



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

County

## Agenda Item Summary

EXHIBIT # 1

File ID: 22-0041

DPQJ-1

Meeting Date: 9/28/2021

**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUD PROJECT (C148-009)**

**EXECUTIVE SUMMARY:**

This is a request for Phase 1 final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 20-acre site proposed for donation to Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden, AICP  
Title: Principal Planner

**REQUESTED BY:** Cotleur and Hearing, Daniel Sorrow, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Highpointe PUD project received zoning and master site plan approval on April 27, 2021. The Preserve Area Management Plan was revised and approved for the entire site and is currently in effect. Water and wastewater utilities are provided by Martin County Utilities.

Phase 1 of the Highpointe PUD project will include 94 single family lots on an approximate 175 acre portion of the overall 321 acres project. Phase 1 includes the construction of the main entrance into the project along with right-of-way improvements to SW Pratt Whitney Road. The secondary emergency access will be constructed as well as the RV and Boat parking area and several lakes. The Preserve Area Management Plan (PAMP) is in effect for the entire project and was approved with the master site plan.

Review by the Local Planning Agency was not required pursuant to Section 10.5.F.9, LDR.

The following supporting items are attached:  
Staff Report

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 9/28/21 Time \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By [Signature] D.C.

Resolution to Approve  
Phase 1 Final Site Plan  
Approved Master Plan  
Landscape Plans  
Application Materials  
Disclosure of Interest  
Sign Posting Affidavit  
Resolution to Deny  
Staff PowerPoint

**ISSUES:**

There are no unresolved issues with the application.

**LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the PUD final site plan for Phase 1 of the Highpointe PUD.

**ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the request to a date certain.

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☐ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☒ Resolution  
☐ Other:

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

## HIGHPOINTE PUD PHASE ONE FINAL SITE PLAN

Applicant:	Pulte Group
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Coteleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-009
Record Number:	DEV2020010008
Report Number:	2021_0903_C148-009_Staff_Final
Application Received:	11/30/2020
Transmitted:	12/01/2020
Staff Report:	02/03/2021
Resubmittal Received:	04/05/2021
Transmitted:	04/05/2021
Date of Report:	06/07/2021
Resubmittal Received:	07/06/2021
Transmitted:	07/06/2021
Date of Report:	09/03/2021

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### **B. Project description and analysis**

This is a request for Phase one final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321 acre project. Phase one also includes the donated 20 acre site for Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Reservation.

Phase one of the Highpointe project will include the construction of the main entrance into the project along with right-of-way improvements to SW Pratt Whitney Road. The secondary emergency access will be constructed as well as the RV and Boat parking area and several lakes. The Preserve Area Management Plan (PAMP) is in affect for the entire project and was approved with the Master site plan.

The project is within the secondary urban service boundary and water and wastewater service is provided by Martin County Utilities as existing lines are in place to serve the Christ Fellowship Church.

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
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 Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgeman	288-5416	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	Clark Bridgeman	288-5416	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	Comply

### **D. Review Board action**

This application meets the threshold criteria for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting.

The public meeting 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).

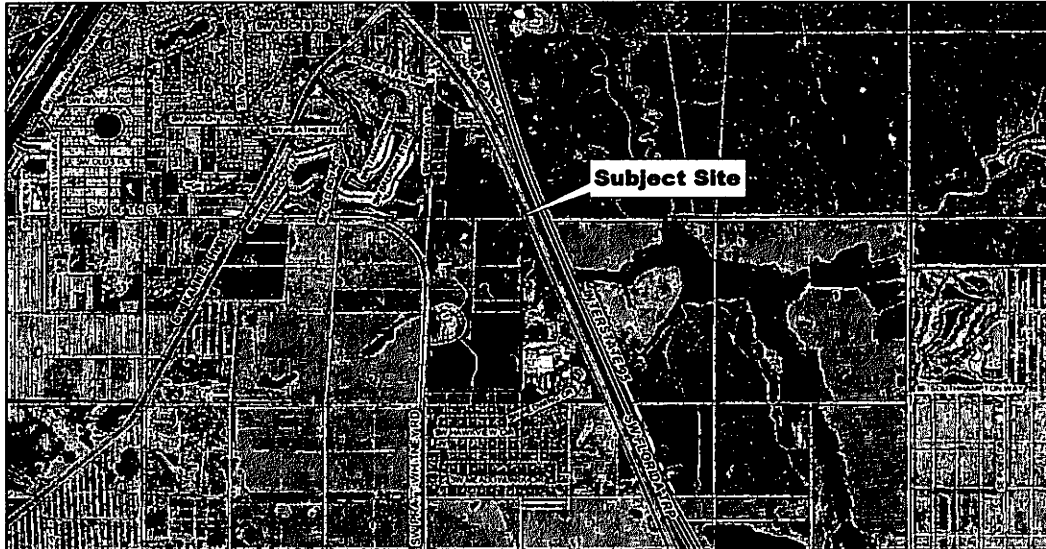
The applicant addressed the non-compliance findings from the staff report dated June 7, 2021 with its resubmittal dated July 6, 2021. The previous staff reports and resubmittals are incorporated herein by reference.

### **E. Location and site information**

Parcel number(s) and address:

083941000015000209, 083941000015000300, 173941000001000004  
173941000002000002, 173941000008000107, 173941000008000205  
173941000007000109 10205 SW Pratt Whitney Rd  
Existing Zoning: PUD, Planned Unit Development  
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

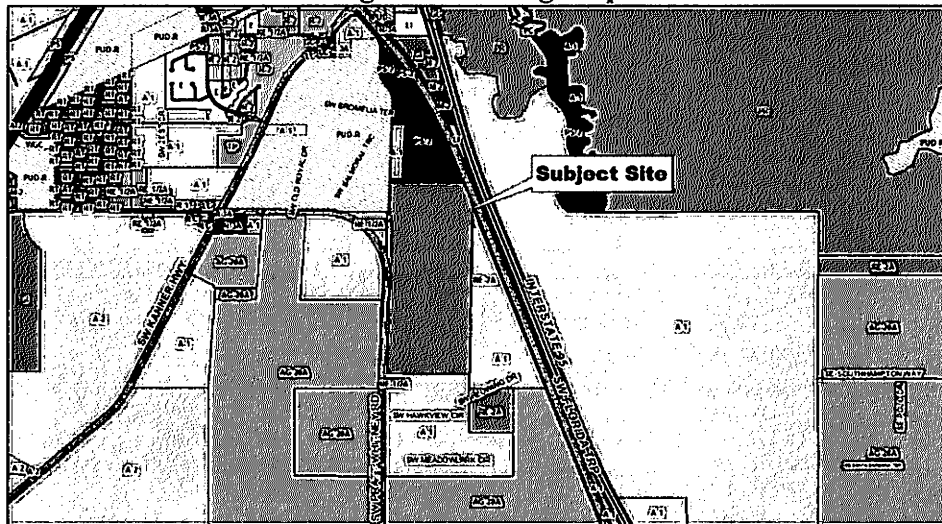
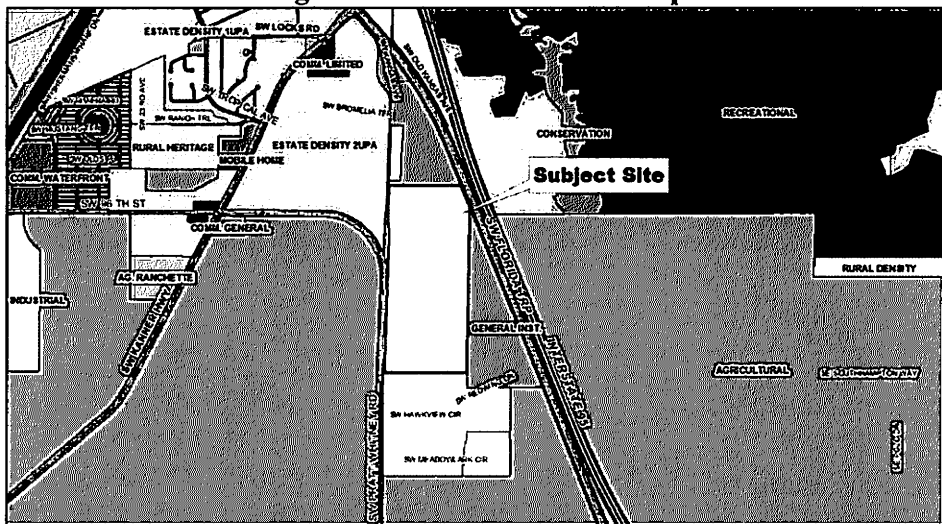
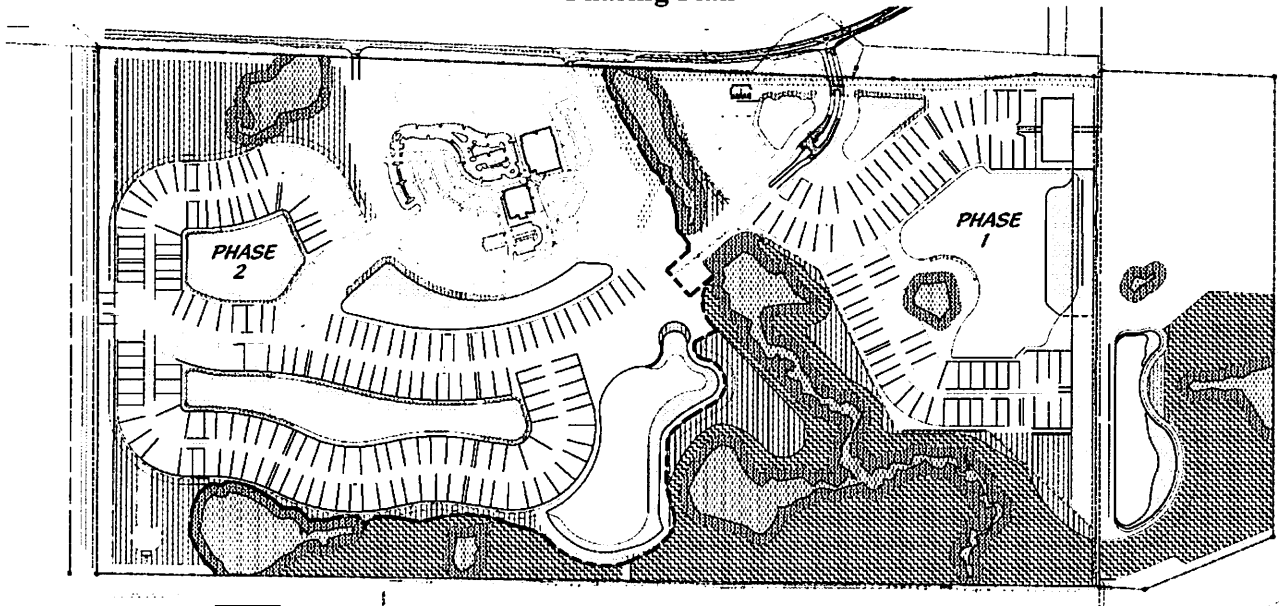


Figure 4: Future Land Use Map



Phasing Plan



***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.

**Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

**Findings of Compliance:**

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable Land Development Regulations and recommends approval.

**Additional Information:**

**Item #1:**

**Timetable Of Development - Final**

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. [Section 10.1 and 5.32, LDR, MCC]

**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**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. In this phase, the applicant has proposed construction of a 94 lot subdivision. The applicant has submitted landscape plans that provide 32 acres of landscape area which equates to 45% of the development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

A Type 4 buffer is required on the west property line adjacent to Pratt & Whitney Rd. This buffer is being provided and is incorporating existing native vegetation. A Type 4 buffer is also required adjacent to the Christ Fellowship Church parcel. This buffer is being satisfied by a protected preserve area.

Included with the PUD agreement, public benefits are being proposed by the applicant that expand required landscape areas adjacent to the north property line along the FPL utility easement. This buffer is to consist of preserved native habitat augmented by native plantings where native species are lacking or insufficient.

Additional Enhanced landscaping include:

- Additional areas of preserved native vegetation totally 16.21 acres is proposed adjacent to development where possible as shown on landscape plans.
- Additional establishment of littoral zone and upland transitional plantings to enhance wildlife habitat and water quality. Littoral zones required totaled 76,200 sq.ft; 170,934 sq.ft. of littorals are proposed for an increase of 94,734 sq.ft. over required area. An additional 11,180 sq.ft of upland transitional zone plantings has been proposed over the 76,200 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.

PUD streetscaping standards for sustainable streets include the planting of shade trees along walkways and access roads to avoid the "sea of asphalt" and "line of cars" affect and to provide a more meaningful balance between green spaces and dwellings.

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.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

#### ***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 for Phase 1 was assumed to be 60 directional trips during the PM and 175 directional trips during the PM peak hour. 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.

#### ***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***

**ONSITE COMPLIANCE STATEMENT**

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

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is equal to the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
  - a. The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to offsite will be adequately passed through the project via a series of interconnected storm culverts, dry retention areas, wet retention areas and wetland buffers.
  - b. The applicant is proposing the minimum finished floor elevation 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.
  - c. The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
  - d. The applicant has demonstrated that the system provides 125% of the dry retention and 150% additional water quality criteria for wet detention systems and recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
  - e. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated 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.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the design and layout of the proposed on-site parking locations.
5. Division 19- Roadway Design: The applicant's proposed design of the internal roadway sections meets the requirements of Division 19. The applicant is proposing to construct a northbound right turn lane, a south bound left turn lane, and a landscaped median on SW Pratt Whitney Road as required for the site entrance. The final approval of the offsite modifications to SW Pratt Whitney Road will be reviewed with the Right of Way Permit application and is separate from the on-site approvals; therefore, the on-site proposed design meets the requirements in Division 19.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.
2. The applicant shall apply for a Right-of-Way Use Permit for the proposed improvements to SW Pratt Whitney Road. A Right-of-Way Maintenance Agreement shall be executed for the construction and maintenance of the proposed landscape island with associated street lighting within the SW Pratt Whitney Road right-of-way.

***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. (2021).

**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. (2021)

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. (2021)

***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***

Accessibility (ADA) [Martin County, FL. LDR Section 4.627.E (2009)]

The applicant is in compliance with the ADA requirements.

### ***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**

## Martin County School District CIP

### School Concurrency Determination

**Project:** Highpointe (fka – Pulte Christ Fellowship)  
**Date Received:** 12/1/2020  
**Project #:** C148-009 – Phase 1, Major Final Site Plan  
**Owner/Applicant:** Christ Fellowship Church, Inc./ Dan Sorrow  
**Location:** Intersection of Pratt Whitney Rd., & Bulldog Way, South CSA

**Planned Project Units:** 94 SF

#### Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	9
Middle School:	.0510	5
High School:	.0709	7
SGR =	.2216	21

#### Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<b>SOUTH CSA SCHOOLS</b>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	OCTOBER STUDENT ENROLLMENT	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE CAPACITY (C - G)
<b>Elementary</b>								
Crystal Lake Elem (Z)	649	0	649	465	15	9	489	160
Hobe Sound Elem	675	0	675	492	33		525	150
Seawind Elem	675	0	675	524	22		546	129
<b>Total</b>	<b>1999</b>	<b>0</b>	<b>1999</b>	<b>1481</b>	<b>70</b>		<b>1560</b>	<b>439</b>
<b>Middle</b>								
Anderson Middle (Z)	1150	0	1150	1054	67	5	1126	24
Murray Middle	859	0	859	570	23		593	266
<b>Total</b>	<b>2009</b>	<b>0</b>	<b>2009</b>	<b>1624</b>	<b>90</b>		<b>1719</b>	<b>290</b>
<b>High</b>								
South Fork High	2114	0	2114	1900	72	7	1979	135

**Concurrency Availability:** Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity exists to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

**School Capacity:** This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire three (3) years from the date of issuance of this concurrency determination.

**Comments:** This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

**Letter of No Objection w/Conditions:** At this time we can provide a letter of no objection with the following conditions:

1. None.

**School District Contact:** Kimberly Everman, Capital Planner/Project Specialist

**Date Issued:** 1/6/2021

**Telephone:** 772- 219-1200, Ext.30220

**E-Mail:** [evermak@martinschools.org](mailto:evermak@martinschools.org)

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

**Review Ongoing**

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

This development application is eligible for a Positive Evaluation of Adequate Public Facilities. The following evaluation summarizes the Positive Evaluation of Adequate Public Facilities:

Potable water facilities (Section 5.32.D.3.a, LDR)  
Service provider - Martin County  
Findings – positive evaluation  
Source - Utilities and Solid Waste Department  
Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)  
Service provider - Martin County  
Findings – positive evaluation  
Source - Utilities and Solid Waste Department  
Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)  
Findings – in place  
Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)  
Findings – positive evaluation  
Source - Engineering Department  
Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)  
Findings – in place  
Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)  
Findings – in place  
Source - Engineering Department  
Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)  
Findings – in place  
Source - Growth Management Department  
Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)  
Findings – Positive evaluation  
Source - Growth Management Department  
Reference - see Section R of this staff report

A "positive" evaluation means that the project passes the evaluation test. (A "negative" evaluation means that the project fails the evaluation test.) A master site plan development order with a Positive Evaluation of Adequate Public Facilities does not authorize site development, is specific to the development order,

and is assignable or transferable only to the extent the development order is assignable or transferable. Maintenance of a valid development order is essential to the maintenance of a valid evaluation. An Evaluation of Adequate Public Facilities runs with the land, consistent with the development order on which it was based. A positive evaluation does not confer concurrency rights and is not binding on the County (Section 14.5.D., CGMP; Section 5.32.C.5, LDR)

***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**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to Martin County prior to scheduling the pre-construction meeting.

**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		
Impact 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.

\*\*\*Impact fees required at building permit.

**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](mailto: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](mailto:leoa@sftoday.org)

Agent: Cotleur and Hearing  
Daniel T. Sorrow, AICP  
1934 Commerce Ln, Suite 1  
Jupiter, FL 33458  
561-747-6336  
[dsorrow@cotleur-hearing.com](mailto:dsorrow@cotleur-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***

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING PHASE 1 FINAL SITE PLAN APPROVAL  
FOR HIGHPOINTE PUD  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Pulte Home Company, LLC submitted an application for Phase 1 final site plan approval for the Highpointe PUD project, located on lands legally described in Exhibit A, attached hereto.
2. Upon proper notice of hearing this Board held a public meeting on the application on September 28, 2021.
3. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The Phase 1 final site plan, attached hereto as Exhibit B, for the Highpointe project is approved. Development of Phase 1 of the Highpointe PUD project shall be in accordance with the approved final site plan attached hereto as Exhibit B.

B. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the Phase 1 final site plan for the Highpointe PUD project null and void.

C. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

D. All permits for Highpointe Phase 1 final site plan must be obtained within one year, by September 28, 2022. Development must be completed within two years, by September 28, 2023.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code.

F. 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

G. The owner is not authorized to haul fill off of the site. The owner must comply with all County excavation and fill regulations.

H. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2021.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description  
Exhibit B, Revised Final Site Plan

## Exhibit A

# LEGAL DESCRIPTION

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

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

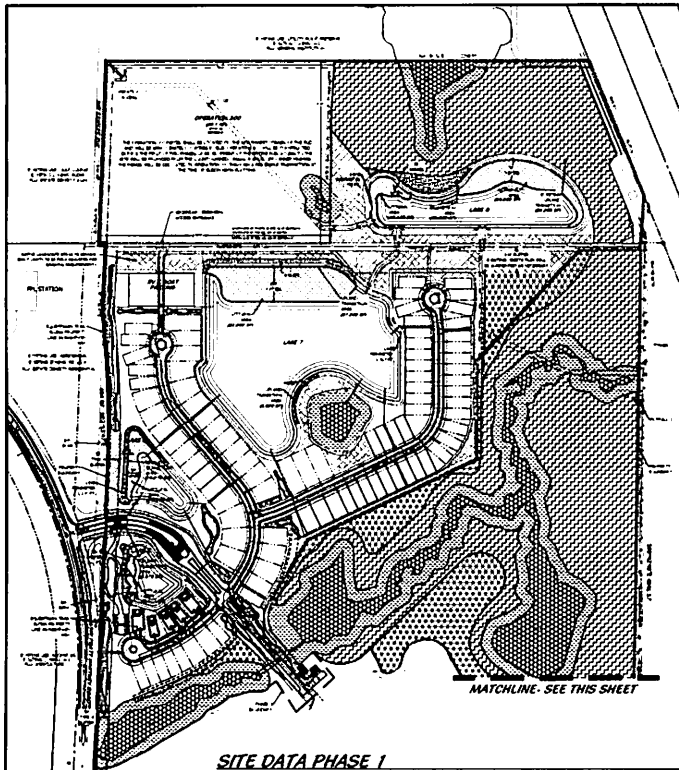
BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE 5.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 16.67 FEET; THENCE N.43°51'20"W., A DISTANCE OF 7.86 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 49°59'24"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 43.62 FEET; THENCE N.06°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 92.56 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°13'03", A DISTANCE OF 114.39 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 381.31 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39°52'44"W., A DISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'13", A DISTANCE OF 282.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'54"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 167.32 FEET; THENCE S.49°33'51"W., A DISTANCE OF 65.68 FEET; THENCE N.39°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 12°23'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 44.33 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 25.50 FEET AND A CENTRAL ANGLE OF 36°08'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.09 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 22°55'53"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 96.78 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 39.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W., A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE N.02°15'47"E., A DISTANCE OF 1,387.97 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET AND A CENTRAL ANGLE OF 08°22'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE N.02°15'47"E., A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.89°59'32"W. ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE N.01°58'42"E., A DISTANCE OF 834.99 FEET; THENCE N.89°59'32"E. ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,218.93 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE S.22°15'27"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; THENCE S.03°46'16"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING.

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

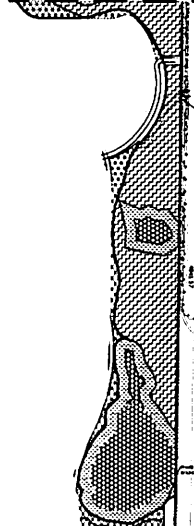
CONTAINING 7,6652.954 SQUARE FEET/175.6876 ACRES MORE OR LESS.

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

**Exhibit B**  
**Final site plans to be attached**



MATCHLINE- SEE THIS SHEET



MATCHLINE- SEE THIS SHEET

### SITE DATA PHASE 1

#### PRESERVE AREA TABLE

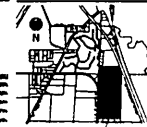
PHASE 1	ACRES
Unimproved Preserve	13.57
Unimproved Surface	13.57
Unimproved	27.14
<b>Total Preserve Surface</b>	<b>54.28</b>
Unimproved Surface, Unimproved Surface, Unimproved Surface	54.28

#### STORM WATER ELEVATIONS

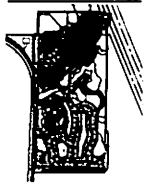
STATION	ELEVATION
1+00	11.00
2+00	11.00
3+00	11.00
4+00	11.00
5+00	11.00
6+00	11.00
7+00	11.00
8+00	11.00
9+00	11.00
10+00	11.00

UNIMPROVED SURFACE	UNIMPROVED SURFACE	UNIMPROVED SURFACE
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57
13.57	13.57	13.57

#### LOCATION MAP



#### KEY SHEET



### LEGAL DESCRIPTION

LEGAL DESCRIPTION: A certain portion of the land described in the plat of the subdivision of the land of the County of ... State of ...

### DRAINAGE STATEMENT

DRAINAGE STATEMENT: The drainage system for the project is designed to collect and convey storm water runoff from the project area to the ...

### NOTES

- 1. The project is located within the ...
- 2. The project is designed to ...
- 3. The project is designed to ...
- 4. The project is designed to ...
- 5. The project is designed to ...
- 6. The project is designed to ...
- 7. The project is designed to ...
- 8. The project is designed to ...
- 9. The project is designed to ...
- 10. The project is designed to ...

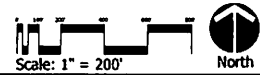
### PROJECT TEAM

PROJECT TEAM	PROJECT TEAM
PROJECT TEAM	PROJECT TEAM
PROJECT TEAM	PROJECT TEAM
PROJECT TEAM	PROJECT TEAM
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PROJECT TEAM	PROJECT TEAM
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PROJECT TEAM	PROJECT TEAM

### LEGEND

LEGEND	LEGEND
LEGEND	LEGEND
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LEGEND	LEGEND
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LEGEND	LEGEND
LEGEND	LEGEND
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LEGEND	LEGEND
LEGEND	LEGEND

## OVERALL PHASE 1 SITE PLAN



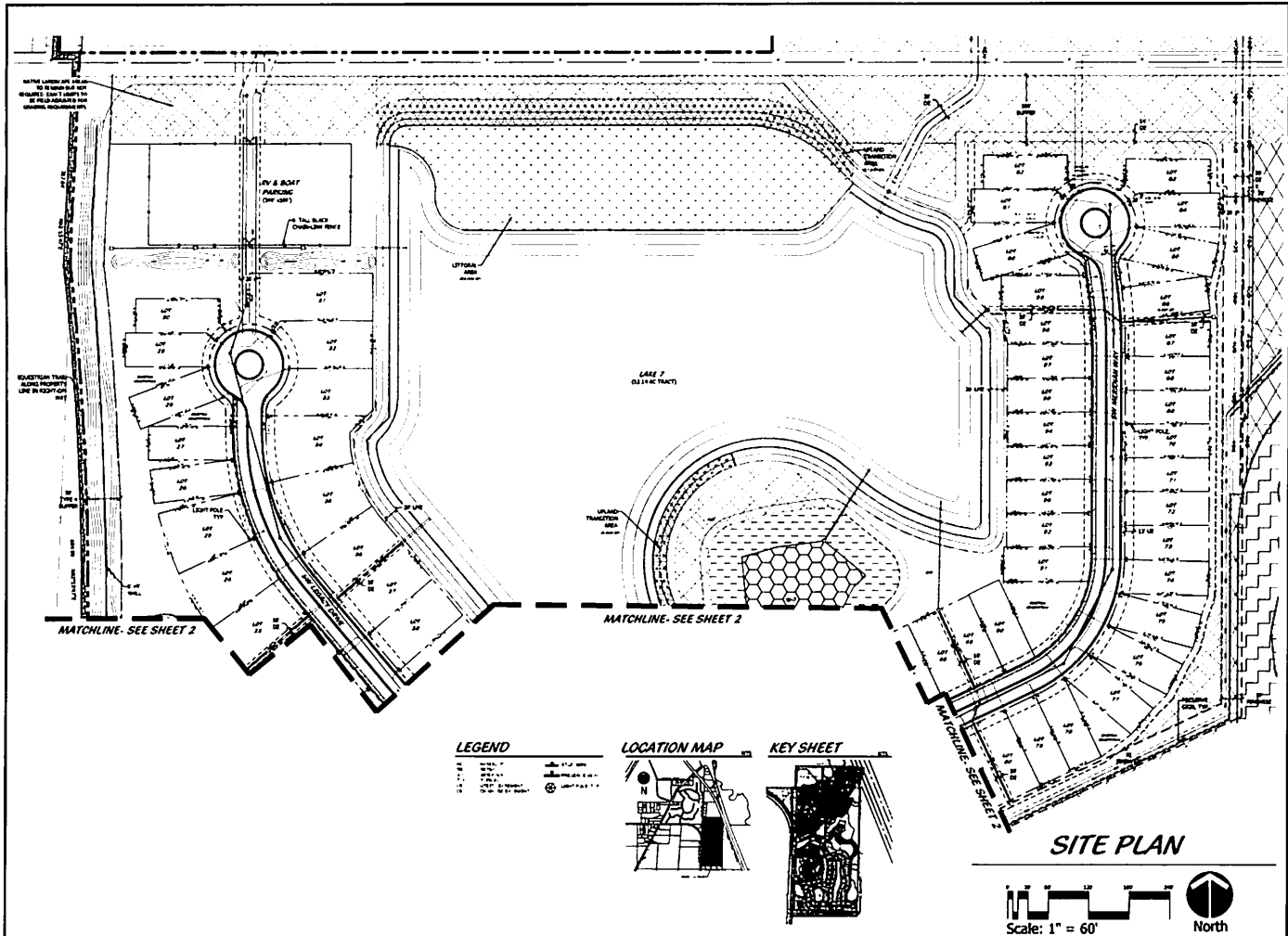
**Cotleur & Hearing**  
Landscape Architects  
Environmental Consultants  
1554 Commerce Lane  
Suite 5  
Jupiter, Florida 33458  
888.737.1338 Fax 732.1377  
www.cotleurhearing.com  
L001 LC-200008-00

**HIGHPOINTE**  
PULTE GROUP  
Martin County, Florida

DATE: 11/11/11  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]  
SCALE: 1" = 200'

PAGE 1 of 5





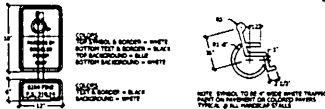
**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1534 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 888.717.8338 Fax 772.1377  
 www.cotleurhearing.com  
 LEED LC-20000000

**HIGHPOINTE**  
 PULTE GROUP  
 Martin County, Florida

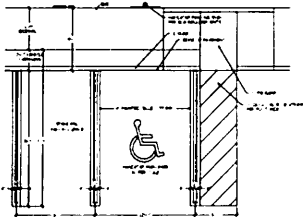
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DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISION	DATE

PAGE 3 of 5

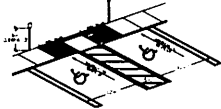
# HANDICAP SIGN & SYMBOL DETAIL



# STANDARD AND HANDICAP PARKING DETAIL



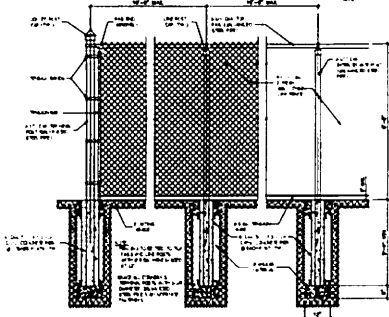
# HANDICAP RAMP DETAIL



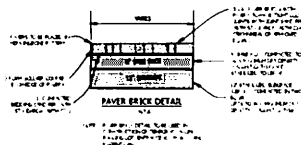
# D CURB DETAIL



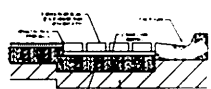
# TYPICAL CHAIN-LINK FENCE DETAIL



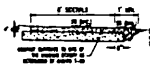
# TYPICAL SIDEWALK PAVEMENT DETAIL



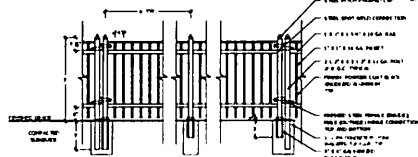
# PAVER BLOCK DETAIL



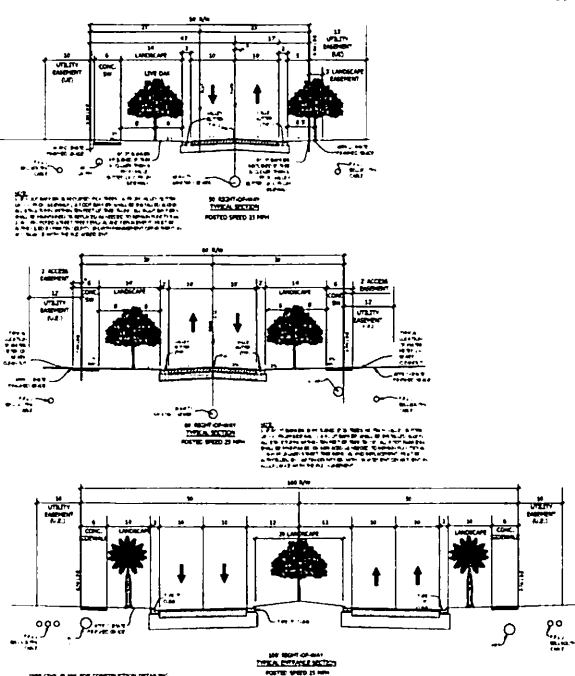
# TYPICAL SIDEWALK DETAIL



# MODEL ROW FENCE DETAIL

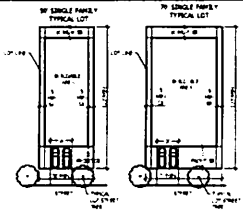


# TYPICAL RIGHT-OF-WAY SECTIONS



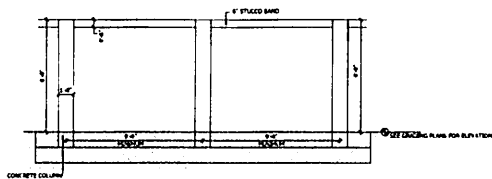
**SITE DETAILS**

## TYPICAL LOT LAYOUTS



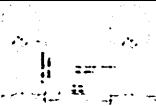
NOTES:  
1. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.  
2. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.  
3. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.

## TYPICAL MASONRY WALL DETAIL



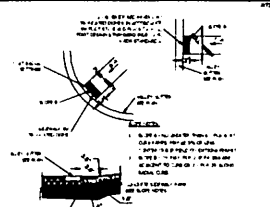
NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING.

## EQUESTRIAN TRAIL

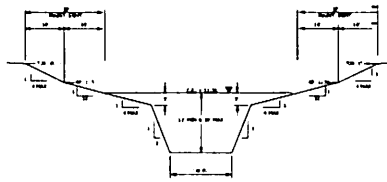


1. EQUESTRIAN TRAIL SHALL BE 10 FEET WIDE.
2. EQUESTRIAN TRAIL SHALL BE 10 FEET WIDE.
3. EQUESTRIAN TRAIL SHALL BE 10 FEET WIDE.
4. EQUESTRIAN TRAIL SHALL BE 10 FEET WIDE.
5. EQUESTRIAN TRAIL SHALL BE 10 FEET WIDE.

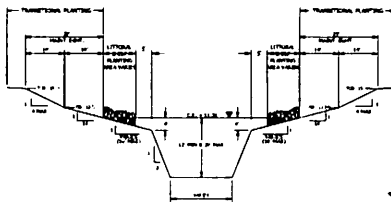
## DETECTABLE WARNING PAVEMENT DETAIL



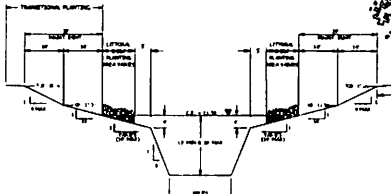
## LITTORAL SHELF DETAILS



TYPICAL LAKE CROSS SECTION WITHOUT LITTORAL PLANTINGS



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS AT EXISTING UPLAND TRANSITION ZONE

## LIGHT POLE DETAIL



## SITE DETAILS

**Cotleur & Hearing**  
Landscape Architects  
Environmental Consultants  
1824 Commerce Lane  
Suite 1  
Jupiter, Florida 33408  
888.747.4338 Fax 772.747.1377  
www.cotleurhearing.com  
LIC# LC-38003336

**HIGHPOINTE**  
PULTE GROUP  
Martin County, Florida

DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
REVISION	DATE



**Coileur & Hearing**  
Landscaping Architects  
Land Planning  
Landscape Architecture  
1904 Commercial Lane  
Suite 100  
Fort Lauderdale, FL 33304  
Tel: (954) 571-1377  
www.coileurhearing.com  
Lic: LC-3800333

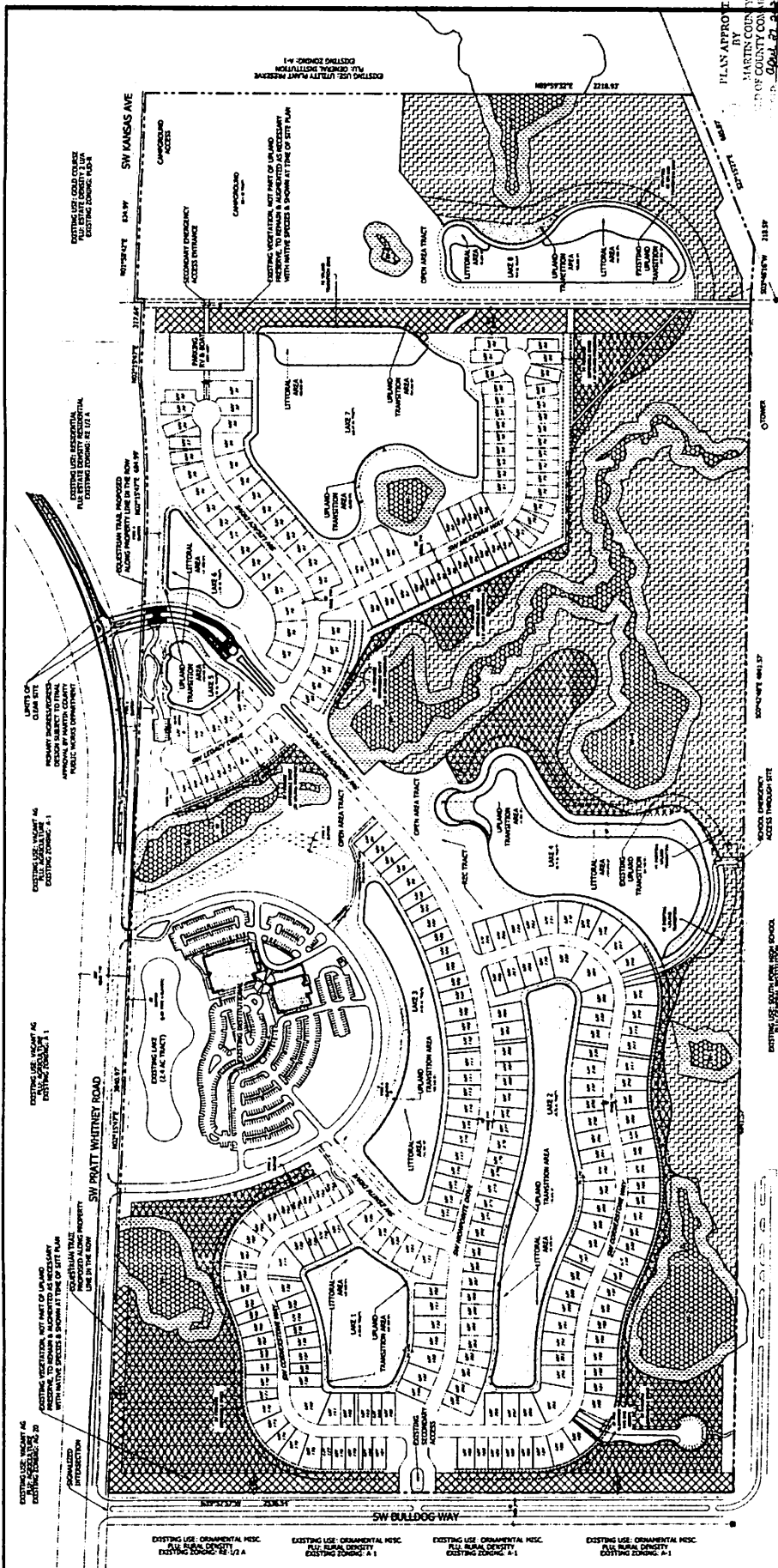
# HIGHPOINTE PUD MASTER SITE PLAN

Martin County, Florida

PLAN APPROVED BY  
MARTIN COUNTY  
COMMISSION  
DATE: April 21, 2011  
PROJECT: HIGHPOINTE

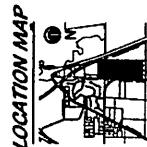
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04/21/11	REVISION
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05/03/11	REVISION
05/03/11	REVISION

PAGE 1 of 2  
REVISIONS  
DATE  
DESCRIPTION

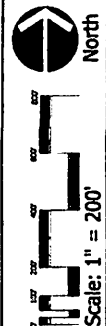


## WETLAND & UPLAND PRESERVE LEGEND/TABLE

WETLAND TYPE		AREA (AC)
WETLAND PRESERVE	15.13	15.13
WETLAND PRESERVE (Original Plan)	2.6	2.6
WETLAND PRESERVE (Original Plan)	66.13	66.13
WETLAND PRESERVE (Original Plan)	27.44	27.44
WETLAND PRESERVE (Original Plan)	68.82	68.82
WETLAND PRESERVE (Original Plan)	195.13	195.13



**PUD MASTER  
SITE PLAN**



## SITE DATA

COASTAL SETBACK	RESIDENTIAL SETBACK DISTANCE (LUMBER PLANTATION)
COASTAL SETBACK	COASTAL SETBACK DISTANCE (LUMBER PLANTATION)
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Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Major Final Site Plan

Name or Title of Proposed Project: Highpointe

#### Brief Project Description:

The 175.6876 acre Phase 1 site is located at 10205 SW Pratt Whitney Road in Stuart. The subject property is located within the Secondary Urban Service District. The proposed development consists of common areas, sewage and water lines, recreational facilities, campgrounds for Operation 300, private streets and parking facilities, model row, sales center, street lighting and a private, single-family residential subdivision comprised of approximately 94 lots.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

#### Parcel Control Number(s)

173941000007000109  
173941000008000205  
173941000007000107  
173941000002000002

173941000001000004  
083941000015000209  
083940000015000300

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Christ Fellowship Church Inc

Company Representative: Leo Abdella

Address: 5343 Northlake Blvd

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

Phone: (561)799-7600 Email: leoa@cftoday.org

**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Pulte Home Company, LLC

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 and Hearing Land Planning

Company Representative: Daniel Sorrow

Address: 1934 Commerce Lane #1

City: Jupiter, State: FL Zip: 33458

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

**Contract Purchaser (Name or Company):** NA

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

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

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

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

**Land Planner (Name or Company):** Cotleur and Hearing Land Planning

Company Representative: Daniel Sorrow

Address: 1934 Commerce Lane #1

City: Jupiter, State: FL Zip: 33458

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

**Landscape Architect (Name or Company):** Cotleur and Hearing Land Planning

Company Representative: Daniel Sorrow

Address: 1934 Commerce Lane #1

City: Jupiter, State: FL Zip: 33458

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

**Surveyor (Name or Company):** Caulfield and Wheeler, Inc.

Company Representative: David Lindley

Address: 7900 Glades Road #100

City: Boca Raton, State: FL Zip: 33434

Phone: 561-392-1991 Email: dave@cwiasoc.com

**Civil Engineer (Name or Company):** EDC

Company Representative: David Baggett, P.E.

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):** O'Rourke Engineering and Planning

Company Representative: Susan O'Rourke, P.E.

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):** Pulte Home Company, LLC

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

**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):** EDC, Inc.

Company Representative: Toby Overdorf

Address: 10250 Village Parkeay, Suite 201

City: Port St Lucie, State: FL Zip: 34987

Phone: 772-223-5200 Email: tobyoverdorf@edc-inc.com

**Other Professional (Name or Company):** NA

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.

**C. Applicant or Agent Certification:**

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

[Signature]  
Applicant Signature

4.15.20  
Date

DANIEL T. SORROW  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Palm Beach

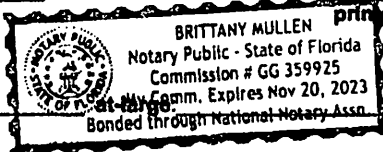
I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 2020, by Daniel Sorrow

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

[Signature]  
Notary Public Signature

Brittany Mullen  
printed name

STATE OF: Florida

**Applicant declares:**

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

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

**Applicant/Owner:**

[Signature]  
Signature of Applicant

STEPHEN F. JUSTIN, JR.  
Printed Name

**Applicant Agent:**

[Signature]  
Signature of Agent

DANIEL T. SORROW  
Printed Name

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

*Presented to:*  
*Martin County Growth Management*  
*2401 SE Monterey Rd*  
*Stuart, FL 34996*

# **HIGHPOINTE**

## **MAJOR FINAL SITE PLAN** **APPLICATION**

**FORMAL SUBMITTAL**  
**NOVEMBER 20, 2020**

*Presented by:*  
*Cotleur & Hearing*  
*1934 Commerce Lane, Suite 1*  
*Jupiter, FL 33458*



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

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**Site Plan Application Checklist**

**(Non-PUD, New or Revised, Minor or Major Development, Master and/or Final)**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

- ☒ 1. APPLICATION: Please use the new application form. Application
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. Affidavit for digital submission
- ☒ 3. The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- ☒ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. Development review fee schedule
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage on 8 1/2 x 11 document.
- ☐ 11. UNITY OF TITLE: A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). Unity of title form
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.

- ☒ 13. **ADEQUATE PUBLIC FACILITIES:** An adequate public facilities compliance statement; specifying a reservation, deferral or an exemption.
- ☐ 14. If available, land dedication documentation.
- ☒ 15. **EXCAVATION FILL AND HAULING:** Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. Excavation fill and hauling
- ☒ 16. **STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval):** A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☐ 17. **MASTER STORM WATER REPORT (Master Plan only approval):** A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ☒ 18. **STORMWATER MAINTENANCE PLAN (Final Site Plan approval):** A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ☒ 19. **TRAFFIC IMPACT ANALYSIS:** A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 20. **EVACUATION PLAN:** An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. Hurricane surge map
- ☒ 21. **FIRE WILDFIRE SCORESHEET:** A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. Wildfire risk assessment scoresheet
- ☒ 22. **SCHOOL IMPACT WORKSHEET:** A school impact worksheet, if project includes residential development. School impact worksheet
- ☐ 23. **ENVIRONMENTAL ASSESSMENT:** An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
- ☐ 24. **ENVIRONMENTAL WAIVER (Final Site Plan approval):** Environmental waiver, when appropriate. (Separate fee required, see fee schedule) Environmental waiver application

- ☒ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☒ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 30. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.  
Information sheet
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.  
Utility service certification
- ☐ 33. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 34. PROPERTY OWNERS (Major Development requiring Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ☒ 35. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 36. Electronic files of the master and/or final site plan in AutoCAD 2004 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- ☒ 38. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

- ☒ 39. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 40. SITE PLAN: The master and/or final site plan. Site plan template
- ☒ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☐ 42. Copies of any previously approved site plans.
- ☒ 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☒ 44. CONSTRUCTION PLANS: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☐ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ☐ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan. (Final Site Plan approval)
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR. (Final Site Plan approval)
- ☒ 49. A lighting plan. (Final Site Plan approval)
- ☐ 50. Commercial Design drawings must be prepared by a FL licensed architect. [Section 4.871C, LDR] (Final Site Plan approval)
- ☒ 51. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] Disclosure of Interest Affidavit
- ☒ 52. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

**RESOURCES:** Martin County Development Review Webpage



Martin County Development Review  
Digital Submittal Affidavit

I, Rachel Plummer, attest that the electronic version included for the Highpointe project 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.

Rachel Plummer  
Applicant Signature

Planning Technician  
Collector & Hearing

10-22-2020  
Date



## HIGHPOINTE

### Major Final Site Plan Narrative

October 23, 2020

#### Introduction

On behalf of Christ Fellowship Church, Inc., please accept this as the narrative for the Major Final Site Plan application of Phase 1 of the proposed Highpointe 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. Phase 1 of the proposed project includes 175.49 acres and proposed 94 single family homes.

The Major Final Site Plan application proposes a residential single-family home development on most of the property, including an amenity center, model home center and sales center. There is also an area of approximately 20 acres dedicated for an Operation 300 campground on the northwest corner of the site. The PUD Zoning and Master Site Plan is anticipated to be approved 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, Comprehensive Plan Amendment application and Major Final Site Plan 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. A PUD Rezoning and Master Site Plan is currently under review with the County and is anticipated to be approved in December 2020.

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

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 density eligible wetland acreage would be 7.945.

Density Calculations, Pulte at Christ Fellowship PUD

	PUD	Density Eligible Wetlands	Density Eligible Uplands
Existing Place of Worship	28.3	0	0
Proposed Institutional (Operation 300)*	20.1	0.09	20.01
Residential Area	272.6	15.8	256.71
Site Total	321	15.89	276.72

Utilizing Policy 9.1G.2(8)) of the County's Comprehensive Plan, we calculated residential density for this project with the following calculation: (1/2 x wetland acreage X gross density)+( density eligible upland acreage x estate density). Please see below for calculation details:

$(0.5 \times 15.89 \text{ acres of density eligible wetlands})(1 \text{ UPA}) + (276.72 \text{ acres of density eligible uplands})(1 \text{ UPA}) = 284.664 = 284 \text{ maximum units allowed for the entire project area.}$

**284 units/ 321 acres= 0.88 units per acre**

The Phase 1 Plan proposes 94 homes, which leaves 190 allowable homes remaining for the future Phases.

Housing Types

The PUD will allow for a variety of single-family detached homes. 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 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 of the PUD Rezoning and Master Site Plan application. 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, 96 lots may be constructed, we are only proposing 94 lots with this application. The second phase would be the southern half of the property, including the recreation center, and if built out to the maximum density allowed, 190 lots may be constructed.

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 Highpointe. 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. The 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 Highpointe 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 Major Final Site Plan Application 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*” after the Comprehensive Plan Amendment 19-19 is approved by the Board of County Commissioners on February 18, 2020. Highpointe 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.

Highpointe 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, 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.

Highpointe 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

Highpointe  
Major Final Site Plan Phase 1  
October 23, 2020

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*". Highpointe 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 black 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

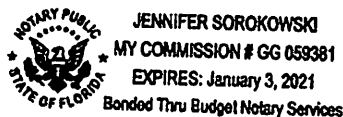
I hereby certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 20 19, by Thomas Mullins.

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 Chanvey Road  
Zephyrhills, FL 33841

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  
Pg 1380 - 1383i (4pgs)  
RECORDED 04/13/2012 12:29:13 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 26,250.00  
RECORDED BY S Phoenix

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## Warranty Deed

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

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

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

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

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

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: S. Todd Merrill

[Signature]  
Witness Name: Elaine A. Stulic

Taylor Morrison of Florida, Inc.

By: [Signature]  
Louis E. Steffens, President

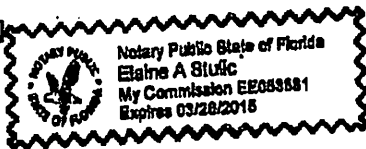
(Corporate Seal)



State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/she ☒ is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Elaine A. Stulic

My Commission Expires: 03-26-2015

**Exhibit "A"**  
**Legal Description**

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

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

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

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

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

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

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

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

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




Cotleur &  
Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1  
JUPITER, FLORIDA • 33458  
561.747.6336 561.747.1377

## HIGHPOINTE

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.

  
Signature

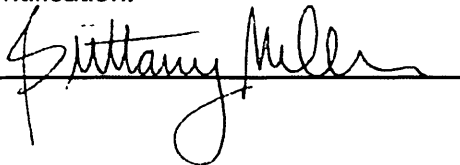
DANIEL T. SORROW

Print Name

State of: Florida

County of: Palm Beach

The foregoing Letter of No Property Transfer was sworn to, affirmed and subscribed before me this 26th day of November 2019, by Daniel Sorrow, who is personally known to me or have produced N/A as identification.

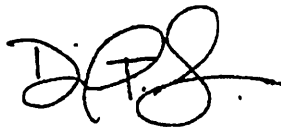


Notary Public, State of Florida

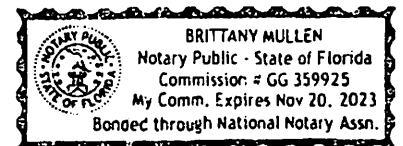
Print Name: Brittany Mullen

My Commission Expires: Nov 20, 2023

Notary Seal: See Below



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:**

**Parcel Identification Numbers:**

**17-39-41-000-007-00010-9**

**17-39-41-000-002-00000-2**

**17-39-41-000-008-00020-5**

**17-39-41-000-008-00010-7**

**17-39-41-000-001-00000-4**

**08-39-41-000-015-00020-9**

**08-39-41-000-015-00030-0**

**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  $\frac{1}{2}$ ) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTNCE 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.



## Highpointe 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



**HIGHPOINTE**  
**Adequate Public Facilities**  
**Statement October 22, 2020**

On behalf of Christ Fellowship Church, Inc, please accept this letter as the official statement that the proposed Highpointe project will be served with adequate public facilities, as supported by the Utilities Letters provided in this development review submittal packet.

Sincerely,

Rachel Plummer  
*Planning Technician*  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561-406-1009



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**UTILITIES & SOLID WASTE DEPARTMENT**  
PO Box 9000 Stuart, FL 34995-9000

DOUG SMITH  
STACEY HETHERINGTON  
HAROLD E. JENKINS II  
SARAH HEARD  
EDWARD V. CIAMPI

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator  
KRISTA A. STOREY Acting County Attorney

TELEPHONE (772) 288-5400  
WEBSITE [www.martin.fl.us](http://www.martin.fl.us)

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](http://www.martin.fl.us/accessibility-feedback).

April 30, 2019

Engineering Design and Construction  
David Baggett, P.E.  
10250 SW Village Parkway - Suite 201  
Port Saint Lucie, Florida 34987

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

Potable Water and Wastewater Service

Dear Mr. Baggett:

This will confirm that Martin County Utilities has adequate capacity to provide potable water, wastewater service, and potable water service for irrigation to PCNs: 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-002-00000-2, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9 as described in your April 29, 2019 email correspondence. The proposed project is located north of SW Bulldog Way in between the Ronald Reagan Turnpike and SW Pratt-Whitney Road.

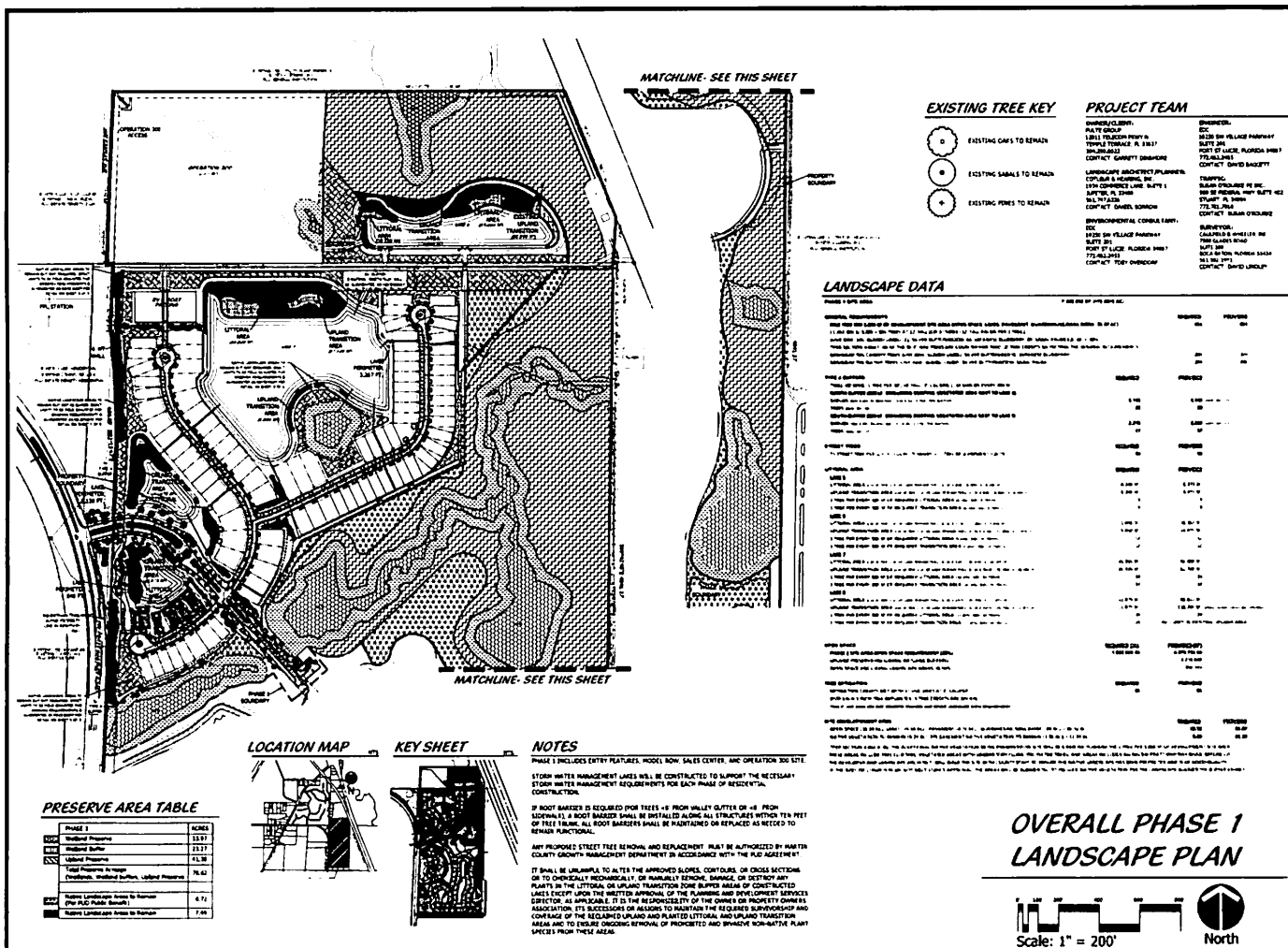
It is the developer's responsibility to construct required utility infrastructure internal to the property to serve each of the homes, and make connections to the utility. The County will provide service subject to development plan approval, execution of a service agreement, and payment of appropriate fees and charges.

Sincerely,

  
Leo Repetti, PE  
Project Engineer

LR/hr

c: File



**Coteleur & Hearing**  
Landscape Architects  
Landscape Architects  
Environmental Consultants

1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
888.747.6336 Fax 781.1377  
www.coteleurhearing.com  
Lic# LC-36000336

**HIGHPOINT**  
PULTE GROUP  
Martin County, Florida

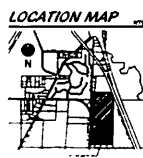
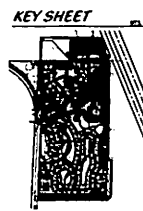
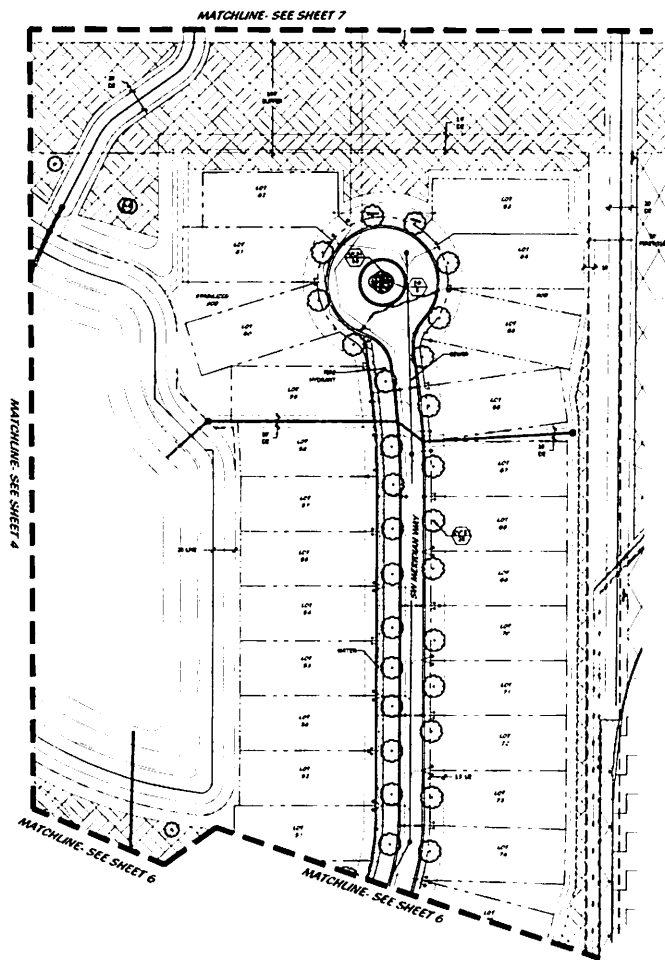
DATE: 10/1/09  
DRAWN: J. H. H. H.  
CHECKED: J. H. H. H.  
APPROVED: J. H. H. H.  
SCALE: 1" = 200'

PAGE 1 of 9









# LANDSCAPE PLAN



**Cotleur & Hearing**  
 Landscape Architects  
 Land Planners  
 Environmental Consultants  
 1834 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 407.747.6336 Fax 407.747.1371  
 www.cotleurhearing.com  
 L001 LC-38005335

**HIGHPOINTE**  
 PULTE GROUP  
 Martin County, Florida

DESIGNED BY	1/07
DRAWN BY	1/07
CHECKED BY	1/07
DATE	1/07
PROJECT NO.	1/07
REVISIONS	1/07

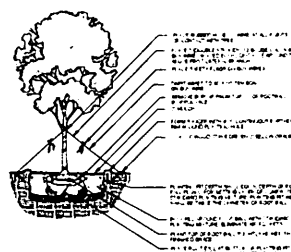
PAGE 5 OF 9  
 01/07/07



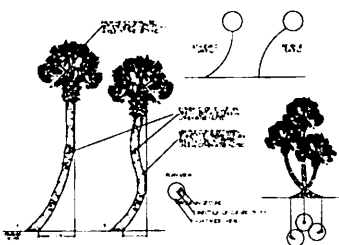


1. Root  
2. Trunk  
3. Branch  
4. Leaf  
5. Flower  
6. Fruit

VI



MT:



110

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.

2. The second step in the process of the investigation is the collection of data. This is done by the investigator who is responsible for the investigation. The investigator must collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step.

3. The third step in the process of the investigation is the analysis of the data. This is done by the investigator who is responsible for the investigation. The investigator must analyze the data collected in the second step. The investigator must also analyze the data collected in the second step. The investigator must also analyze the data collected in the second step.

4. The fourth step in the process of the investigation is the interpretation of the results. This is done by the investigator who is responsible for the investigation. The investigator must interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step.

5. The fifth step in the process of the investigation is the reporting of the results. This is done by the investigator who is responsible for the investigation. The investigator must report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities.

6. The sixth step in the process of the investigation is the evaluation of the results. This is done by the investigator who is responsible for the investigation. The investigator must evaluate the results of the investigation. The investigator must also evaluate the results of the investigation. The investigator must also evaluate the results of the investigation.

7. The seventh step in the process of the investigation is the dissemination of the results. This is done by the investigator who is responsible for the investigation. The investigator must disseminate the results of the investigation to the appropriate authorities. The investigator must also disseminate the results of the investigation to the appropriate authorities. The investigator must also disseminate the results of the investigation to the appropriate authorities.

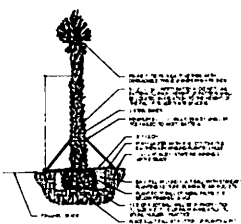
8. The eighth step in the process of the investigation is the follow-up. This is done by the investigator who is responsible for the investigation. The investigator must follow up on the results of the investigation. The investigator must also follow up on the results of the investigation. The investigator must also follow up on the results of the investigation.

9. The ninth step in the process of the investigation is the conclusion. This is done by the investigator who is responsible for the investigation. The investigator must conclude the investigation. The investigator must also conclude the investigation. The investigator must also conclude the investigation.

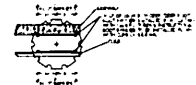
10. The tenth step in the process of the investigation is the final report. This is done by the investigator who is responsible for the investigation. The investigator must prepare a final report on the investigation. The investigator must also prepare a final report on the investigation. The investigator must also prepare a final report on the investigation.

415

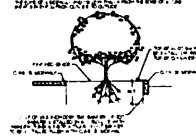
1. THEORY OF THE EARTH  
The earth is a sphere of diameter 7927 miles. It is composed of a solid inner core of radius 4000 miles, surrounded by a liquid outer core of radius 1400 miles, and an outer layer of solid material of radius 3927 miles. The outer layer is composed of a crust of thickness 30 miles, and a mantle of thickness 3897 miles. The crust is composed of a layer of thickness 5 miles, and a layer of thickness 25 miles. The mantle is composed of a layer of thickness 10 miles, and a layer of thickness 3887 miles. The core is composed of a layer of thickness 10 miles, and a layer of thickness 1390 miles. The earth is composed of a solid inner core of radius 4000 miles, surrounded by a liquid outer core of radius 1400 miles, and an outer layer of solid material of radius 3927 miles. The outer layer is composed of a crust of thickness 30 miles, and a mantle of thickness 3897 miles. The crust is composed of a layer of thickness 5 miles, and a layer of thickness 25 miles. The mantle is composed of a layer of thickness 10 miles, and a layer of thickness 3887 miles. The core is composed of a layer of thickness 10 miles, and a layer of thickness 1390 miles.



949



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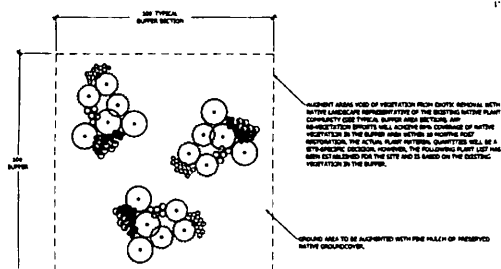


100

.....



DATE/TIME	10/1/81
OP. NAME	10/1/81
APP. NAME	10/1/81
JOB NUMBER	10/1/81
DATE	10/1/81
BY PHONE	10/1/81
	10/1/81
	10/1/81

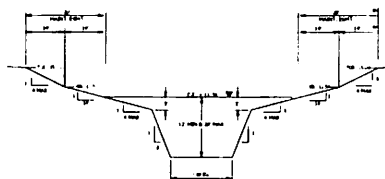
1.  $\frac{1}{2}$ 

COMMON NAME	SCIENTIFIC NAME	SEX	QUANTITY	AGE
BLASH PINE	Pinus Elliottii	18 G	8	12 OC
CABBAGE PALM	Sabal palmetto	18 G	8	12 OC
COODUN	Oryzobalanus laco	3 G	15	8 OC
WAS MYRTLE	Myrica cerifera	3 G	15	3 OC
BEAUTY BERRY	Callicarpa americana	3 G	80	3 OC
SAND CORNFLOSS	Elephantia bakeri	1 G	25	7 OC

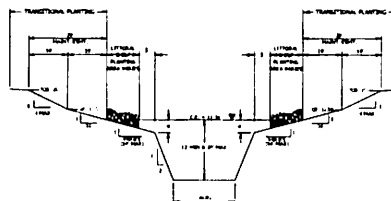
INTRA	CODE	STI	COLLEGIALE	COMUNE INTRA
	PE2	6	PIAVE DI LIVO	BLASI PIVE
	CODE	671	SAGAL PALMETTO	COMUNE INTRA
	SP	9	SAGAL PALMETTO	SAGAL PALMETTO
	CODE	672	SAGAL PALMETTO	COMUNE INTRA
	CE2	14	CHIFFI SAGAL PALMETTO	GRUPPO COCCOLINI
	MC	15	AFRICA CAMPANIA	AFRICA CAMPANIA
	CODE	673	SAGAL PALMETTO	COMUNE INTRA
	CA	16	CALABRIA PALMETTO	AFRICA CAMPANIA
	MC	17	AFRICA CAMPANIA	AFRICA CAMPANIA

[illegible]

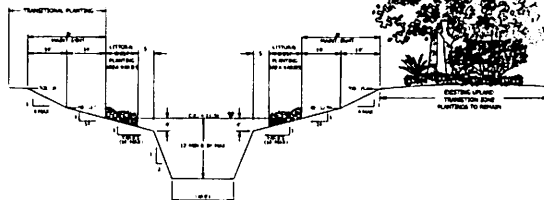
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TYPICAL LAKE CROSS SECTION WITH/OUT  
LITTORAL PLANTINGS



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS AT EXISTING UPLAND TRANSITION ZONE



## LANDSCAPE DETAILS



**HIGHPOINTE**  
PULTE GROUP  
Martin County, Florida

DATE	10/1/88
BY	10/1/88
APPROVED	10/1/88
JOB NUMBER	10/1/88
DATE	10/1/88
BY	10/1/88
APPROVED	10/1/88
DATE	10/1/88
BY	10/1/88
APPROVED	10/1/88

## 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 <sup>1*</sup>
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)

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

# DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

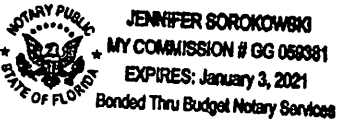
Stephen P. Austin *Director*  
Signature

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 26<sup>th</sup> 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

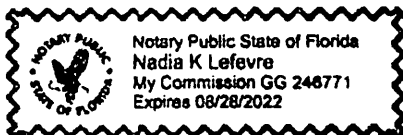
STATE OF: FL

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 26<sup>th</sup> day of November 2019, by Patrice 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.



November 12, 2020

Pete Walden  
Growth Management Department  
2401 SE Monterey Rd  
Stuart, FL 34996

Re: **C148-009; DEV2020100008; Highpointe Major Final Site Plan Development Application Sign Posting Affidavit (FKA Pulte at Christ Fellowship)**

As required by the Martin County Land Development Review process, I certify the following:

1. Rachel Plummer 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 Article 10, Section 10.6 of the Martin County Land Development Code. Photographs of the code compliant signage are attached herein.

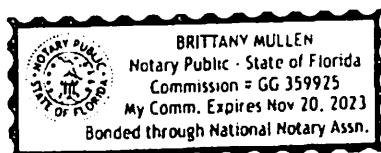
Sincerely,

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

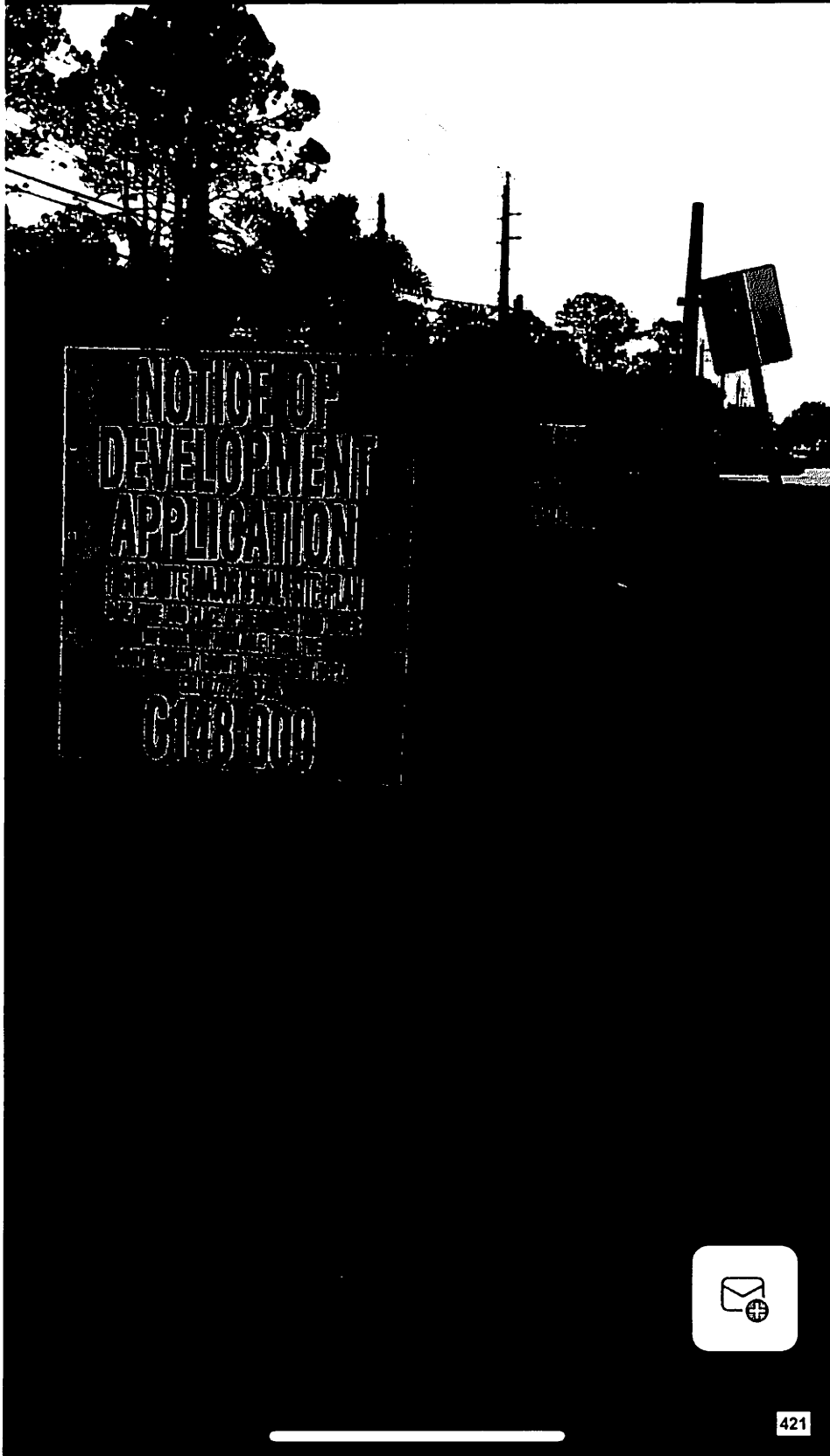
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2020, by Daniel Sorrow who is personally known to me or has produced N/A as identification.

[NOTARIAL SEAL]



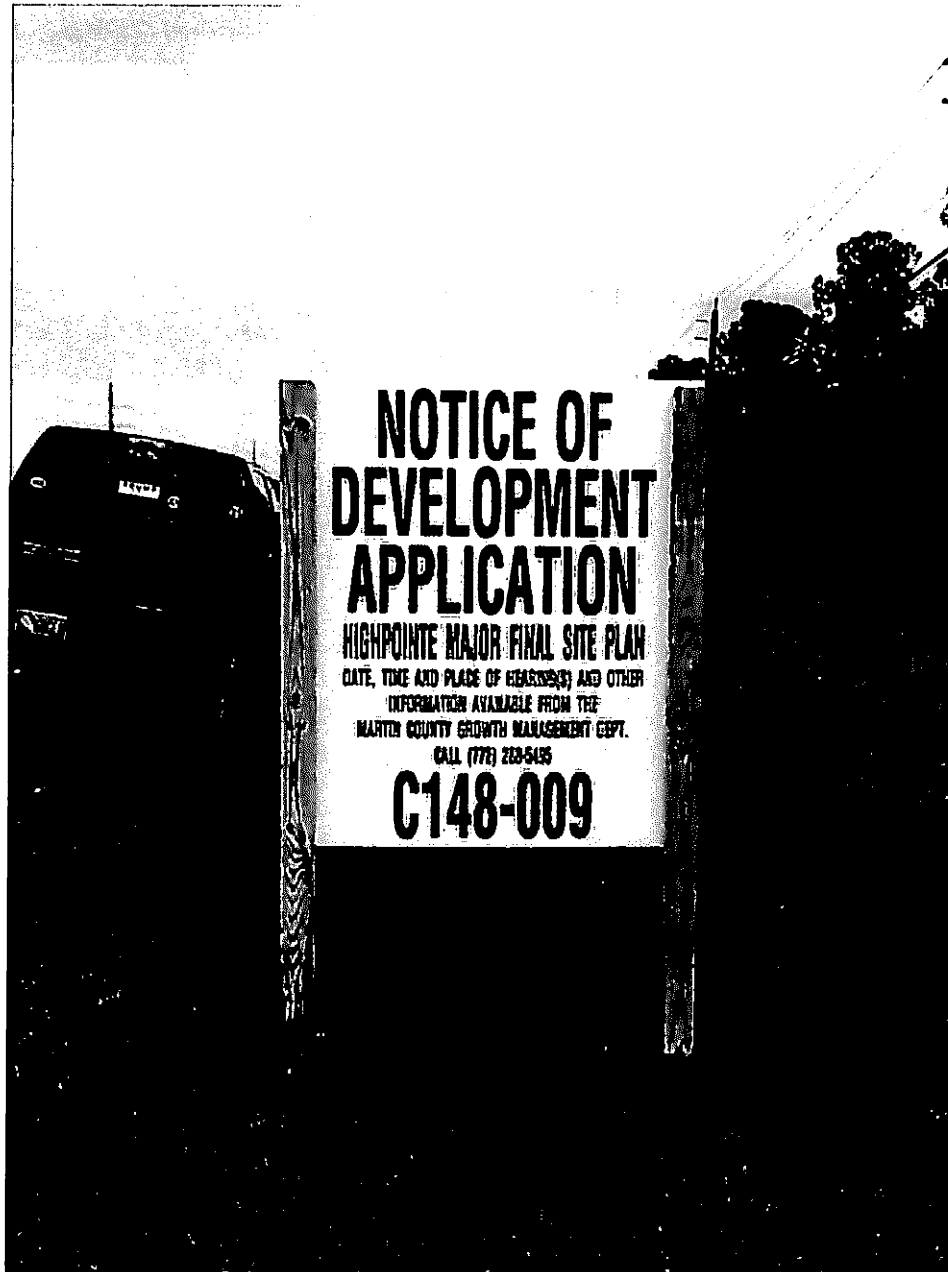
NOTARY PUBLIC, State of Florida





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JPG - 122 KB



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING DENIAL OF PHASE 1 FINAL SITE PLAN  
FOR THE HIGHPOINTE PUD]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Pulte Group submitted an application for Phase 1 final site plan approval for the Highpointe project, located on lands legally described in Exhibit A, attached hereto.
2. This Board considered such application at a public meeting on September 28, 2021
3. At the public meeting, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The request for Phase 1 final Site plan approval for the Highpointe PUD project is hereby denied, for the following XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2021.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

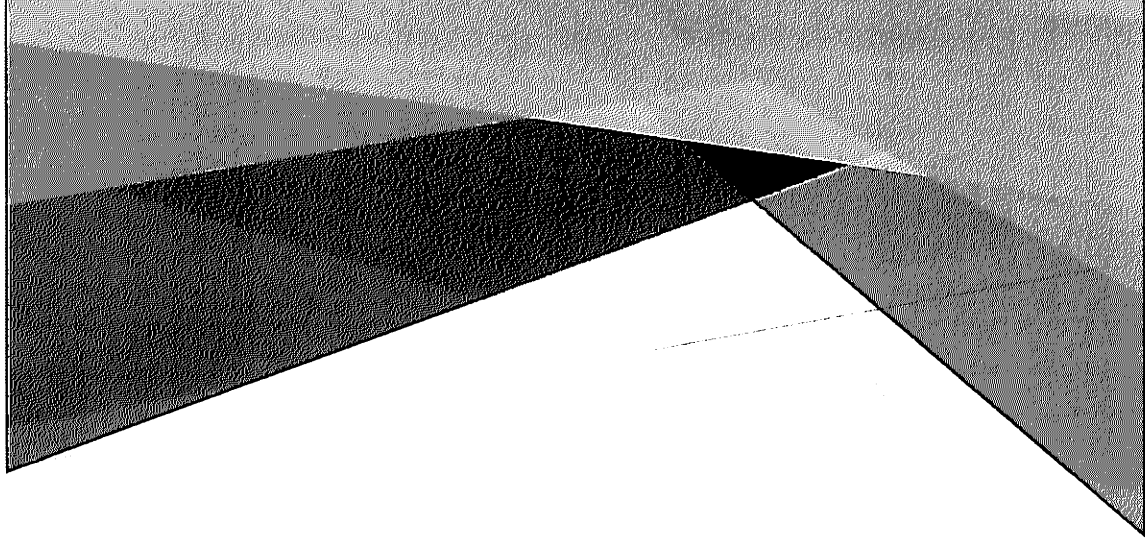
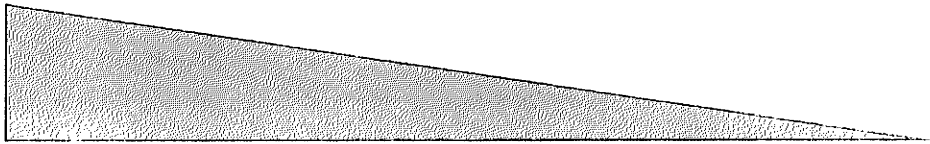
BY: \_\_\_\_\_

KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACEMENTS:  
Exhibit A, Legal Description

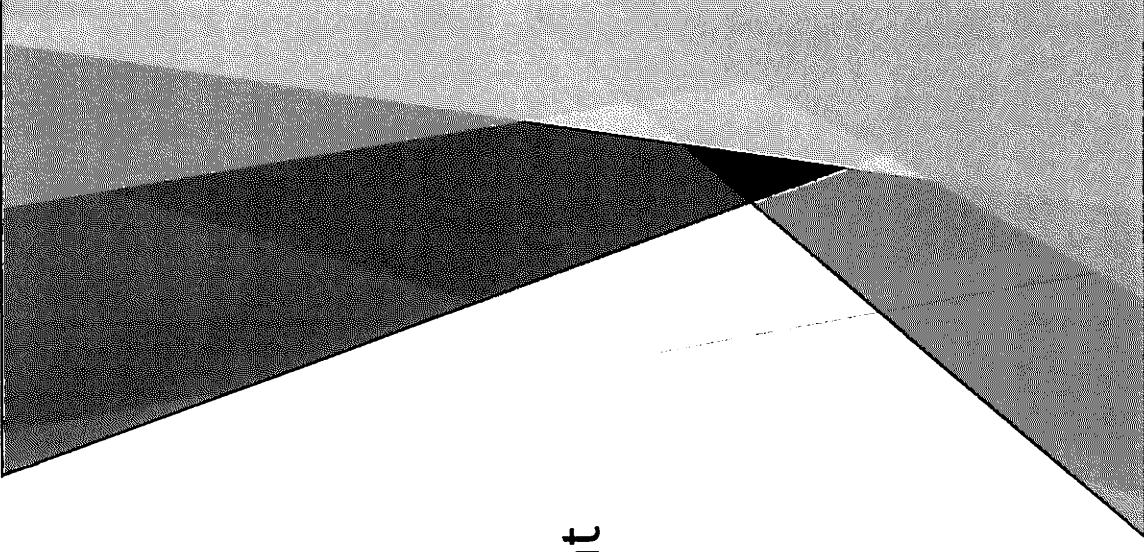
# Highpointe PUD

Request for approval of Phase One



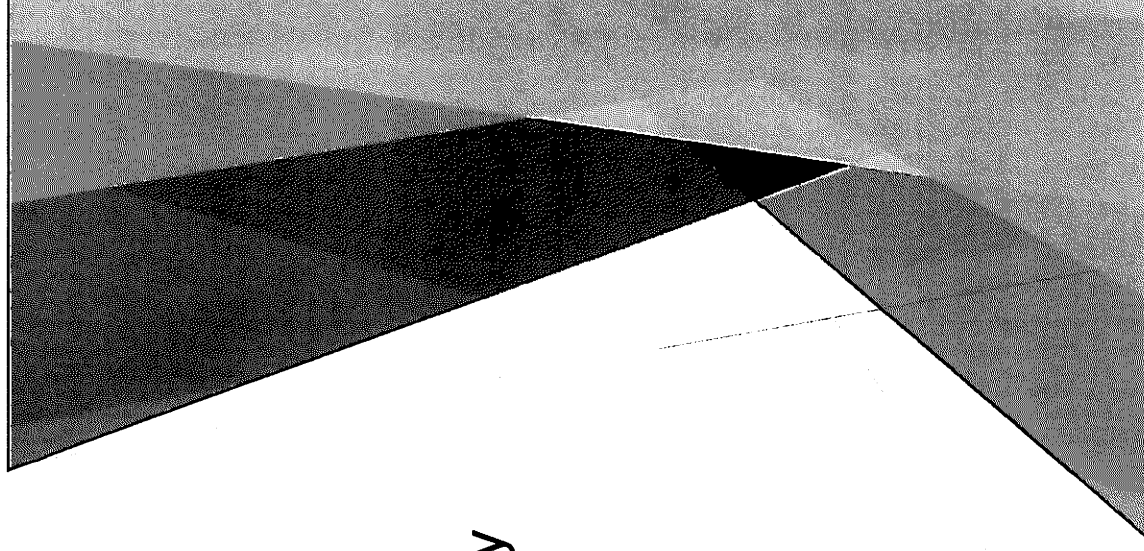
## Highpointe PUD received master plan approval on April 27, 2021

- ▶ Highpointe is a residential Planned Unit Development (PUD) including 284 single family homes and the associated infrastructure.
- ▶ The Preserve area management plan was revised for the entire 321 acre site at master plan approval.



## Phase One Final Site Plan

- ▶ Phase One includes 94 single family homesites.
- ▶ Construction of the main entrance and secondary emergency entrance
- ▶ 20 acre site donation to Operation 300
- ▶ Designated model home area
- ▶ Associated infrastructure, Right-of-way, lakes, guard house, landscaping including street trees







# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

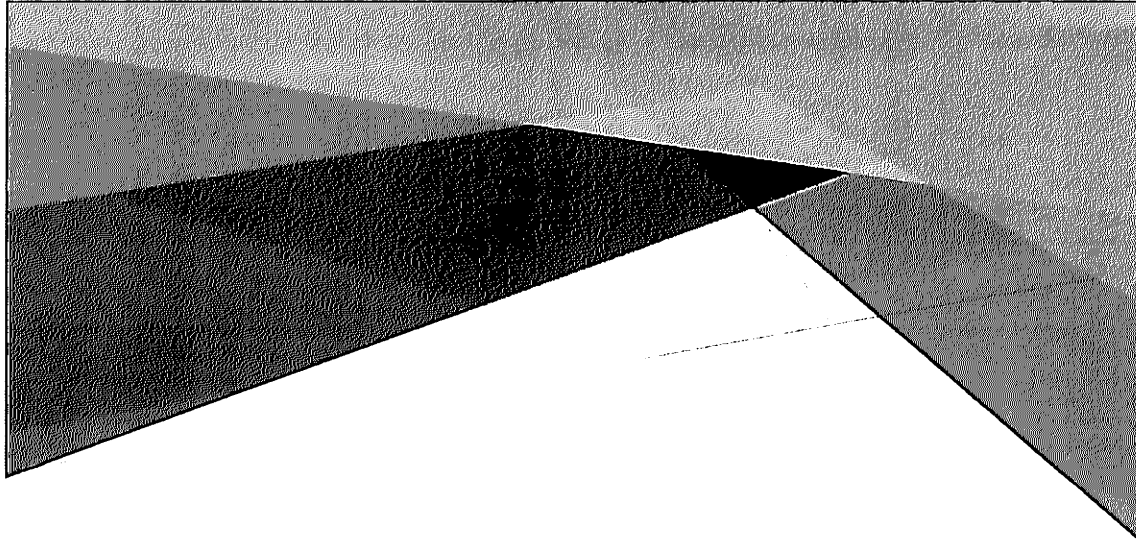
## STAFF REPORT

### A. Application Information

## HIGHPOINTE PUD PHASE ONE FINAL SITE PLAN

Applicant:	Pulte Group
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Collyer and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-009
Record Number:	DEV2020010008
Report Number:	2021_0903_C148-009_Staff_Final
Application Received:	11/30/2020
Transmitted:	12/01/2020
Staff Report:	02/03/2021
Resubmittal Received:	04/05/2021
Transmitted:	04/05/2021
Date of Report:	06/07/2021
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County

Peter W. Walden, AICP  
Principal Planner  
Martin County Growth Management Department  
pwalden@martin.fl.us Office 772-219-4923  
2401 SE Monterey Road Stuart, FL 34996

EXHIBIT #

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## *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

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 9/28/18 Time \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By [Signature] D.C.