Pratt-Whitney Road approximately one mile east of SW Kanner Highway in Stuart.

Dear property owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

LOCAL PLANNING AGENCY

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, April 15, 2021

BOARD OF COUNTY COMMISSIONERS

Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, April 27, 2021

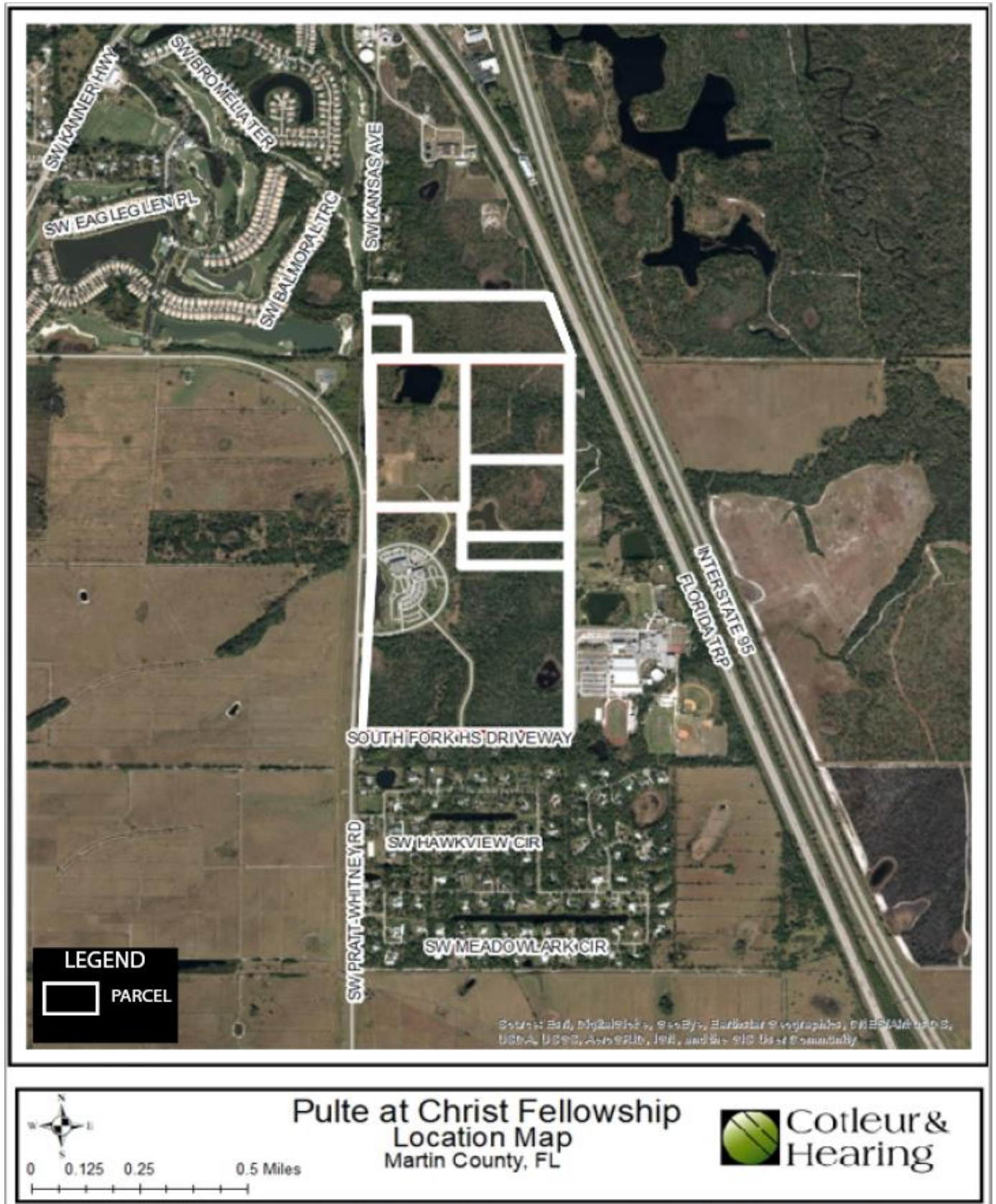
Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Peter Walden, AICP, Principal Planner, (e-mail: pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.





MICHAEL J. McCLUSKEY
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RAYMOND G. ROBISON
LL.M. - Master of Laws in Taxation
J. HENRY CARTWRIGHT
Board Certified Condominium and
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TYSON J. WATERS
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Board Certified Condominium
& Planned Development Lawyer
M. LANNING FOX
Board Certified Real Estate Lawyer
ROBERT A. GOLDMAN

March 24, 2021

Re: Ownership Search – Christ Fellowship Church

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 1,000 foot area surrounding the following described parcel(s) of land: See Exhibit "A" attached hereto and made a part hereof, and consisting of the following Parcel Identification Numbers: 08-39-40-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-002-00000-2, 17-39-41-000-008-00010-7, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9.

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B" and made a part hereof.

Sincerely,

Tyson J. Waters, Esq.

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.

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Bids and Proposals

NOTICE OF PROCUREMENT FOR PROFESSIONAL SERVICES

REQUEST FOR QUALIFICATIONS (RFQ) – CONSTRUCTION MANAGEMENT

Pursuant to Section 287.055, Florida Statutes, the State of Florida's Consultants Competitive Negotiations Act, and the State Requirements for Educational Facilities (SREF), the District Board of Trustees of Indian River State College will consider the contracting of a minimum of two (2) CONSTRUCTION MANAGEMENT (CM) firms for providing professional services for:

MINOR CONSTRUCTION PROJECTS

Business entities interested in providing Construction Management Services for Indian River State College (IRSC) Minor Projects are hereby notified that Request for Qualifications (RFQ) submittals must be received by 12:00 p.m. on Tuesday, May 4, 2021, in the IRSC Purchasing Department, 3209 Virginia Avenue, Building S, Room 229, Fort Pierce, FL 34981. Six copies, one (1) marked "original" with five (5) copies and one (1) flash drive shall accompany the Proposal submission.

Instructions for completion and submission of the Construction Management Request for Qualifications (RFQ) may be obtained at the Purchasing Department page on the IRSC website (www.irscedu) or by contacting Don Windham, Purchasing Director, at dwindham@irscedu.

IRSC reserves the right to waive any informality in the selection process, and to reject any or all Request for Qualifications (RFQ) submittals.
Pub: March 31 & April 7, 2021
TCN4661710

Notice To Creditors

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION File No. 21000234CPAXMX Division

IN RE: ESTATE OF EDWARD C. SHOTWELL, III
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Edward C. Shotwell, III, deceased, whose date of death was October 16, 2020, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 11730 SE Federal Highway, Hobe Sound, FL 33455. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 19, 2021.

Personal Representative: Jane P. Shotwell
6816 SE Mourning Dove Way
Hobe Sound, Florida 33455-8034

Attorney for Personal Representative: Mary Karr, Esq.
Attorney for Petitioner
Florida Bar Number: 419028
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
Telephone: (305) 376-6014
Fax: (305) 376-6010
E-Mail: mkkarr@gunster.com
Secondary E-Mail: smorales@gunster.com
Secondary E-Mail: eservice@gunster.com
March 24, 31, 2021
TCN4648949

Notice To Creditors

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA

PROBATE DIVISION
File No.
21000225CPAXMX

IN RE: ESTATE OF MAGDALENA OBERLE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MAGDALENA OBERLE, deceased, whose date of death was February 2, 2021, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 31, 2021.

Personal Representative: Sigmund Oberle
11824 179th Court North
Jupiter, Florida 33478

Attorney for Personal Representative: Lynne W. Spraker, Esquire
Attorney
Florida Bar Number: 0865699
P.O. Box 1138
Stuart, Florida 34995
Telephone: (772) 220-0212
Fax: (772) 220-0422
E-Mail: LYNNESPRAKERLAW@GMAIL.COM
2nd E-Mail: sprakerandprinz@gmail.com
Published: 03/31, 04/07/2021
TCN4665241

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION File No. 21000220CPAXMX Division Probate

IN RE: ESTATE OF MARIAN A. TIEDEMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIAN A. TIEDEMAN, deceased, whose date of death was December 28, 2020, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Blvd STE 300, Stuart, FL 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 23, 2021.
Attorney for Personal Representative: Beth Teardo Prinz
Attorney
Florida Bar Number: 0786462
SPRAKER & PRINZ
P.O. Box 1138
Stuart, Florida 34995
Telephone: (772) 220-0212
Fax: (772) 220-0422
E-Mail: BethPrinzLaw@gmail.com
Secondary E-Mail: sprakerp@ellsouth.net

Notice To Creditors

Personal Representative: Karen J. Ondo
2342 SW Whitmarsh Way
Palm City, Florida 34990
Publish: March 24, 31, 2021
TCN4655685

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA File No. 21000223CPAXMX PROBATE DIVISION

IN RE: ESTATE OF SHIRLEY L. HOGAN A/K/A SHIRLEY HOGAN A/K/A SHIRLEY F. HOGAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHIRLEY L. HOGAN A/K/A SHIRLEY HOGAN A/K/A SHIRLEY F. HOGAN, deceased, whose date of death was February 8, 2021, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 24, 2021.

Attorney for Personal Representative: Beth Teardo Prinz, Esquire
Attorney
Florida Bar Number: 0786462
P.O. Box 1138
Stuart, Florida 34995
Telephone: (772) 220-0212
E-Mail: BETHPRINZLAW@GMAIL.COM
2nd E-Mail: sprakerandprinz@gmail.com

Personal Representative: Lynne W. Spraker, Esquire
P.O. Box 1138
Stuart, Florida 34995

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF RUTH M. CONLEY
Deceased.

File No. 21-398 CP

NOTICE TO CREDITORS

The administration of the estate of RUTH M. CONLEY, deceased, whose date of death was February 23, 2021, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 218 S 2nd St., Ft. Pierce, Florida 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 24, 2021.

Personal Representative: Thomas H. Thurlow III
1861 NW San Souci St.
Stuart, Florida 34994

Attorney for Personal Representative: Thomas H. Thurlow III
Email Addresses: todd@thurlowpa.com, tt3service@thurlowpa.com
Florida Bar No. 0127043

Notice To Creditors

Thurlow & Thurlow, P.A.
17 Martin Luther King Jr. Blvd., P.O. Box 106
Stuart, Florida 34995-0106
Telephone: (772) 287-0980
Pub March 24th & 31st 2021
TCN4656426

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION IN RE: ESTATE OF JENNIE LOU WHITE Deceased. File No. 2021 0237 CP Division AXMX

NOTICE TO CREDITORS

The administration of the estate of JENNIE LOU WHITE, deceased, whose date of death was May 25, 2019, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Blvd #300, Stuart, FL 34994/ P.O. Box 9016, Stuart FL 34995. The name and address of the estate's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM OR MAY 25, 2021 WHICH IS TWO YEARS AFTER DATE OF DEATH.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR MAY 25, 2021 WHICH IS TWO YEARS AFTER DATE OF DEATH.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is March 24, 2021.

/s/ Israel Sands

Israel Sands Attorney FL Bar Number: 276669
2703 Day Av. TH 7
Miami, Florida 33133
Telephone: (305) 951.3333
E-Mail: israelsands@gmail.com
Pub March 24th & 31st 2021
TCN4656459

Public Notices

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Subject: Highpointe PUD (fka Christ Fellowship) Zoning Agreement and Master Site Plan (C148-008). Pulte Group, request for a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Highpointe Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Highpointe development, consisting of 284 detached single-family units is on 321 acres, with a resulting density of one unit per acre.

Location: The project is located on the east side of SW Pratt-Whitney Road approximately one mile east of SW Kanner Highway in Stuart.

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M. or as soon as it can be heard on Thursday, April 15, 2021

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)
Time and Date: 9:00 A.M. or as soon as it can be heard on Tuesday, April 27, 2021

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in these proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

Public Notices

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Principal Planner, pwalden@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996.

THIS NOTICE DATED THIS 31ST DAY OF MARCH, 2021.
Pub: Mar. 31, 2021
TCN4661324

The following development application types (minor development site plan and administrative site plan amendments) have been received by the Martin County Growth Management Department, Development Review Division between October 1, 2020 and December 31, 2020 and are currently under review.

10/30/2020
File No. C148-009
Record No. DEV2020100008
Application Description: Highpointe (fka Pulte at Christ Fellowship) Major Final Site Plan
Request final site plan approval for Phase 1 of Highpointe (fka Pulte Christ Fellowship) located on an approximate 175 acre portion of the 321 acre development located on the east side of Pratt Whitney Road about 1 mile east of SW Kanner Highway in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

10/14/2020
File No. C161-006
Record No. DEV2020100005
Application Description: The Grove XXIII Golf Club (fka The Club) Revised Minor Final Site Plan
Request for revised minor site plan approval for the Grove XXIII golf course to add 2 golf cottages and additional parking to the existing golf club. The golf club is located on SE Blackcat Way about 2 miles north of Bridge Road in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

10/05/2020
File No. P175-004
Record No. DEV2020100004
Application Description: Palm Pike Crossing Lot 2 Phase 2 Minor Final Site Plan
Request for minor development final site plan approval for an approximate 3,202 square foot car wash facility and associated infrastructure. The approximate 1.71 acre undeveloped parcel is located within Lot 2 of the proposed Palm Pike Crossing Subdivision on the south side of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a certificate of public facilities reservation.

Information regarding these applications can be obtained by contacting the Growth Management Department at 772-288-5495. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our

Public Notices

accessibility feedback form at www.martin.fl.us/accessibility-feedback.
Pub March 31st 2021
TCN4668687

Notice is hereby given that the Indian River County Board of County Commissioners is calling for and requesting bids for the following:

Indian River County Bid #2021038 Moorhen Marsh Low Energy Aquatic Plant System

Detailed specifications are available at: www.demandstar.com or by selecting "Current Solicitations" at <http://www.ircgov.com/Departments/Budget/Purchasing>.

Deadline for receipt of bids has been set for 2:00 P.M. on May 4, 2021. Only bids received on or before the time and date listed will be considered. Bids should be addressed to Purchasing Division, 1800 27th Street, Vero Beach, Florida 32960. All bids will be opened publicly and read aloud at 2:00 PM. Bids submitted after 2:00 PM on the day specified above, will not be opened or considered.

A Non-Mandatory pre-bid conference will be held at the Project site (6520 53rd Street, Vero Beach, Florida) at 10:00 a.m. on Thursday, April 8, 2021.

All bidders shall submit one (1) original and one (1) copy of the Bid Forms provided within the Bidding Documents. Bid Security must accompany each Bid, and must be in the form of an AIA Document A310 Bid Bond, properly executed by the Bidder and by a qualified surety, or a certified check or a cashier's check, drawn on any bank authorized to do business in the State of Florida. Bid Security must be in the sum of not less than five percent (5%) of the total amount of the bid, made payable to Indian River County Board of County Commissioners. In the event the Contract is awarded to the Bidder, Bidder will enter into a Contract with the County and furnish the required 100% Public Construction Bond for work authorizations/work orders over \$100,000 within the timeframe set by the County. If Bidder fails to do so, the Bid Security shall be retained by the County as liquidated damages and not as a penalty.

The Board of County Commissioners reserves the right to accept or reject any and all bids in whole or in part and to waive any technicality or irregularity.

PURCHASING MANAGER
INDIAN RIVER COUNTY
Pub March 31, 2021
TCN4664191

NOTICE OF PUBLICATION OF THE MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2020 ANNUAL REPORT

In accordance with s.163.356(3)(c), Florida Statutes, the Fiscal Year 2020 Annual Report for the Martin County Community Redevelopment Agency (CRA) has been filed with the Martin County Board of County Commissioners, and the report is available for inspection during business hours in the office of the Martin County Clerk of Courts, located on the first floor as well as the Office of Community Development located on the fourth floor, Martin County Administrative Center, 2401 SE Monterey Road, Stuart, FL. This report lists activities during Fiscal Year 2020 (October 1, 2019 to September 30, 2020) and a complete financial statement setting forth assets, liabilities, income, and operating expenses as of the end of FY 2020. This report may also be viewed by logging on to <https://www.martin.fl.us/CRA>. For more information please contact the Office of Community Development at (772) 463-3253.
Pub: March 31st, 2021
TCN4654770

CHARLIE'S TOWING GIVES NOTICE OF FORECLOSURE OF LIEN AND INTENT TO SELL VEHICLES ON April 24th, 2021 AT 9:00 AM AT 556 1ST STREET, VERO BEACH, FLORIDA 32962, PURSUANT TO SUBSECTION 713.78 OF THE FLORIDA STATUTES. CHARLIE'S TOWING RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

2003 NISSAN
1N4AL11D63C346985
2005 PONTIAC
2G2W5522951200911
1990 KOO
KO070228J990
2007 HONDA
1HGCM56137A062920
2013 CHEVROLET
2GNALFEK0D6214029
Pub March 31st 2021
TCN4666796



July 29, 2019

Catherine Riiska and Clyde Dulin
Growth Management Department
2401 SE Monterey Rd, Stuart, FL 34996

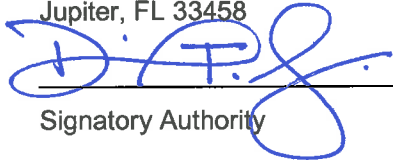
Re: **CPA19-19 and C148-008: Pulte at Christ Fellowship Sign Posting Affidavit**

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

1. Mariana Arias Sanz at Cotleur & Hearing has coordinated posting of public notice signage at the subject property.
2. All public notice signage complies with LDR procedures specified in Section 10.6 of the Martin County Land Development Code. Photographs of the code compliant signage are attached herein.

Sincerely,

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



Signatory Authority

7.29.19

Date

DANIEL T. SORROW

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 29th day of July, 2019, by Daniel Sorrow.

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



Notary public signature

Brittany Mullen

Printed Name

State of Florida at-large





Highpointe, request for PUD Zoning agreement and Master site plan approval

REQUESTED BY PULTE GROUP

Location



Future land use Residential Estate Density Up to one unit per acre

PUD Zoning Agreement: Flexibility in design
Adherence to Comp Plan
Mutual benefits

284 single family homes
321 acres
28 acre existing church site

Density of 1 unit per acre

73 % open space provided

27.67.% protected preserve areas

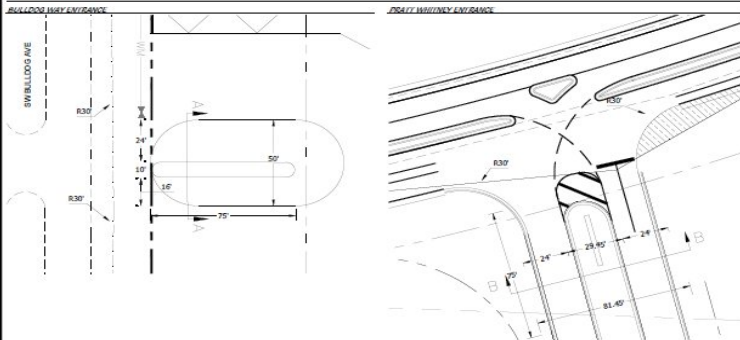


Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Suwanee, Florida 33459
861.747.6336 Fax 747.1377
www.cotleurhearing.com
LIC# LC-26000535

**HIGHPOINTE
PUD PHASING PLAN**
Martin County, Florida



ROADWAY DETAILS



NOTES

PHASE 1 INCLUDES SW PRATT WHITNEY ROW IMPROVEMENTS, PRESERVE AREA MANAGEMENT, ENTRY DRIVE/GUARD HOUSE, MODEL ROW, SALES CENTER, AND CAMPGROUND SITE. THIS PHASE INCLUDES 94 LOTS, 13 MODEL ROW LOTS, 175.68 ACRES.

PHASE 2 INCLUDES THE AMENITY CENTER, BULLDOG WAY ROW IMPROVEMENT, PRESERVE AREA MANAGEMENT, AND SOUTHWEST HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 190 LOTS AND IS 145.32 ACRES.

STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO SUPPORT THE NECESSARY STORM WATER MANAGEMENT REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION. THE PRESERVE AREAS UNDER THE PAMP WILL BE MAINTAINED IN THEIR ENTIRETY, STARTING IN PHASE 1.

SITE DATA

SITE ACREAGE	272.6 AC
RESIDENTIAL	28.30 AC
CHRIST FELLOWSHIP (INSIDE BERM)	20.10 AC
CAMPGROUND	321.00 AC
TOTAL	272.6 ACRES
RESIDENTIAL TRACT CALCULATIONS:	
RESIDENTIAL SITE AC:	272.6 ACRES
LOT COUNT CALCULATIONS	
PHASE 1:	94 UNITS
PHASE 2:	190 UNITS
TOTAL:	284 UNITS

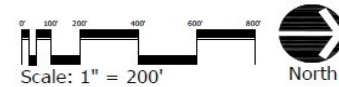
UPLAND PRESERVE LEGEND/TABLE

	Total Upland Preserve Required	53.23
Wetland Preserve	15.09	
Wetland Buffer	24.8	
Upland Preserve (Original PAMP)	66.18	
Upland Preserve (Added as Part of PUD)	22.64	
Upland Preserve (Total)	88.82	
Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	129.51	

LOCATION MAP



**PUD
PHASING PLAN**



DESIGNED	LAL
DRAWN	LAL
APPROVED	CH
JOB NUMBER	190101
DATE	06-12-19
REVISIONS	01-08-20
	02-03-20
	03-03-20

PAGE 1 OF 1
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PUD Flexibility

Smaller lot sizes

Wetland density transfer
setbacks

Signage

PUD Public Benefits

20 acre donation to Operation 300

Additional preserve areas

Contribution to Bulldog way maintenance

Sustainable tree canopy

PUD zoning agreement and master
site plan are in compliance with all
applicable code
Staff recommends approval

Questions ?