

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Doug Smith

Name of Board/Agency (BCC, CEB, BOZA, etc.):

BCC

Item/Issue:

PHQJ-1: PULTE GROUP REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN FOR THE HIGHPOINTE PROJECT (C148-008);

This is a request for approval of a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through the Highpointe PUD Zoning Agreement including a master site plan and phasing plan with a Deferral of Public Facilities Reservation. The project is located on approximately 321 acres with an existing church development to be incorporated into the master plan. The site is located at 10205 SW Pratt Whitney Road adjacent to the Florida Turnpike and approximately 1 mile east of SW Kanner Highway in Stuart. (Agenda Item: 21-0628)

Name of person, group or entity with whom communication took place:

Dan Sorrow, Tyson Waters, Leo Abdella and Patrick Gonzalez

Subject matter of communication (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

HIGHPOINTE PROJECT (Pulte at Christ Fellowship) (C148-008)

Describe investigations, site visits and provide any expert opinions received (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

List and attach any written communication received:

See Attached (if any)

Kathleen Boden

Subject: Meeting with Dan Sorrow, Tyson Waters, Leo Abdella and Patrick Gonzalez regarding the Comp. Plan, Text Amendment and PUD Rezoning for Highpointe (Pulte at CF)
Location: 2401 SE Monterey Road (BOCC Growth Management Conference Room), Stuart
Start: Mon 4/5/2021 4:30 PM
End: Mon 4/5/2021 5:30 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Doug Smith
Required Attendees: Doug Smith; 'Dan Sorrow'; 'Tyson J. Waters'; 'leo.abdella@christfellowship.church'; 'Leo Abdella'; 'Patrick.Gonzalez@Pulte.com'
Optional Attendees: Garrett Dinsmore
Resources: BOCC Growth Management Conference Room

Good afternoon, Dan.

As per your request, I've scheduled a meeting with Commissioner Smith for 4:30pm on Monday, April 5th to discuss the Pulte at Christ Fellowship Project. If by chance any schedules should change, please don't hesitate to contact me and I will update the meeting date and time accordingly. Have a great day!

Best regards,

Kathy Boden

Executive Aide, District 1
Commissioner Doug Smith
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
(o) 772-221-2359 (f) 772-288-5432



From: [Adam Dowd](#)
To: [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Re: 13Apr21 Public Hearing (CPA 19-19 & CPA 20-04 Text Amendment)
Date: Monday, April 26, 2021 9:52:19 PM
Attachments: [image003.png](#)



To the Martin County Board of Commissioners:

First and foremost, thank you for your service. I recognize that you have tremendous weight on your shoulders and that every decision you make is unpopular to some of your constituents.

My name is Adam Dowd, and I am a 48-year-old engineer living in western Martin County. On Tuesday, April 13th, I attended a public hearing for the first time. I attended on behalf of my neighbor, Roy Gustafson, but found myself regretting that that combination of my professional and personal lives have kept me from getting involved sooner. I attended to make comment on CPA 19-19 & CPA 20-04 Text Amendment (Christ Fellowship/Pulte Group), but I soon realized that the topic was already a bit of a runaway train that was not about to be stopped.

I am writing today with the understanding that there will be another hearing on 27Apr (tomorrow), at which the Pulte Group will be presenting their development plans. In addition to the plans they present, which will serve their own interests, I would like to know how we are planning the following activities, which will be required to preserve the public safety of the residents of Martin County. Ensuring the public safety was stated as being the most important role of the board on 13Apr (and I agree).

1. The plan shown by Pulte stated that the PUD would be acceptable because it was “near a major roadway (Kanner Hwy.)”. However, they also stated that the main entryway would be on Pratt-Whitney Road, south of Kanner Hwy. What is the plan for making Pratt-Whitney Road a four-lane thruway? Pratt-Whitney Road is already dangerous between Kanner Hwy. and Bridge Road due to the wildlife that makes its way across the road at all hours of the day. The situation is exacerbated in the morning and afternoon when South Fork High begins and ends the school day. Pratt-Whitney Road is not sufficient to handle another 600 cars. There will be far more accidents than there are today.
2. In addition to Pratt-Whitney Road being expanded to four lanes, what is the plan for putting stop lights at the entrance to the new neighborhood and at both Foxwood entrances? With the amount of traffic on Pratt-Whitney Road the stoplights will be necessary to ensure public safety. There are also currently public school bus stops at both Foxwood entrances, and it would make sense for another one to be located at the

entrance to the new neighborhood.

3. What is the plan for expanding South Fork High School or possibly building a new high school? SFHS is already using multiple “temporary” classrooms and does not have the capacity for more students.
4. What do we do about the wildlife that is currently living on the land that will be developed? There are several very special species that call that area home.
5. What is the plan for, at a minimum, for expanding the width of Bridge Road between Pratt-Whitney Road and I-95? It is not hyperbole to state that this particular stretch of road is already something of a death trap whenever you pass a semi-truck traveling in the opposite direction. There are NO shoulders on that stretch of road, and adding a couple hundred more cars (assuming the rest travel north) will make that stretch of road a HUGE problem. Please know that I do not begrudge the trucking industry. The road is just too narrow right now.

Given the above considerations, “the plan” should include the required budget for these activities. Who will fit the bill? This is where St. Lucie County stumbled in the early 2000s, when they opted for growth before they had the necessary infrastructure in place. As a result, they panicked and built the required infrastructure but left the tax payers with a huge bill. As a tax payer (and a voter) in this area, I am not interested in higher taxes. I am more interested in maintaining our reputation in Martin County for responsible growth. I hope you will help in that endeavor.

I appreciate your taking the time to read this – I know time is a difficult commodity these days. I just want to make sure we (Martin County) remain in control of our way of life and do not have it dictated by developers or other outside interests. If the Pulte Group has answers for the above or plans to pitch in then I am all ears. Each of you has more history with this type of initiative than I do, and it’s possible that you’ve considered my above questions and even more. As an engineer, I am always interested in helping to find solutions and not causing problems.

I wish you all the best,

Adam Dowd

Discipline Lead – Manufacturing Operations Engineering

FTT America, LLC
1701 Military Tr. Suite 110 | Jupiter, FL 33458 USA

+1 (561) 427-6295 Office | +1 (561) 427-6191 Fax
adam.dowd@kratosdefense.com



Visit our website: <https://kratosdefense.com>

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EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Doug Smith

Name of Board/Agency (BCC, CEB, BOZA, etc.):

BCC

Item/Issue:

PHQJ-2: REQUEST ABANDONMENT OF PORTIONS OF UNOPENED RIGHTS-OF-WAY CONDITIONED UPON THE CONVEYANCE OF COMPARABLE RIGHT OF WAY LYING WITHIN GOMEZ GRANT;

This is a request for the Board to consider an application for the abandonment of two portions of rights-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes conveying right-of-way in consideration for the privilege fee. (Agenda Item: 21-0601)

Name of person, group or entity with whom communication took place:

None

Subject matter of communication (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

Describe investigations, site visits and provide any expert opinions received (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

List and attach any written communication received:

See Attached (if any)

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Doug Smith

Name of Board/Agency (BCC, CEB, BOZA, etc.):

BCC

Item/Issue:

PHQJ-3: REQUEST ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY CONDITIONED UPON THE CONVEYANCE OF OTHER RIGHT-OF-WAY LYING WITHIN ST. LUCIE INLET FARMS;

This is a request for the Board to consider an application for the abandonment of a portion of right-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes donated right-of-way, in consideration for the privilege fee. (Agenda Item: 21-0603)

Name of person, group or entity with whom communication took place:

None

Subject matter of communication (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

Describe investigations, site visits and provide any expert opinions received (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

List and attach any written communication received:

See Attached (if any)

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Doug Smith

Name of Board/Agency (BCC, CEB, BOZA, etc.):

BCC

Item/Issue:

DPQJ-1: REQUEST FOR APPROVAL OF KANNER LAKE (FKA KANNER 5601) PLAT;

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Road in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption. (Agenda Item: 21-0608)

Name of person, group or entity with whom communication took place:

None

Subject matter of communication (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

Describe investigations, site visits and provide any expert opinions received (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

List and attach any written communication received:

See Attached (if any)

From: [Carol Ann](#)
To: [Doug Smith](#)
Subject: BOCC 4/27/21
Date: Tuesday, April 27, 2021 2:57:34 AM
Attachments: [Comment on April 27 BOCC Meeting.docx](#)



Commissioner Smith,
I'm attaching my comments for the 4/27/21 meeting.
Thank you for reading it.

Comment on April 27 BOCC Meeting

Commissioner

First of all, thank you for the recent tire collection drive. It certainly is a good thing to do. It will help to prevent dumping and subsequent possible mosquito breeding grounds. I assume you are aware that tires have been made into rubber mulch for landscaping, playgrounds, etc. I wish there was a facility closer to Stuart that could sell quantities somewhat in between the size bags sold at Lowe's and Home Depot vs. the larger quantities from companies in other states. The larger quantities are both too large in quantity and price along with a big shipping charge for the average homeowner to afford. The bags at Lowes and Home Depot cost too much for the area they cover.

Per the agenda for 4/27, thank you too, for Martin County and other government agencies who have purchased more than 23,000 acres in Pal-Mar in an effort to protect and preserve the land. However, more than 5,000 acres remain in private ownership. **Please be sure to continue to apply sound environmental practices as well as adherence to the Comp Plan in any development of these 5,000 acres.**

Agenda Item PH-2-I fully support this. I don't know if it's currently against the law to bury construction waste on the site of the development but it should be.

Agenda Item DPQJ-1- I oppose this. I don't know much about the area or the project. However, it seems to me to be too large a development for the area. Too many residential lots on 26 acres. Traffic on Salerno Rd., would be drastically impacted. Kanner Hwy is already a very heavily trafficked road.

I think this area sounds familiar. I was wondering if it was the former site of a fish farm? If so, it has come before the Commission in the past and plans were too much overdevelopment then and were rejected.

A comment: That was a very expensive boat and trailer from Riddick, Carolina Offshore, etc. Did you get the trailer that you paid for? The question remains as to why you don't get the boat if it's going to be sold to raise funds for the settlement due to bankruptcy? Seems to be a too long to get repaid!

Agenda Item DEPT-2-any info on what we get for the two 3 million dollar expenditures over 5 years?

Carol Ann Leonard
1712 SE Jackson St
Stuart, FL 34997

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Doug Smith

Name of Board/Agency (BCC, CEB, BOZA, etc.):

BCC

Item/Issue:

**DPQJ-2: REQUEST PLAT APPROVAL FOR BANYAN BAY PUD, PHASE 2C
(B082-041);**

Banyan Bay Macks, LLC requests approval of the Banyan Bay PUD Phase 2C plat. Banyan Bay is an existing approximate 251-acre residential PUD located between SW Kanner Highway and the St. Lucie River in Stuart. Main Access is provided at the signalized intersection at SW Kanner Highway and SE Pomeroy Street. Included is a request for a Certificate of Public Facilities Exemption. (Agenda Item: 21-0599)

Name of person, group or entity with whom communication took place:

None

Subject matter of communication (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

Describe investigations, site visits and provide any expert opinions received (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

None

List and attach any written communication received:

See Attached (if any)

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021 PHQJ-1 PULTE GROUP REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN FOR THE HIGHPOINTE PROJECT (C148-008)

Name of person, group or entity with which communication took place: Dan Sorrow, Garrett Dinsmore, Patrick Gonzalez, Tyson Waters, Leo Abdella

Subject matter of communication: Project update

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: attached

Rosemarie Zummo

Subject: Meeting with Pulte Homes Re: Christ Fellowship Project Update
Location: Martin County Commissioners (2401 SE Monterey Rd, Stuart, FL 34996)

Start: Thu 4/1/2021 3:00 PM
End: Thu 4/1/2021 4:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Tiffany Smith

**Think Before You Click: This Email Originated
Outside of your organization.**

Dan Sorrow
Garrett Dinsmore
Patrick Gonzalez
Tyson Waters
Leo Abdella
Stacy Ranieri

From: [Adam Dowd](#)
To: [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Re: 13Apr21 Public Hearing (CPA 19-19 & CPA 20-04 Text Amendment)
Date: Monday, April 26, 2021 9:52:19 PM
Attachments: [image003.png](#)



To the Martin County Board of Commissioners:

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My name is Adam Dowd, and I am a 48-year-old engineer living in western Martin County. On Tuesday, April 13th, I attended a public hearing for the first time. I attended on behalf of my neighbor, Roy Gustafson, but found myself regretting that that combination of my professional and personal lives have kept me from getting involved sooner. I attended to make comment on CPA 19-19 & CPA 20-04 Text Amendment (Christ Fellowship/Pulte Group), but I soon realized that the topic was already a bit of a runaway train that was not about to be stopped.

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1. The plan shown by Pulte stated that the PUD would be acceptable because it was “near a major roadway (Kanner Hwy.)”. However, they also stated that the main entryway would be on Pratt-Whitney Road, south of Kanner Hwy. What is the plan for making Pratt-Whitney Road a four-lane thruway? Pratt-Whitney Road is already dangerous between Kanner Hwy. and Bridge Road due to the wildlife that makes its way across the road at all hours of the day. The situation is exacerbated in the morning and afternoon when South Fork High begins and ends the school day. Pratt-Whitney Road is not sufficient to handle another 600 cars. There will be far more accidents than there are today.
2. In addition to Pratt-Whitney Road being expanded to four lanes, what is the plan for putting stop lights at the entrance to the new neighborhood and at both Foxwood entrances? With the amount of traffic on Pratt-Whitney Road the stoplights will be necessary to ensure public safety. There are also currently public school bus stops at both Foxwood entrances, and it would make sense for another one to be located at the

entrance to the new neighborhood.

3. What is the plan for expanding South Fork High School or possibly building a new high school? SFHS is already using multiple “temporary” classrooms and does not have the capacity for more students.
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I appreciate your taking the time to read this – I know time is a difficult commodity these days. I just want to make sure we (Martin County) remain in control of our way of life and do not have it dictated by developers or other outside interests. If the Pulte Group has answers for the above or plans to pitch in then I am all ears. Each of you has more history with this type of initiative than I do, and it’s possible that you’ve considered my above questions and even more. As an engineer, I am always interested in helping to find solutions and not causing problems.

I wish you all the best,

Adam Dowd

Discipline Lead – Manufacturing Operations Engineering

FTT America, LLC
1701 Military Tr. Suite 110 | Jupiter, FL 33458 USA

+1 (561) 427-6295 Office | +1 (561) 427-6191 Fax
adam.dowd@kratosdefense.com



Visit our website: <https://kratosdefense.com>

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EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021 PHQJ-2 REQUEST ABANDONMENT OF PORTIONS OF UNOPENED RIGHTS-OF-WAY CONDITIONED UPON THE CONVEYANCE OF COMPARABLE RIGHT OF WAY LYING WITHIN GOMEZ GRANT

Name of person, group or entity with which communication took place:

Subject matter of communication: n/a

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021 PHQJ-3 REQUEST ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY CONDITIONED UPON THE CONVEYANCE OF OTHER RIGHT-OF-WAY LYING WITHIN ST. LUCIE INLET FARMS

Name of person, group or entity with which communication took place: n/a

Subject matter of communication: n/a

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021 DPQJ-1 REQUEST FOR APPROVAL OF KANNER LAKE (FKA KANNER 5601) PLAT

Name of person, group or entity with which communication took place: n/a

Subject matter of communication: n/a

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: attached

Comment on April 27 BOCC Meeting

Commissioner

First of all, thank you for the recent tire collection drive. It certainly is a good thing to do. It will help to prevent dumping and subsequent possible mosquito breeding grounds. I assume you are aware that tires have been made into rubber mulch for landscaping, playgrounds, etc. I wish there was a facility closer to Stuart that could sell quantities somewhat in between the size bags sold at Lowe's and Home Depot vs. the larger quantities from companies in other states. The larger quantities are both too large in quantity and price along with a big shipping charge for the average homeowner to afford. The bags at Lowes and Home Depot cost too much for the area they cover.

Per the agenda for 4/27, thank you too, for Martin County and other government agencies who have purchased more than 23,000 acres in Pal-Mar in an effort to protect and preserve the land. However, more than 5,000 acres remain in private ownership. **Please be sure to continue to apply sound environmental practices as well as adherence to the Comp Plan in any development of these 5,000 acres.**

Agenda Item PH-2-I fully support this. I don't know if it's currently against the law to bury construction waste on the site of the development but it should be.

Agenda Item DPQJ-1- I oppose this. I don't know much about the area or the project. However, it seems to me to be too large a development for the area. Too many residential lots on 26 acres. Traffic on Salerno Rd., would be drastically impacted. Kanner Hwy is already a very heavily trafficked road.

I think this area sounds familiar. I was wondering if it was the former site of a fish farm? If so, it has come before the Commission in the past and plans were too much overdevelopment then and were rejected.

A comment: That was a very expensive boat and trailer from Riddick, Carolina Offshore, etc. Did you get the trailer that you paid for? The question remains as to why you don't get the boat if it's going to be sold to raise funds for the settlement due to bankruptcy? Seems to be a too long to get repaid!

Agenda Item DEPT-2-any info on what we get for the two 3 million dollar expenditures over 5 years?

Carol Ann Leonard
1712 SE Jackson St
Stuart, FL 34997

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Stacey Hetherington

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021 DPQJ-2 REQUEST PLAT APPROVAL FOR BANYAN BAY PUD,
PHASE 2C (B082-041)

Name of person, group or entity with which communication took place: n/a

Subject matter of communication: n/a

Describe investigations, site visits and provide any expert opinions received: n/a

List and attach any written communication received: n/a

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Harold Jenkins

Name of Board/Agency:

BOCC Meeting Tuesday, April 27, 2021

Item/Issue: Item # 21-0628 Pulte Group Requests Approval of Rezoning to Planned Unit Development (PUD) Through a PUD Zoning Agreement Including a Master Site Plan and Phasing Plan for the Highpointe Project (C148-008)

Name of person, group or entity with which communication took place:

Dan Sorrow, Cotleur & Hearing – 4/5/21 (in person)

Garrett Dinsmore, Pulte – 4/5/21 (in person)

Patrick Gonzalez, Pulte - 4/5/21 (in person)

Tyson Waters, Fox McCluskey - 4/5/21 (in person)

Leo Abdella, Christ Fellowship Church - 4/5/21 (in person)

Stacy Ranieri, The Firefly Group - 4/5/21 (in person)

Subject matter of communication:

Highpointe Master Site Plan and Phasing Plan - 4/5/21 (in person)

Describe investigations, site visits and provide any expert opinions received:

Met at Christ Fellowship Church, but did not tour the site

List and attach any written communication received:

See attached

From: [Liz Gulick](#)
To: [Liz Gulick](#)
Cc: [Stephanie Heidt](#)
Subject: Addendum to Agenda Item 4B12, Stuart Amendment No. 20-01ESR
Date: Thursday, June 18, 2020 4:48:13 PM
Attachments: [4B12 Addendum Stuart CPA.pdf](#)



See attached Addendum to Agenda Item 4B12, Stuart Amendment No. 20-01ESR (Springtree FLUM) which contains additional public comment received after transmittal of the report. If you have any questions, please call Stephanie Heidt on her cell at (772) 475-3863.

Sincerely,

Liz

Liz Gulick
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994
772 221-4060

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Correspondence from Alek Loudakis, Martin County Resident
- 6 Correspondence from Cheryl Long, Martin County Resident
- 7 Correspondence from Connie Dodson, Martin County Resident
- 8 Updated Correspondence from Alek Loudakis, Martin County Resident
- 9 Correspondence from Wes and Deb Platt, Martin County Residents
- 10 Correspondence from Jo-Anne Gendel, Martin County Resident

Exhibit 6

Correspondence from Cheryl Long, Martin County Resident

From: [Cheryl Long](#)
To: ray.eubanks@deo.myflorida.com
Cc: FWCConservationPlanningServices@myfwc.com; Mark.Weigly@fldoe.org; Robin.Jackson@DOS.MyFlorida.com; compplans@freshfromflorida.com; john.krane@dot.state.fl.us; plan.Review@dep.state.fl.us; Stephanie.Heidt@treetz@ci.stuart.fl.us
Subject: Subject: Objection to City of Stuart 20-01ESR, Ord#2427-2019-spring tree
Date: Monday, June 15, 2020 10:25:47 AM

Department of Economic Opportunity, Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administer
State Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

Dear Eubanks,

I am a resident of [Natalie Estates, lot 11, 4800 SE Federal HWY, Stuart, FL](#). [Natalie Estates](#) is an over 55 mobile Home HOA. My husband and I picked Martin County as our retirement home due to hometown feel of Stuart, lack of urban growth with multi story towers and friendliness of residents.

The proposed Springtree development has not addressed several issues which will impact the citizens of Coral Gardens, Springtree, Natalie Estates, Martin County, Florida DOT, and EPA. It should not be approved in its present form.

1. The proposed 4 story multi-unit structures with 280 family units will be an eyesore along busy Route 1 as there are not any buildings of that height. The height of the structures guarantees a loss of our privacy as it offers full views of our properties. I thought Martin County did not allow any units that tall.
2. The storm water drainage is an issue that we are constantly addressing in our communities. Martin county seems to be struggling to keep drainage ditches effective. It looks as though drainage would need to be added to other side of route 1. The project plans in present form would increase the storm water problems in the neighboring communities.
3. Route one is a very busy roadway. The impact of 270 households on the traffic flow has not been properly address. Would the Florida DOT widen the road to allow for this impact? The proposed plan did not take into account the emergency exit from Natalie Estates into Springtree. The exit had to be opened this weekend for Natalie Estates traffic this weekend resulting from closure of main our entry due to road damage.
4. The proposed development did not address how the southern boundary community, Natalie Estates, would be protected from negative impact. There is no buffer zone.
5. The developer has not indicated how they plan to be good neighbors or adequately addressed the benefit of their project.

Please do not approve this project in its present form. I look forward to hearing from you as well as all who

receive a copy of this correspondence. Feel free to contact me at anytime.

Sincerely

Cheryl Long

Natalie Estates Board member

207 989-1655

The following were copied:

South Florida Water Management District; Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit

Treasure Coast Regional Planning Council; Stephanie Heidt, AICP, Economic Development and Intergovernmental Programs Director

Department of Transportation, District Four; John Kramer, P.E., District Planning and Environmental Administrator

Department of Agriculture and Consumer Services (county amendments only); Comprehensive Plan Review

Department of Education; Mark.Weily@fldoe.org

Department of Environmental Protection; Plan Review

Department of State; Robin Jackson, Historic Preservation Planner

Florida Fish and Wildlife Conservation Commission

City of Stuart Development Department; Tom Reetz, Senior Planner

Exhibit 7

Correspondence from Connie Dodson, Martin County Resident

From: [Connie Dodson](#)
To: ray.eubanks@deo.myflorida.com
Cc: FWCConservationPlanningServices@myflorida.com; Mark.Weigly@fldoe.org; RobinJackson@DOS.myFlorida.com; compplans@freshfromflorida.com; john.krane@dot.state.fl.us; plan.Review@dep.state.fl.us; Stephanie.Heidt@treetz.ci.stuart.fl.us; Tmanning@sfdw.gov
Subject: Objection to City of Stuart 20-01ESR, Ord#2427-2019-spring tree
Date: Monday, June 15, 2020 3:49:54 PM

Department of Economic Opportunity,
Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administer
State Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee Florida 32399-4120

Dear Mr Eubanks:

I am a resident and member of the board of directors of Natalie Estates, 4800 SE Federal Highway, Lot 167, Stuart, FL 34997. Natalie Estates is a over 55 resident owned community. My husband and I moved here thirteen years ago because we liked the small town feel of the area and the friendly people. Since that time there has been growth in the area but a in keeping with the established feel of the area. There are no structures above two stories in the area. We like the lack of urban growth. We strongly object to the proposed construction that would abut our property.

The proposed Springtree development has not addressed several issues that will impact the neighboring communities of Natalie Estates, Springtree, and Coral Gardens, plus the Stuart school department, Martin County, Florida DOT and EPA.

We have also heard that this builder has a history of building developments of this sort and in a couple of years selling them off and they become low income housing which definitely does not belong in this area.

- 1.The proposed 3 and 4 story multi-unit structures with 270 individual and family units will add at least 500+ individuals to the area. They will be unsightly from our neighborhoods as well as from busy US Route 1. The height of the buildings guarantees us a loss of privacy since the structures easily are higher than anything else surrounding them.
- 2, The local school department is currently at full to over full capacity. With three bedroom units the amount of students will greatly increase.
- 3 the level of traffic on US Route 1, which especially during the months of October to May is already incredible will increase dramatically. There is not a way that I can see to safely increase the size of the road to handle more traffic. There is also an emergency exit shared by Springtree and Natalie Estates in case of something occurring in either park that would block their only exits. It has been used by both neighborhood at different times. The exit through Natalie Estates could not handle the volume of traffic an emergency at the new Springtree would create. Our speed limit is 15 mph, our roads narrow as well as our bridge. We are currently using this emergency exit due to a sinkhole in the middle of our bridge.
- 4.The proposed development does not take into consideration a buffer zone on its southern end bordering Natalie Estates. There is definitely a negative effect on us with additional vehicles, people and the resulting noise.
5. Storm water drainage is also an issue in the area. Having woodland there now helps Constructing large buildings and paved parking lots will increase storm water drain off considerably. Martin county seems to be struggling to keep drainage ditches effective as it is.
6. The builder has not addressed how this will benefit the area. None of the abutting communities can see no benefit to us at all.

7. The only environmental studies that have been Don have been done by the builder and have not addressed all issues.

Please do not approve this project as proposed. No 3 or 4 story buildings to destroy the area. Keep Stuart and Martin County out of urban growth. We have no desire to live in the “city” or we would have chosen to live elsewhere.

I look forward to hearing from you as well as from anyone who receives this letter

Sincerely

Connie Dodson
Resident and Member of the Board of Directors of Natalie Estates
772-219-0652 land line or 774-991-1893 cell

Sent from my iPad

Exhibit 8

Updated Correspondence from Alek Loudakis, Martin County Resident

From: [Alek Loudakis](#)
To: [Stephanie Heidt](#)
Subject: Re: Stuart 20-01ESR please deny city of Stuart
Date: Wednesday, June 17, 2020 6:55:05 PM

We also just lost our full price offer on our home today solely because of this project. Now we can even escape from this. We had our dream property picked out and under contract. That fell through too. Thank you so much City of Stuart, for what you do for Martin county residents. Whoever is making this decision please stop this project ...

On Tue, Jun 16, 2020 at 09:22 Alek Loudakis <aloudakis@gmail.com> wrote:

New issue Natalie estates exit bridge collapsed from the flooding and rains, and are now also using spring trees private drive to exit.

On Mon, Jun 15, 2020 at 13:23 Alek Loudakis <aloudakis@gmail.com> wrote:

The last line In the letter was supposed to say "Open minds that were already made up". I drafted the letter on my phone sitting in my truck on shift ...

On Mon, Jun 15, 2020 at 13:10 Stephanie Heidt <sheidt@tcrpc.org> wrote:

You are most welcome.

Stephanie Heidt, AICP

Economic Development and

Intergovernmental Programs Director

Treasure Coast Regional Planning Council

772.221.4060 Office

772.475.3863 Cell

sheidt@tcrpc.org

From: Alek Loudakis [mailto:aloudakis@gmail.com]
Sent: Monday, June 15, 2020 1:06 PM
To: Stephanie Heidt
Subject: Re: Stuart 20-01ESR please deny city of Stuart

Thank you for being one of the two that replied. Lol.

On Mon, Jun 15, 2020 at 08:20 Stephanie Heidt <sheidt@tcrpc.org> wrote:

Thank you for your correspondence related to the City of Stuart comprehensive plan amendments. This has been included as part of our review.

If you have questions, please do not hesitate to contact me.

Stephanie Heidt, AICP

Economic Development and

Intergovernmental Programs Director

Treasure Coast Regional Planning Council

772.221.4060 Office

772.475.3863 Cell

sheidt@tcrpc.org

From: Alek Loudakis [mailto:aloudakis@gmail.com]

Sent: Saturday, June 13, 2020 1:05 PM

To: compplans@freshfromflorida.com; fwcconservationplanningservices@myfwc.com; robinjackson@dos.myflorida.com; Stephanie Heidt; tmanning@srwmd.gov

Subject: Re: Stuart 20-01ESR please deny city of Stuart

On Fri, Jun 12, 2020 at 14:14 Alek Loudakis <aloudakis@gmail.com> wrote:

My name is Alek Loudakis. I live in the Springtree development at [4789 SW winter haven court Stuart fl 34997](#). We are the gated community just South of Coral Gardens. We, along with Coral Gardens, Coral Lakes, and Natalie estates have a fight on our hands with City of Stuart and a Developer called Waypoint. There is a proposed development consisting of seven four story buildings, 59 feet high with 280 units to be built on a property that used to be zoned Martin county limited commercial. It has been annexed into City of Stuart. I believe that this annexing was requested by the three property owners and a creative realtor in order to get around the density issues of this proposed development. None of us want this built here in its currently planned state, or a revised version for that matter. However, I

might have a creative solution. But first, I would like to bullet point some reasons why this proposed project is not compatible to the surrounding homes, and why it is unfair to, not just the surrounding neighborhoods, but all of Martin county residents.

First off I'd like to share that City of Stuart's land development code uses the word for word dictionary meaning of the word compatible, and that new developments should be compatible with existing real estate. (That of two things should be able to exist or occur together with out conflict.). Just the fact that 100 people or at five city and city/county meetings voicing their conflict and concerns is really enough to see that this is not Compatible. These are legitimate concerns, not just a bunch of grumps worried about property values and living next to children.

The project is too dense: This project is too much for the surrounding neighborhoods and will create conflict with traffic issues concerning new apartment dwellers and the neighborhoods involved. School bus stops and over crowded schools are concerning and also traffic related problems compounding with that. This density seems to be the root cause of all of the compounding conflicts and concerns that make this proposed development not Compatible. Furthermore, it has already had a negative effect on our community. It has created tension and fights within our HOA and at meetings. One person has sold and moved already, and many others including my wife and I are considering selling and moving because of it. Does this seem like harmony?

This developer wants to put two exits and two entrances to this development. One set will be on Harrison street in Coral gardens with a gate, and one set on Springtrees easement road. In both of these locations the roads aren't in great shape in the first place and are also too narrow. In addition to that, there is already horrible traffic flow in those two locations. To leave Springtree onto US1 and go north you must cross three lanes of traffic to get to a turning lane to make a u-turn. If you want to get back in heading from the south, you have to make another u-turn on US1 at Harrison street to get home. Now, imagine adding close to 600 cars to that equation and think about what that must be like simply leaving and coming home from work every day. The back ups waiting to get to that turning lane and out of Springtree will be ridiculous. The exit and entrance to Harrison will cause a lot of problems for coral gardens and coral lakes as well. Harrison is extremely narrow. This exit and entrance will be very close to US1 with a gate. Imagine the Cars backed up on US1 and Harrison waiting for just 50 or 100 cars only to get in. Did I mention it is also a school bus stop! On top of that, coral gardens already has cut through traffic issues. Traffic calming devices you say? Those do nothing for the amount of traffic, It just slows it down , which will make it worse, and damages the residents vehicles over time. They have since then changed the Harrison entrance to US1 because they know that it is a bad idea. However, now all of the traffic must cross the same 3 lanes to get to the u-turn lane, including us in spring tree. This will be very bad as people will be rushing across to fill up the u-turn lane.

Schools and children: pinewood elementary is already at or over capacity in the first place. Secondly many children are also walking to school up to 2 miles. Some of the spring tree residents have to walk their children south on US1 for their bus stop. Many of these children walk to pinewood through coral gardens where a lot of this cut through in a hurry traffic goes. Note that now that there is no entrance on Harrison now, those cars will still be cutting through this residential neighborhood from Pomeroy to get to the US1 entrance. They already have traffic accidents every month at coral gardens and Pomeroy. Does a kid need to get hit for the powers that be to be proactive instead of typically reactive? Or, are they just in a hurry too, to generate some tax revenue, that we all know they are thirsty for? They were in such a hurry, that they actually had a meeting during the Covid lock down. Yeah courts are closed so no injunctions can be filed. Heck the builder doesn't want to put an entrance to US1 and they say DOT won't let them because they don't want to create anymore interruptions on US1. I find this laughable, there are turn ins off of US1 every 50 feet everywhere else, and in my opinion I feel they just don't want to effect their bottom line or profits by losing a building, or some parking spots, or shifting their development plan around. Since then a US1 entrance have appeared. They have been lying the whole way through.

The buildings are too high: These buildings are 4 stories and 60' high maxing out code. I also read something that said code is only 3 stories, but whatever. This is a quality of life concern, and also a privacy concern to me. Especially in this particular location. The building will also be too close to the properties butting up to the development in both spring tree and Coral Gardens. Spring tree has provided this developer a 300' buffer by way of our preserve which my house butts up to, and the developer only offers 50 ft while they need 55' per code. This buffer is inadequate. The third and fourth floor residents of this project will be looking straight down into my pool patio and straight through my kitchen and living room window being able to watch my entire life. I won't mention some of the things I do on my pool patio or in fact my living room, but let's think of what the new residents children and what they might see going on in an adults house. These buildings are going to be much much closer to the homes in coral gardens. I think only a hundred feet. I could only image the buildings towering over their every move in life and then for all that traffic to dump out onto their street as well. I feel bad for them. This is not compatible.

Flooding: when you cover up that much dirt with pavement, where is all the water going to go? The ditch along coral gardens and the developers retention pond are not enough to direct hurricane waters effectively. Coral lakes and Coral Gardens have already had flood problems with out this development. I ran into my high school chemistry teacher at a meeting voicing that concern. Our preserve is also a flood zone or wetland. What about sewage for a project this dense? Our river is going to feel that. Look at Ft Lauderdale. They constantly have sewer breaks that go right into the waterways. Recently we have had reticulum amounts of rain.

There are flooded and closed roads in the area, and some neighbor hoods are literally under water. Some cars are in driveways completely submerged in the area.

It's unfair to residents of Martin county and the surrounding neighborhoods:

Martin county has a slow growth policy. Many of us moved here and moved back here because of that. Many of us moved from places like Broward county, Palm Beach County, Orlando ect. for a reason. That reason is quality of life, stable neighborhoods, and a small town feel. Basically, we don't want this area to turn into the grid locked craziness palm beach and Broward counties are. Also, City of Stuart seems to be looking at 1.2 million tax revenue and impact fees a year generated from this proposed development that is literally in the middle of Martin county. If this is built, the developer and city stand to make millions while Martin county residents get nothing but the conflict it will cause and the short end of the shaft. Our schools won't see much, our firefighters, teachers, sheriff ect won't get anything from it. Furthermore, what happens when we allow this flood gate for huge development in our area, and what happens when city of Stuart decides to allow someone else to rezone your back yard? This is not compatible. This is conflict. Get off of our lawn!

The new development will be for sale in five to seven years as stated by the applicant:

First off I don't believe that they will get the rent they are asking at \$1400 a month for a one bedroom apartment. Who wants to look at me on my patio in my birthday suit trimming my basil plant in the morning, and who wants to overlook beautiful US1 for that kind of money? This building is also stick frame construction. Who's to say that when this development is sold in 10 years that the new owner is going to maintain it well, or not turn it into low income housing? Who's to say in 15 years that this development won't just be held together by a bunch of termites holding hands?

Will the developer scale down its development plans, or will they walk away? :

Of course our community is putting up a fight. This project was tabled concerning the size, height, and a few other things. Maybe there needs to be a traffic light. Maybe the buildings should only be two stories tall. The retention pond needs to be reshaped for code. They aren't offering any improvement to the roads of which they intend to use. There are no sidewalks, no street lights, parking issues ect. We are whittling away at what they want, and that is a good start, but is it good enough for us and them as well as the city? It really just seems to me that they are trying to fit a square peg into a round hole, or ten pounds of junk into a 5 pound bag. Maybe our commissioners will choose to see that instead of tax dollars. If they can see that, maybe these builders will realize this is not worth it for them to build. If our commissioners decide to allow this building, the only way I feel the community

will get a fair handshake in this deal is in the court house. I know spending public funds isn't good for us, but after all, it is City of Stuart's public funds on the line, not Martin County's. With the turn out of the meetings from three different Martin County neighborhoods we could have more than enough money to cover attorneys fees and court costs if each house hold donated \$100.00. Some have offered more, much more. That may not be needed because our HOA already has their own attorney. We also have another one standing by. However, like I said, they rushed this thing through not expecting people to show up because of Covid. Well we showed up. Only 10 people at a time were aloud to enter the room, with masks, and spread out. Some were able to watch via zoom from a building down the street. The funny thing is, that while we are all spread out in the middle of a pandemic, social distancing, they still want to increase the density of our back yard. Meanwhile the courts are closed and we can't file in court. Really crappy of them.

Obviously this is a controversial proposed development: When your community packs the room at every meeting, you might want to check your controversy scale. In this case, it is through the roof. We are not against growth. We are not against families as a the commission implied at the meeting 2 weeks ago. We are just against the size and speed of this growth, and the amount of family's boxed into one narrow spot, blocking us into our community, and racing through neighborhoods. This is not slow growth. This is large fast growth just for the sake of growth. This growth, just for the sake of growth, is the same ideology of the cancer cell. This type of growth is terminal to small town USA. This proposed development approval will be the flood gate that opens us up to even more of it, and I don't want to stand idle while it happens. I want to keep Martin county Martin county.

Is this proposed development just a waste of time?: In my opinion, I don't really like the idea of this development even if the developers do agree to chop two stories off the top of the buildings. I still think it will be too dense. Case and point, a two story development near pine crest lakes was ordered to be torn down in 1999 because it was not comparable, or compatible with existing homes. They basically rushed the project through and got shot down afterwards. I don't think the developer will agree to scaling back that much, and if not, should just walk away completely. If the project is approved in its current plan, or even a revised smaller plan, I find it hard to fathom that a trial judge would be so derelict in his or her duties to construe that this proposed development is in line with city of Stuart or Martin County's land development codes, statutory or common law intensions. I think Martin County made it clear back then that regulations of this type would be enforced. Maybe that is why the property owners wished to be annexed into City of Stuart instead. Seems pretty shady to me. Heck I heard a few days ago that the third parcel owner hasn't even accepted the applicants offer. (the real reason there is now an entrance on US1 and not Harrison) This also shows that these properties have sat here for a long time for a reason. It's not that " we don't have commercial builders knocking down our doors to buy in this area" like the mayor said at a meeting. It is because the sellers of the parcels have been holding their breath until they are blue in the face waiting for pie in the sky offers. They have been on the

market. They haven't been in the market. What a waste of time all of this would be if the third seller decided to keep his property. On the other hand, what if he does sell and what if we do go to court? Or better yet, what if it doesn't have to go so far as the courts at all? What if this developer realizes that this spot is not a good fit for them and decides to walk away, or what if they get shot down completely? Basically what I'm saying is let's not make it a waste of time at all. Let's see if we can make everyone happy, well at least almost everyone.

I read an article about pulte group wanting to build town homes next to a 55 and up community that is tabled right now because the elderly don't want the children living next door. Like I said, our community is not against growth, and family's, and we know something will go on that property one day anyways. Let's create a win win with City of Stuart. Waypoint will have to go kick rocks, but they can always go find a metropolitan area where they are used to building these monsters. Why don't we see if pulte group would like to build their town homes or some single family homes behind spring tree instead of next to the retirement community? That way the development will be compatible. That way City of Stuart will get a win out of possibly two loses. That way, our communities won't feel cramped or have to battle all of the compound issues evolving around waypoints apartments. That way we don't have to stand up against our own, or in this case, someone else's elected officials. Especially elected officials that have treated our concerns like a formality to just get over since day one. One minds, that were already made up.

P.S. For all involved in this decision, I feel strongly about urging you to look closely into this, and oppose City of Stuart's request. Thank you all for your time.

Alek Loudakis

[407-697-4549](tel:407-697-4549)

Aloudakis@gmail.com

Exhibit 9

Correspondence from Wes and Deb Platt, Martin County Residents

From: [DEBBIE PLATT](#)
To: FWCConservationPlanningServices@myfwc.com; mark.weigly@fldoe.org; robin.jackson@dos.myflorida.com; compplans@freshfromflorida.com; john.krane@dot.state.fl.us; plan.review@dep.state.fl.us; Stephanie.Heidt@ci.stuart.fl.us
Subject: Please help us
Date: Tuesday, June 16, 2020 2:52:23 PM

I am hoping you might be able to help us with fighting the proposed development Springtree Apartments (270 apts) on US 1. All of the communities around it are in Martin County and all are against this colossal tragedy except the City of Stuart which has annexed it or will be. I am confused by the whole process. The City of Stuart appears to want it badly regardless of the people that will be affected and even, their own rules, regulations and guidelines. Zoning rules for some but not for all.

My development is Natalie Estates (55+ community) and we border the south side on US 1, Stuart. We would be most affected by the additional traffic. Yet, we have been left out of the loop. So we are late fighting this.

The additional south bound traffic especially during the season could have deathly consequences. We depend upon the break in traffic from the Monroe stop light. Springtree Apt. residents will take that opening, thus decreasing, or eliminating ours. We have a very short distance to cross three lanes to make our U-turn so we may head north.

Can you imagine four story buildings plus roofs next mobile homes and single family homes. It will feel like living next to skyscrapers. It is not "compatible" to anything for miles. This developer claiming "compatibility" says "crooked" to me.

Is there anything you can do to stop them? I understand they are one vote away from done. The little guys need help.

Sincerely,
Wes & Deb Platt
And our elder neighbors not tech savvy:)
And our part time neighbors not here yet

Exhibit 10

Correspondence from Jo-Ann Gendel, Martin County Resident

From: [jo_gendel](mailto:jo_gendel@martincountyfla.com)
To: ray.eubanks@doe.myflorida.com
Cc: fwccconservationplanningservices@myfwc.com; Mark.Weigly@fldoe.org; Robin.Jackson@DOS.MyFlorida.com; compplans@freshfromflorida.com; john.krane@dot.state.fl.us; plan.Review@dep.state.fl.us; Stephanie.Heidt@treetz.com; treez@ci.stuart.fl.us; Tmanning@sfd.gov
Subject: Objection to City of Stuart 20-01ESR, Ord#2427-2019-spring tree
Date: Wednesday, June 17, 2020 3:05:51 PM

Department of Economic Opportunity,
Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administer
State Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

Dear Eubanks,

I own lot #79 in Natalie Estates, 4800 SE Federal HWY, Stuart, FL. Natalie Estates is an over 55 mobile Home HOA. My husband and I picked Martin County because of the hometown feel of Stuart, lack of urban growth with multi story towers and friendliness of residents.

The proposed Springtree development has not addressed several issues which will impact the citizens of Coral Gardens, Springtree, Natalie Estates, Martin County, Florida DOT, and EPA. It should not be approved in its present form.

1. The proposed 4 story multi-unit structures with 280 family units will be an eyesore along busy Route 1 as there are not any buildings of that height. The height of the structures guarantees a loss of our privacy as it offers full views of our properties. I thought Martin County did not allow any units that tall.
2. The storm water drainage is an issue that we are constantly addressing in our communities. Martin county seems to be struggling to keep drainage ditches effective. It looks as though drainage would need to be added to other side of route 1. The project plans in present form would increase the storm water problems in the neighboring communities.
3. Route one is a very busy roadway. The impact of 270 households on the traffic flow has not been properly address. Would the Florida DOT widen the road to allow for this impact? The proposed plan did not take into account the emergency exit from Natalie Estates into Springtree. The exit had to be opened this weekend for Natalie Estates traffic this weekend resulting from closure of main our entry due to road damage
4. The proposed development did not address how the southern boundary community, Natalie Estates, would be protected from negative impact.

There is no buffer zone.

5. The developer has not indicated how they plan to be good neighbors or adequately addressed the benefit of their project.

Please do not approve this project in its present form. I look forward to hearing from you as well as all who receive a copy of this correspondence. Feel free to contact me at anytime.

Sincerely Jo-Anne Gendel 410-371-9790

The following were copied:
South Florida Water Management District; Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit
Treasure Coast Regional Planning Council; Stephanie Heidt, AICP, Economic Development and Intergovernmental Programs
Director Department of Transportation, District Four; John Kramer, P.E., District Planning and Environmental Administrator
Department of Agriculture and Consumer Services (county amendments only);
Comprehensive Plan Review
Department of Education; Mark.Weily@fldoe.org
Department of Environmental Protection; Plan Review Department of State;
Robin Jackson,
Historic Preservation Planner Florida Fish and Wildlife Conservation Commission City of Stuart Development Department; Tom Reetz, Senior Planner

From: [Judy Gordon](#)
To: [Comish](#)
Subject: Agenda item 20-1048 CPA 20-04 2-29-20 Mtg.
Date: Friday, September 25, 2020 3:19:00 PM



Dear Commissioners,

This item is the result of the failure by Pulte Christ Fellowship Church to get a change of 1 unit per 2 acres to 1 unit per 1 acre in a prior application. As I understand it, the the Residential Estate Density is not allowed in a Secondary Urban Service District. Knowing that the option to achieve what they wanted in terms of density would be to ask for the SUSD be changed by moving the PUSD would be a mighty task to accomplish, they decided to ask for an exception to the rule. Now the exception would allow 1 unit per 1/2 acre.

"The rules don't apply to me", seems to be a mantra in today's world. The rules have been in place and accepted by the county for a long time and for good reason. If there was an immediate need for more housing in Martin County the PUSD would be under consideration to expand. That is not the case.

I am disappointed in Christ Fellowship Church that they would be a party to this exceptional treatment for profit. Although, I guess I shouldn't be, since they gave no indication when they were looking for our support to place their ministry on that property several years ago. They told us then that any use of that land would be used to expand their ministry and we believed them.

I would ask that you deny the transmittal of these issues to the state. They need to play by the rules.

Judy Gordon

From: [Megan Ellis](#)
To: [Comish](#)
Subject: Approval of Pulte Homes Project
Date: Monday, March 2, 2020 9:31:39 AM



Hello,

I support the proposed project of Pulte Homes in Martin County.

- Megan Ellis

From: [Glenn Halstead](#)
To: [Harold Jenkins](#)
Subject: BOCC Meeting Tomorrow
Date: Monday, March 23, 2020 2:19:23 PM



Dear Commissioner Jenkins,

Good Afternoon. I noticed on the Agenda for tomorrow's meeting that the Public Hearing No. 1 has a statement that the party request no discussion on this matter. which is about Pulte Construction and change of Comprehensive Growth Plan. Could you tell me exactly what that means? Will the Board not take this matter up at all? Or is there to be no pro or con statements from the public? Or is it to be delayed for another time?

I look forward to your response. Thanks so much.

Sincerely,

Beverly Halstead

From: [Diane Kimes](#)
To: [Doug Smith](#); [Stacy Hetherington](#); [Edward Ciampi](#); [Harold Jenkins](#); [Sarah Heard](#)
Subject: Christ Fellowship property for sale
Date: Sunday, October 4, 2020 6:15:42 PM

This Email Sent From External Sender

If Pulte Homes had come before the Commission in 2012 with a plan to purchase the acreage and develop the parcel given the half-acre lots, would this Commission allow the exception to the Comprehensive Plan?

I hope the Commission treads lightly as it is just the beginning of a slippery slope to expand the Urban services boundary.

And with regard to Pulte's donation, let's determine if this organization truly fills a void in our community; otherwise ask that the land be donated to create passive green space.

I look forward to learning more about this.

Diane B. Kimes

From: elzer@gate.net
To: elzer@gate.net
Cc: [Harold Jenkins](#); [Sarah Heard](#); [Doug Smith](#); [Edward Ciampi](#); [Suzie Hetherington](#); [Stacey Hetherington](#); [Taryn Kryzda](#)
Subject: County Commission - What Pandemic? But ensuring the DEVELOPERS can rush their projects
Date: Tuesday, March 24, 2020 1:01:18 PM



From: [Virginia Sherlock <Vsherlock@lshlaw.net>](mailto:Vsherlock@lshlaw.net) [[Add to Address Book](#)]
Subject: Martin BCC: Pandemic? What Pandemic?

The Martin County Board of County Commissioners is planning to hold its regularly scheduled meeting Tuesday, determined not to let a global pandemic interfere with development approvals and spending millions of taxpayer dollars without public discussion.

In a nod to “social distancing,” Commissioners will meet in the Armstrong Auditorium of the Blake Library, where they can be seated at least six feet apart. And while the public will not be excluded from the meeting, there is little likelihood that many citizens will venture out for business as usual before the Commission in far from usual circumstances.

An agenda item to discuss a potential half-cent sales tax to raise funds to purchase conservation lands for the Indian River Lagoon South project is scheduled to be heard as Agenda Item DEPT-4. The tax hike proposal will be presented to voters on the November 3, 2020, ballot in the unlikely event that the Commission majority approves it. Commissioner Ed Ciampi has already advised his constituents that he does not support a tax to raise money to buy land for conservation and the IRL South Everglades restoration project, since property purchased by the County would be removed from the local tax roll.

On the same agenda, Ciampi and his colleagues will be asked to approve **more than \$8 million in contracts for projects ranging from Savannah Road resurfacing to architectural consulting services**, roadway mowing and stormwater area maintenance, with the largest amount (\$5.69 million) dedicated to the Mapp Road Town Center Improvements Project in Ciampi’s district. (Item DEPT-2)

A Comprehensive Plan Amendment for the highly controversial Christ Fellowship/Pulte Homes development (continued from the February 18,

2020, meeting) has been withdrawn at the developer's request and will not be heard on Tuesday (Agenda Item PH-1). And staff has requested cancellation of the second public hearing to adopt new zoning for the Palm City Community Redevelopment District (Item PHQJ-1).

However, a request for approval of a revised final site plan for Conchy Joe's Restaurant and a resolution to lower the speed limit from 35 mph to 30 mph on NE Indian River Drive between NE Causeway Boulevard and NE Jane's Terrace is still scheduled to be approved for a unified complex including the existing Conchy Joe's restaurant and the abandoned Admiral's Table, which will be reopened as a restaurant and microbrewery. (Item PHQJ-2)

Presentations on COVID-19 by the Martin County Health Department (Agenda Item PROC-3) and representatives of the municipalities of Sewall's Point, Stuart, Indiantown, Jupiter Island, and Ocean Breeze (Item PROC-4) have been scheduled.

NOTE TO MARTIN COUNTY RESIDENTS: The County Website is a good source for local information about the COVID-19 pandemic. Check frequently for updated notices of closings – Hobe Sound Beach, libraries, Sailfish Splash Waterpark, schools, Martin County golf course –as well as links to local, state and federal agencies and organizations that can provide assistance. County staff has done an excellent job updating and advising residents. Check out the link at

<https://www.martin.fl.us/Coronavirus#main-content>

Pandemic aside, the usual raft of Consent Agenda Items will be approved by the Commission without public discussion on Tuesday, including a resolution to re-name the Martin County Golf Course as "Sailfish Sands Golf Course" when the renovated/rebuilt amenity opens later this year. For some reason, Parks and Recreation Department staff and Commission Chair Harold Jenkins decided not to publicly celebrate the new name or the Jensen Beach High School freshman, Caleb Chagnon, who won a golf course naming contest and will be receiving a junior golf membership, hitting bay rental and golf lesson. Public discussion of this agenda item (CNST-15) might have at least provided a bright spot in an otherwise grim proceeding.

Other items on Tuesday's Agenda include:

– The Clerk's Warrant (CNST-2) disclosing that the County spent \$17,220,458.03 between February 18 and March 6 (more than \$956,692.00 a day) without disclosing to whom or for what purpose the funds were expended;

– Long-time employee Colleen Holmes will be recognized upon her retirement after more than 37 years in the County Attorney's Office and the Real Property Division (PROC-1);

– A total of \$364,757.00 in reductions will be approved for Code Enforcement fines levied against four property owners who corrected code violations (CNST-10, CNST-11, CNST-12 and CNST-13);

– Deputy Public Works Department Director James Gorton will be named Director of the department (formerly known as the Engineering Department) to succeed Director Terry Rauth, who is retiring on April 26;

– A resolution will be adopted to reduce the speed limit on SW Mapp Road in Palm City from 35 mph to 30 mph between SW Martin Highway and SW Martin Downs Boulevard (CNST-9).

Download or view Tuesday's agenda items at:

<https://martin.legistar.com/Calendar.aspx>

The meeting will begin at 9:00 a.m. Tuesday in the Armstrong Auditorium at the Blake Library. I cannot recommend that you attend the meeting under the circumstances. STAY HOME AND STAY SAFE. You can watch the meeting on TV or livestream it from the County website. E-mail commissioners about agenda items and other matters of interest to you at sheard@martin.fl.us, eciampi@martin.fl.us, dsmith@martin.fl.us, hjenkins@martin.fl.us, shetherington@martin.fl.us with copies to the County Administrator and County Attorney at tkryzda@martin.fl.us and swoods@martin.fl.us.

Ginny Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

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Stuart, FL 34995

Phone: (772) 287-0200

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forwarded by Donna Melzer, a dissatisfied Martin County resident - dissatisfied with this Martin County Commission Majority who made environmentalists not trust them to spend enviro tax money for what we intended;

a Commission Majority who puts developers over residents, spending for pet projects over addressing resident concerns over such as corona-virus issues, and who keep more and more public records off the county website and then wants \$100 to look at a few files.

To unsubscribe, hit reply and so advise.

From: dgregbraun@aol.com
To: [Sarah Heard](#); [Harold Jenkins](#); [Stacey Hetherington](#); [Edward Ciampi](#); [Doug Smith](#)
Cc: [Taryn Kryzda](#); [Nicki vanVonno](#)
Subject: CPA 19-19 Pulte at Christ Fellowship
Date: Friday, February 14, 2020 8:34:47 AM
Attachments: [Guardians to BOCC re CPA Pulte Homes w table rev 2-14-2020.pdf](#)
[20200213_06572506490_47_Soil_Report 2-13-2020.pdf](#)



Attached please find information from the Guardians of Martin County regarding Comp Plan Amendment 19-19, for your review prior to the Commission meeting on February 18, 2020.

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417



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Subject: Pulte Homes/Christ Fellowship Church – CPA # 19-19

Dear Commissioners of Martin County:

February 14, 2020

The Guardians of Martin County, a not-for profit 501(c)3 organization whose focus is on growth management, clean water and fiscal conservancy, is tasked with educating the public and governmental agencies and boards on these issues.

The Guardians have analyzed the request by Pulte at Christ Fellowship to amend Martin County's Comprehensive Growth Management Plan to allow a significant (100%) increase in the residential capacity on a ± 321 -acre parcel of mostly-vacant land on the east side of Pratt-Whitney Road north of SW Bulldog Way. In this connection, we take this opportunity to inform you of several concerns that we have with the proposed amendment.

The Guardians are concerned about potential unanticipated adverse impacts that could occur on the site and in the vicinity of the site if the County were to approve Comprehensive Plan Amendment # CPA-19-19, as follows. Our concerns include:

Compatibility with the surrounding community.

The subject property abuts a mostly-vacant 61-acre county-owned tract to the north, four approximately 5-acre parcels south of Bulldog Way, South Fork High school to the east and vacant land that is part of the Florida Club and ranchland to the west of Pratt-Whitney Rd. The four lots immediately south of the subject site and SW Bulldog Way consist of one vacant 4.3-acre parcel and three 5-acre parcels. Three of these are undeveloped and one residence stands on one of the 5-acre tracts. South of these tracts, the Foxwood residential community consists of residences on 2-acre lots. The agricultural land west of Pratt-Whitney Road is limited to one unit per 20 acres.

Based on these facts, The Guardians do not believe that amending the County's Comp Plan to allow one dwelling unit per acre on the Christ Fellowship Church parcel is consistent with the prevailing land use on these adjacent properties.

Hydrology

Because the subject property is currently designated as Rural Density, Comprehensive Plan Policy 4.13A.(2) requires that an analysis be performed for impacts of agricultural land conversion for amendments that propose changing Agricultural, Agricultural Ranchette or Rural Density future land use designations to another designation.

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REGISTRATION# CH30115



Section 4.13A.1.(2) of the CGMP specifically requires that a project “shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner.” Desk-top analyses of publicly available data indicate that, aside from the existing Christ Fellowship Church campus, the majority of the subject property is in its natural vegetative, topographic and hydrologic condition.

As is described in more detail in the attached February 2020 Natural Resource Conservation Service Custom Soil Resource Report, the Christ Fellowship Church property consists of several different soil resources, all of which have depths-to-water-table of 0”, 3-18” or 6-18”. Table 1, on the following page, excerpts information from the Soil Resource Report that directly relates to existing hydrologic conditions on the subject property. Following Table 1 is the NRCS soils map on which NRCS’ published “depth-to-water-table” figures have been added, demonstrating the comparatively high water table, not just in the mapped wetland areas, but across the subject tract.

The Guardians are concerned that conversion of the existing vacant land with its naturally high water table to a residential subdivision of one unit per acre density will necessarily result in a lowering of the water table on parts or all of the property, and therefore be contrary to Policy 4.13A.(2).

Conclusions:

The Guardians cannot support the proposed Amendment unless/until:

- 1) A final determination is made that approval of this Amendment is compatible with existing adjacent land uses;
- 2) A legal determination is made that approval of this Amendment will not compromise the County’s ability to prohibit the conversion of adjoining vacant agricultural land to Residential Estate Density; and
- 3) Site specific data are provided that show that approval of Comp Plan Amendment 19-19 will not adversely impact the hydrology of the area.

If the Board finds that sufficient site-specific data and testing are not currently available to properly evaluate this Comprehensive Plan Amendment, the Board should not approve the request to amend the Future Land Use Map, at least until such data are available. The Guardians, as a 501(c)3 organization, are available, however, at the written request of the Board, to recommend independent professionals to accumulate data, conduct testing and obtain independent analyses and make their results available to the Board for its subsequent evaluation and consideration.

Respectfully,

D. Greg Braun

D. Greg Braun
Executive Director

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Soils Information – Pulte at Christ Fellowship

Soil Map Unit # and Name	NRCS comments	NRCS on Drainage	Depth to Water Table	Hydric	Present on Adjacent Agricultural land?
16 Oldsmar fine sand 0-2% slopes	Farmland of Unique Importance	Poorly drained	6-18"	No	Yes
17 Wabasso sand 0-2% slopes	Farmland of Unique Importance	Poorly drained	6-18"	No	Yes
21 Pineda-Riviera fine sands association 0-2% slopes	Farmland of Unique Importance	Poorly drained Ponding frequent	0"	Yes	Yes
49 Riviera fine sand Frequently ponded 0 to 1% slopes	Farmland of Unique Importance	Very poorly drained Ponding frequent	0"	Yes	Yes
56 Wabasso and Olsmar fine sands depressional		Very poorly drained Ponding frequent	0"	Yes	Yes
63 Nettles Sand	Farmland of Unique Importance	Poorly drained	6-18"	No	No
66 Holopaw fine sand 0-2 % slopes	Farmland of Unique Importance	Poorly drained	3-18"	Yes	Yes
99 Water	Open water	Open water	At surface	N/A	Yes

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Custom Soil Resource Report Soil Map





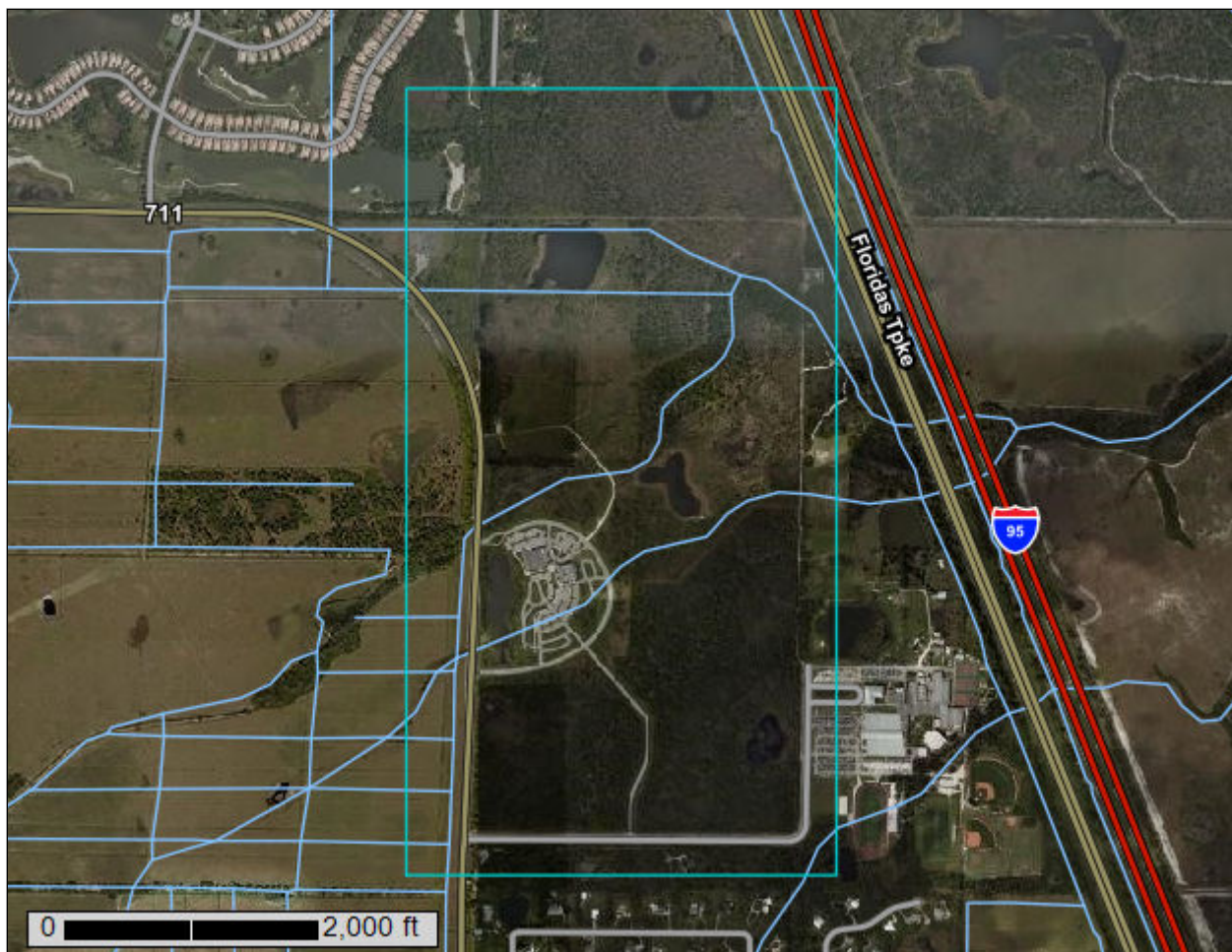
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Martin County, Florida**



February 13, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

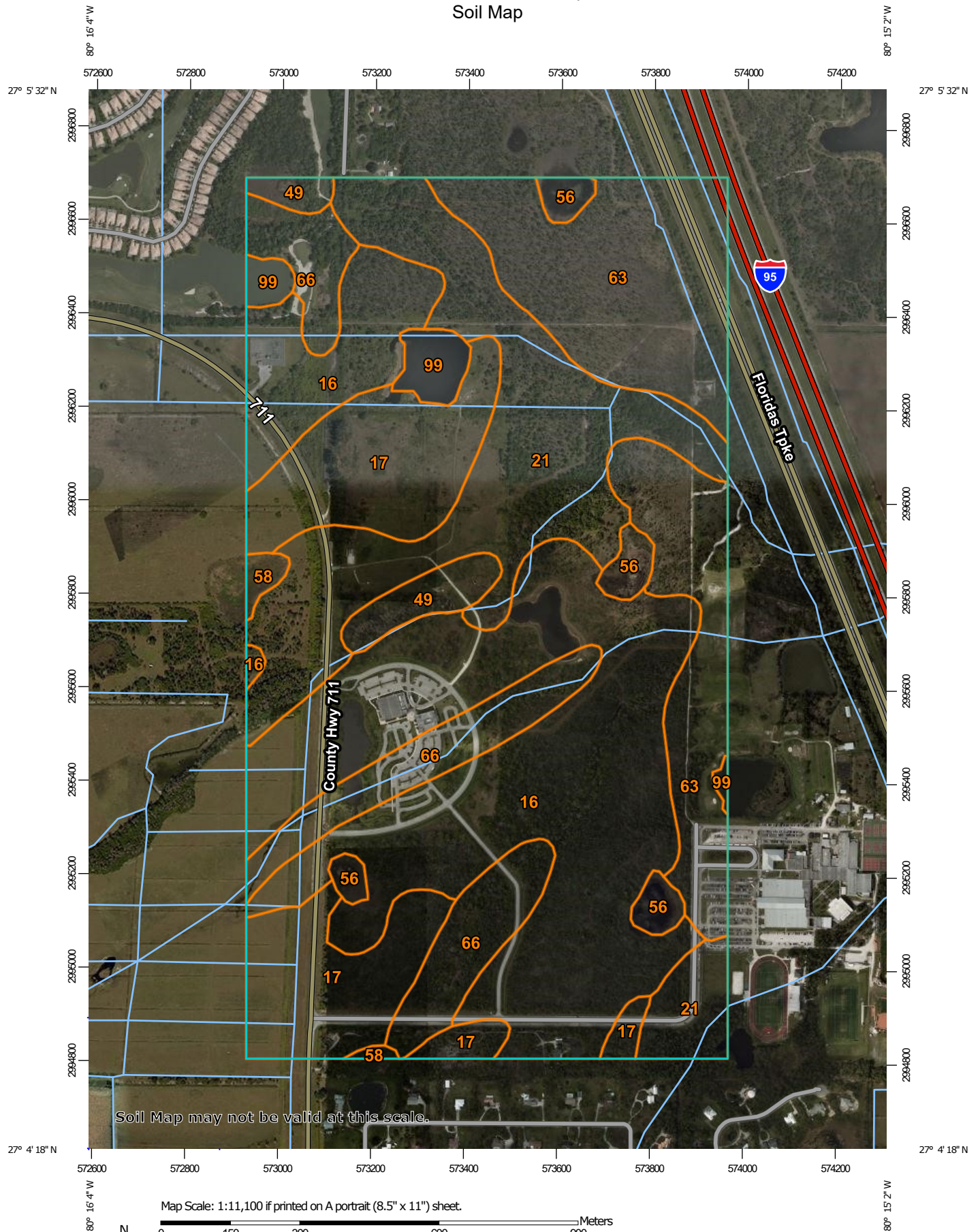
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 18, Sep 17, 2019

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

Date(s) aerial images were photographed: Mar 7, 2019—Mar 28, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	167.1	34.5%
17	Wabasso sand, 0 to 2 percent slopes	65.2	13.5%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	91.0	18.8%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	10.4	2.1%
56	Wabasso and Oldsmar fine sands, depressional	9.7	2.0%
58	Gator and Tequesta mucks	2.5	0.5%
63	Nettles sand	86.3	17.8%
66	Holopaw fine sand, 0 to 2 percent slopes	44.3	9.1%
99	Water	8.0	1.7%
Totals for Area of Interest		484.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

16—Oldsmar fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm4t
Elevation: 0 to 100 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 35 inches: fine sand
Bh - 35 to 50 inches: fine sand
Btg - 50 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Malabar

Percent of map unit: 5 percent
Landform: — error in exists on —
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: Slough (R155XY011FL)
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Boca

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: South Florida Flatwoods (R155XY003FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, tal
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Minor Components

Hallandale

Percent of map unit: 6 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Boca

Percent of map unit: 5 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear, concave

Ecological site: South Florida Flatwoods (R155XY003FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Linear, concave

Other vegetative classification: Slough (R155XY011FL)

Hydric soil rating: Yes

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy

Elevation: 0 to 40 feet

Mean annual precipitation: 46 to 64 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent

Riviera and similar soils: 40 percent

Custom Soil Resource Report

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand

E - 1 to 5 inches: fine sand

Bw - 5 to 36 inches: fine sand

Btg/E - 36 to 54 inches: fine sandy loam

Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 15 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Slough (R155XY011FL)

Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Concave, linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand

E - 6 to 28 inches: fine sand

Bt/E - 28 to 36 inches: fine sandy loam

Custom Soil Resource Report

Btg - 36 to 42 inches: sandy clay loam

C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Slough (R155XY011FL)

Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Boca

Percent of map unit: 3 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Concave, linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Oldsmar

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Basinger

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

56—Wabasso and Oldsmar fine sands, depressional

Map Unit Setting

National map unit symbol: 1jq96
Elevation: 10 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Wabasso and similar soils: 45 percent
Oldsmar and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 31 inches: fine sand
Bh - 31 to 35 inches: fine sand
Bt - 35 to 43 inches: sandy clay loam
Cg - 43 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: C/D

Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Description of Oldsmar

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 12 inches: fine sand

E - 12 to 34 inches: fine sand

Bh - 34 to 52 inches: fine sand

Bt - 52 to 68 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 4 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

58—Gator and Tequesta mucks

Map Unit Setting

National map unit symbol: 1jq98
Elevation: 10 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Gator and similar soils: 50 percent
Tequesta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gator

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave

Custom Soil Resource Report

Across-slope shape: Concave

Parent material: Herbaceous organic material over loamy and sandy marine deposits

Typical profile

Oa - 0 to 24 inches: muck

Cg1 - 24 to 48 inches: fine sandy loam

Cg2 - 48 to 56 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: B/D

Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)

Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)

Hydric soil rating: Yes

Description of Tequesta

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Stratified sandy and loamy marine deposits

Typical profile

Oa - 0 to 14 inches: muck

A - 14 to 26 inches: sand

Eg - 26 to 30 inches: sand

Btg - 30 to 40 inches: sandy clay loam

B/C - 40 to 48 inches: loamy sand

Cg - 48 to 64 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)

Custom Soil Resource Report

Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

63—Nettles sand

Map Unit Setting

National map unit symbol: 1jq9d
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Nettles and similar soils: 80 percent

Custom Soil Resource Report

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nettles

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand

E - 5 to 32 inches: fine sand

Bh - 32 to 51 inches: fine sand

Btg - 51 to 62 inches: fine sandy loam

Cg1 - 62 to 71 inches: loamy sand

Cg2 - 71 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 30 to 50 inches to ortstein

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: South Florida Flatwoods (R156BY003FL)

Hydric soil rating: No

Minor Components

Waveland

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: South Florida Flatwoods (R156BY003FL)

Hydric soil rating: No

Salerno

Percent of map unit: 5 percent

Custom Soil Resource Report

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Oldsmar

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R156BY003FL)
Hydric soil rating: No

Basinger

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Slough (R156BY011FL)
Hydric soil rating: Yes

66—Holopaw fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2vbpd
Elevation: 0 to 130 feet
Mean annual precipitation: 37 to 62 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Holopaw and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holopaw

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand

Custom Soil Resource Report

Eg - 6 to 42 inches: fine sand
Btg - 42 to 60 inches: fine sandy loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 6 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Boca

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: South Florida Flatwoods (R155XY003FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: Slough (R155XY011FL)

Other vegetative classification: Slough (R155XY011FL)

Hydric soil rating: Yes

99—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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From: [Colleen Pachowicz](#)
To: [Harold Jenkins](#)
Subject: FW: Christ Fellowship Church - Pulte Development
Date: Monday, September 28, 2020 9:00:37 AM

Good morning.

Please read prior to your 4:30 phone call today.

Thank you!

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: John Sedwitz <jsedwitz@gmail.com>
Sent: Friday, September 25, 2020 6:29 PM
To: Colleen Pachowicz <comaide3@martin.fl.us>
Subject: Christ Fellowship Church - Pulte Development



Colleen ,

Please share with Commissioner Jenkins prior to our meeting on Monday afternoon.

Have a nice weekend!

Dear Commissioner Jenkins,

We are writing to you today to ask that you deny the request for Christ Fellowship/Pulte for a proposed Amendment to the Martin County Comprehensive Plan.

Pulte is setting forth their argument on a pretense that minimum half acre lot sizes were set for the Secondary Urban Services District because they had to depend on septic systems. Pulte suggests that lot sizes appear to be related to the use of septic systems in the SUSD. This has no basis at all.

I refer you to Policy 4.7A.1 of the CGMP, it states that, "All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District."

Policy 4.7A. "The Primary Urban Service District boundaries are intended to separate urban from non-urban areas."

Policy 4.7A..10 “Second priority shall support the staged development of suitable lands in the Secondary urban Service District, at densities specified in Policy 4.7B.1, or as they are converted to the Primary Urban Service District. The term “Staged” development, it goes on to explain, shall mean the geographical, logical progression of land use from more intensively developed areas adjacent to the Primary Urban Service District to the lesser developed, lower density areas of the Secondary Urban Service District.

The Proposed Pulte project does not fall under this category, it is not adjacent to the Primary urban Service District. The Policy is clearly defining a difference in geographical terms to set boundaries between each kind of development that is allowed in each District. The policy says nothing about water or wastewater services which Pulte is using for an excuse to request an Amendment Change to allow them to build four houses per acre.

As the Policy sets forth, lot sizes were set to provide a logical progression of land use from higher density to lower density, to provide a geological difference between Primary and Secondary Urban Services District. This request by Pulte/Christ Fellowship is not consistent with the CGMP, their request is inappropriate and we ask that you deny it.

Neither is Pulte/Christ Fellowship proposed amendment compatible with the character of the existing land uses in the adjacent and surrounding area and is not suitable for the property in discussion. Agricultural land is right across the road from them.

Policy 4.13A7 states, “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.” These are the criteria to determine density in urban residential districts, not whether the development has access to water and wastewater services.

Population trends and housing needs are being met in Martin County at the present time. There are many homes for sale. Also, 1,450 new homes/Townhomes have been approved to be built, and with the approval of Carnation State on Gomez Ave, the number will be about 1,530. Pineland Prairie begins construction in 2021 of 1,200 homes, then following Tradewinds, Trillium, Hobe Sound Village, etc. Habitat for Humanity is building in Hobe Sound and Indiantown to add 40 more houses. Many new houses are slated to be built already to take care of population trends, and current housing needs.

As to “Past Character”, there are no residential land consumption of this pattern and magnitude in the Secondary Urban Services District, placing four homes per acre.

The School Analysis Report states that South Fork High School is

over-enrolled at the present time. It states that a capacity shortfall would require mitigation by the applicant at the time of final site plan approval. Exactly what would this mitigation look like? Reducing the number of homes built? Or that any high school children who move to Pulte will be bused to Martin County High? Or would there be an increase in citizen's taxes to expand SFHS? Whatever they choose, Martin County Schools are about to become even more overcrowded.

Christ Fellowship/Pulte is also requesting to provide Amenities at this site. Exactly what would that include? A Spa, a Hair and Nail Salon, a small Gym, A Refreshment Center, Coffee Shop, Laundromat?

We respectfully submit these Policy-Based objections to the Proposed Amendment to the Martin County Comprehensive Plan. Please deny this proposal.

Hobe Sound Concerned Citizens Coalition
John Sedwitz - President
Beverly Halstead - Secretary



John Sedwitz

Jsedwitz@gmail.com

772-932-4095

From: [Philip Stritzinger](#)
To: [Harold Jenkins](#)
Cc: [Philip Stritzinger](#)
Subject: New building project proposed by Pulte Homes
Date: Sunday, February 16, 2020 6:19:49 AM

This Email Sent From External Sender

As you know, Operation 300 has an incredible opportunity to have a permanent home on 20 acres of property currently owned by Christ Fellowship Church.

As a Veteran Navy SEAL living in Martin county I would like you to know that the new community being proposed by Pulte homes is something that, I as a voter, support because it will be good for our community – not just because it benefits Operation300. You may be aware of the Navy UDT/SEAL Museum in Ft Pierce and how much they contribute to the community in tourism and good will. I believe that this property will bring similar good relations both within and between communities in Martin County. I am asking that you vote in favor of this proposed community.

Thank You
Philip J Stritzinger
8617 SE Sharon St
Hobe Sound FL 33455

From: [Joseph Featherstone](#)
To: [Harold Jenkins](#)
Subject: New Pulte development support
Date: Monday, February 17, 2020 9:08:44 AM



Hi Harold!

Great event at Harry's!

I am writing to express my support of the new Pulte development!
I believe it will be a great thing for the community and our beloved county on multiple levels,
and they are going about the project in an honorable and responsible manner.
Please vote in favor of this development!

Thank you!

Joseph M. Featherstone
Director of Strategic Partnerships | Wall Private Wealth
Investment Advisor Representative | U.S. Private Wealth
(561) 855-4635 | (888) 511-9255
www.leanonthewall.com

From: [Dawn 127](#)
To: [Comish](#)
Subject: Operation 300
Date: Monday, February 17, 2020 3:17:39 PM



Martin County Commissioners,

We would like to voice our support for the proposal by Pulte homes. We believe in well-planned communities, that look to preserve land, protect our environment and give back to our community. We believe this proposal meets those goals. We strongly support the work of Operation 300 and are excited that Martin County and so many of it's residents support Gold Star families. Please consider a YES vote knowing that you're representing your constituents as you do so.

Thank you.
Dawn Beattie
Clarification Specialist

One Twenty-Seven Payment Systems
Clearing Confusion for Better Business
toll free: 866-878-0117 ext 723
954-789-7607
EFax: 866-878-0117
dawn@127payments.com <<http://www.127payments.com/>>

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From: [Lisa Leung](#)
To: [Doug Smith](#); [Harold Jenkins](#); [Stacey Hetherington](#); [Edward Ciampi](#); [Sarah Heard](#); [Comish](#)
Subject: Operation 300/ Pulte Support
Date: Friday, February 14, 2020 11:25:28 AM



Dear Commissioners:

I would like to write to express my **full support** for Christ Fellowship Church along with Operation 300 in their proposed project. I believe the church's proposed project is a benefit to the community and their donation to Operation 300 is a wonderful and necessary blessing to families who have paid the ultimate price for patriotism.

Sincerely,

Lisa Leung
919 SE Osceola Street
Stuart, FL 34994

From: [Christopher Teeters](#)
To: [Comish](#)
Subject: Please approve the Pulte project
Date: Monday, September 28, 2020 3:51:53 PM



Dear Martin County Commissioners,

There is a need and demand for single family homes in southern Martin County. The Pulte Group PUD at 10205 SW Pratt Whitney Road is consistent with thoughtful planning and responsible growth , while protecting the surrounding environment in our rural communities

In addition to the much needed housing development, we are pleased that the project will also create a permanent 20 acre home for Operation 300, a Martin County nonprofit organization providing mentorship and fun through retreats and camping opportunities to children of Gold Star Families who have lost parents while serving in the US military.

We thank you for your consideration and support of the Pulte Group's PUD request.

Chris & Dianna Teeters
7347 SE Pierre Circle
Stuart, FL 34997

From: [michelle wallace](#)
To: [Comish](#)
Subject: Please approve the Pulte project
Date: Monday, September 28, 2020 1:20:18 PM



Dear Martin County Commissioners,

The Pulte plan is a good plan - for people and the environment. Their density request will require them to do a Planned Unit Development meaning a more compact area where the homes and roads will go and requiring those homes to hookup to water and sewer rather than having septic tanks. This smaller development footprint means more land can be preserved and is better for the health of our river because of how water will be filtered through their property. More homes actually means more preserve area. This makes much more sense than leaving their density as is.

I also really like that the project will create a permanent 20 acre home for Operation 300, a Gold Star Family organization that is giving Martin County national exposure and helping so many children. I respectfully encourage your support of the Pulte requests.

I look forward to your approval,
Michelle Wallace
317-432-0005

Sent from my iPhone

From: [Magallanes, Stephen](#)
To: [Comish](#)
Subject: Please vote in favor of the Pulte project
Date: Monday, September 28, 2020 3:42:59 PM



Honorable Commissioners,

My name is Steve Magallanes and I am the owner of Collaborative Wealth of the Treasure Coast in Stuart, FL. I have been following the Pulte project for about a year and they've done a great job reaching out to the community to explain their plans and make improvements to it. Their plans are reasonable and their density request of one unit per acre is a sensible transition between Florida Club to the north and Foxwood to the south. I respectfully ask you to vote in favor of this project.

Thank you for taking the time to read my email.

"The greatest compliment a client can give us is the referral of a loved one or friend. Thank you for your trust in us"

Steve Magallanes, CFP®
Wealth Advisor | Partner

**CollaborativeWealth
Treasure Coast**
1805 S. Kanner Highway
Stuart, FL 34994

Direct: [\(772\) 600-1054](tel:(772)600-1054)
Main: [\(772\) 283-6342](tel:(772)283-6342)
Fax: [\(772\) 382-8000](tel:(772)382-8000)
smagallanes@cwm-mail.com

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From: [Colleen VanSuetendael](#)
To: [Comish](#)
Subject: Pulte at Christ Fellowship
Date: Tuesday, February 18, 2020 7:54:43 AM

This Email Sent From External Sender

Attn: Martin County Commissioners

My husband and I are 27 year homeowners in Foxwood on Pratt & Whitney Road, nearly adjacent to the proposed development at Christ Fellowship. We vehemently oppose their request for a land map amendment for the project.

Martin County planners spent extremely valuable time many years ago crafting our comprehensive plan which has ensured, to the best of its ability, that our county develop in an orderly fashion, unlike our neighbors to the north and south of us.

Pulte has the right to develop the land according to the current comprehensive plan. But it is disingenuous for developers to purchase land knowing full well the zoning restrictions attached to that land, and then cry about it after the fact. Their desire to maximize their profits does not negate the need to do the right thing.

This proposal will have a detrimental effect on South Fork high school which is already suffering.

For these and other reasons I urge you to deny the future land use amendment.

Thank you,
Colleen VanSuetendael
11546 SW Meadowlark Cir
Stuart, FL 34997
772-485-5424

From: [April watson](#)
To: [Comish](#)
Subject: Pulte at Christfellowship
Date: Monday, February 3, 2020 8:30:51 PM



Good evening,

I'm writing to oppose this development for several reasons. I am a member of that church and feel they mislead the community as well as their congregation. The projected plan does not go with their "God County" comments they use frequently when they come to Stuart. They want us to support them when they are only looking to benefit with the money that will change hands if sold. There are many ways they could support their community with that land and give back to those that are in need.

Another reason I oppose is the schools that would be needed if we increase the population by 293 houses. Our schools are over crowded now, teachers do not have the time to actually teach the kids in their class due in part to sizes.

A third reason is the roads around the proposed development are already over populated. Kanner highway renovation has been a county NIGHTMARE for years and is only getting worse!

Our small community is expanding at a rapid rate and those of us who liked the small town community are being over crowded with people from the south and north. Our sheriff department does an excellent job at keeping most of the crooks out however if we keep building then there will be no small community at all to protect. We will be like all the other major cities like Port St Lucie, West Palm Beach, Miami just to name a few where all these people are coming from that are full of crime!

Leave our community with the rural area for families who support our small community and want to raise their family in the country settings that we all love about Martin County.

From: [Judy Gordon](#)
To: [Comish](#)
Subject: Pulte Christ Fellowship Church request for zoning and FLUM changes C-148-008
Date: Saturday, December 14, 2019 4:02:27 PM



Dear Commissioners,

A request from Christ Fellowship Church to change the Future Land Use Map for 321 acres of their property from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per 1 acre) is about to be heard by the LPA on Dec 19, 2019 and then later by the BOCC.

When the church originally bought this land and developed their church back in 2012, we didn't resist because we thought it was a good fit for our neighborhood. The church would only add significant traffic on Sunday's mostly and even if they built a school it would only add to the South Fork high school traffic we already have. We thought it was a better option than the possibility of a developer planning to build homes, which would interfere with our quiet lifestyle we had planned and were enjoying. This was a very large piece of property and could conceivably have placed many burdens on traffic, water, fire rescue, police and schools. So having a church was a much nicer alternative.

Now, it is clear that the church plans to sell off the remaining, undeveloped part of their property to Pulte for the purpose of establishing a PUD with close to 300 houses. In addition to these 300 houses they are planning to donate 20 acres to Operation 300 for their exclusive use.

Staff recommendation says that the land use designation is "generally compatible" to neighboring parcels and their land uses.

I disagree.

To the southwest, across Pratt Whitney is the agricultural land that Hobe Sound Ranch is trying so desperately to develop. To the South is Foxwoods. An equestrian residential community of 1 house per 2 acres. To the East is South Fork High School. To the North is General Institutional, and Rural Density residential (1 unit per 2 acres). To the Northwest is a PUD the Florida Club, a residential community. There is no compatibility to neighboring parcels.

It would seem to me, in reference to the above land use designations of the neighboring properties, that the land use and zoning should stay the way they are. If the Church wants to develop their extra land and build 160 units, so be it.

I see no reason, except the developers hoping to make more money, for a change.

I urge you to vote against staff recommendation.

From: [Mandy DeNardo](#)
To: [Comish](#)
Subject: PULTE GROUP REZONING AT CHRIST FELLOWSHIP
Date: Monday, February 3, 2020 1:12:14 PM



To Whom It May Concern,

This letter serves to notify you that we are in favor of the work proposed for the rezoning. We don't believe we will be available to attend the meeting so we are writing in lieu. We resided at: 2441 SW Regency Rd. Stuart, FL 34997

Sincerely,
Amanda DeNardo & Jeffrey Rainey
561-436-8500

From: dgregbraun@aol.com
To: [Harold Jenkins](#); [Stacey Hetherington](#); [Sarah Heard](#); [Edward Ciampi](#); [Doug Smith](#)
Cc: [Taryn Kryzda](#); [Paul Schilling](#)
Subject: Pulte Homes at Christ Fellowship
Date: Sunday, September 27, 2020 9:58:05 AM
Attachments: [Guardians to BOCC re CPA Pulte Homes 9-27-2020.pdf](#)



The Guardians of Martin County have diligently considered the request by Pulte Homes at Christ Fellowship Church to amend Martin County's Comprehensive Growth Management Plan to allow increased residential development on a 321-acre tract on the east side of Pratt-Whitney Road near South Fork High School.

Due to the incompatibility of the project with the prevailing land use on adjoining properties and concerns about potential adverse impacts on water quality in the South Fork of the St. Lucie River, the Guardians are opposed to the requested Amendment. Attached please find our letter and supporting information.

Greg Braun
Executive Director
The Guardians of Martin County

From: [Jeff Wilkinson](#)
To: [Comish](#)
Subject: Pulte project is needed
Date: Monday, September 28, 2020 12:53:34 PM



Commissioners,

I think the Pulte project should be approved for several reasons. The county needs new revenue. I'm not a developer or elected official but I can do basic math. When the church purchased over 300 acres about 8 years ago, the County lost the tax revenue of the land and the future development potential of that land. If the project moves forward, the land will be back on the tax roll and the county will get impact fees and annual tax revenue of 284 homes.

While some of us are getting on in years and don't need a new home, there are many people who do. Martin County needs more housing and their plans for this new community will create a nice new neighborhood. I also like that its near the high school. Maybe some families will move in there.

Lastly, your own staff and planning agency approved it. You should listen to your experts and approve this new neighborhood.

Jeff Wilkinson
Sent from my iPhone

From: [Brian Moriarty](#)
To: [Comish](#)
Subject: Pulte Project
Date: Tuesday, September 29, 2020 12:12:19 AM



Dear Commissioners,

Up until last week, I lived in the general area of the proposed Pulte project and feel the density change makes sense. The improvements being made to Kanner Hwy, as well as the Pratt Whitney & Kanner intersection, along with traffic calming, better lighting, and landscaping at the proposed entrance to the project will not only accommodate the traffic from this new neighborhood, but it will also make the curve on Pratt Whitney even safer. I hope you will vote to support the Pulte project.

Christ Fellowship is a wonderful asset to our community and I support their mission 100%.

Sincerely,
Dr. Brian Moriarty

From: [James Crocker](#)
To: [Harold Jenkins](#)
Subject: Pulte Proposed development
Date: Saturday, February 15, 2020 2:00:28 PM



Hi Harold,

It's likely you're meeting some resistance to the referenced proposed development out west but I just wanted to weigh in and let you know that I am in favor of that development. If that makes any difference I just wanted you to know my opinion. Inventory is so tight in the county that is difficult for my folks to find affordable housing. Any increase in inventory will have a positive impact on economics for my people.

Waterblasting Technologies



James P. Crocker

President

[3170 S.E. Slater St., Stuart FL 34997 USA](#)

www.waterblastingtechnologies.com

james@waterblasting.com

www.waterblasting.com

[1.772.223.7393](tel:17722237393) Office

[1.772.223.5461](tel:17722235461) Fax

[1.772.260.2773](tel:17722602773) Cell

James_Sig_Image



From: [Adam Dowd](#)
To: [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Re: 13Apr21 Public Hearing (CPA 19-19 & CPA 20-04 Text Amendment)
Date: Monday, April 26, 2021 9:52:19 PM
Attachments: [image003.png](#)



To the Martin County Board of Commissioners:

First and foremost, thank you for your service. I recognize that you have tremendous weight on your shoulders and that every decision you make is unpopular to some of your constituents.

My name is Adam Dowd, and I am a 48-year-old engineer living in western Martin County. On Tuesday, April 13th, I attended a public hearing for the first time. I attended on behalf of my neighbor, Roy Gustafson, but found myself regretting that that combination of my professional and personal lives have kept me from getting involved sooner. I attended to make comment on CPA 19-19 & CPA 20-04 Text Amendment (Christ Fellowship/Pulte Group), but I soon realized that the topic was already a bit of a runaway train that was not about to be stopped.

I am writing today with the understanding that there will be another hearing on 27Apr (tomorrow), at which the Pulte Group will be presenting their development plans. In addition to the plans they present, which will serve their own interests, I would like to know how we are planning the following activities, which will be required to preserve the public safety of the residents of Martin County. Ensuring the public safety was stated as being the most important role of the board on 13Apr (and I agree).

1. The plan shown by Pulte stated that the PUD would be acceptable because it was “near a major roadway (Kanner Hwy.)”. However, they also stated that the main entryway would be on Pratt-Whitney Road, south of Kanner Hwy. What is the plan for making Pratt-Whitney Road a four-lane thruway? Pratt-Whitney Road is already dangerous between Kanner Hwy. and Bridge Road due to the wildlife that makes its way across the road at all hours of the day. The situation is exacerbated in the morning and afternoon when South Fork High begins and ends the school day. Pratt-Whitney Road is not sufficient to handle another 600 cars. There will be far more accidents than there are today.
2. In addition to Pratt-Whitney Road being expanded to four lanes, what is the plan for putting stop lights at the entrance to the new neighborhood and at both Foxwood entrances? With the amount of traffic on Pratt-Whitney Road the stoplights will be necessary to ensure public safety. There are also currently public school bus stops at both Foxwood entrances, and it would make sense for another one to be located at the

entrance to the new neighborhood.

3. What is the plan for expanding South Fork High School or possibly building a new high school? SFHS is already using multiple “temporary” classrooms and does not have the capacity for more students.
4. What do we do about the wildlife that is currently living on the land that will be developed? There are several very special species that call that area home.
5. What is the plan for, at a minimum, for expanding the width of Bridge Road between Pratt-Whitney Road and I-95? It is not hyperbole to state that this particular stretch of road is already something of a death trap whenever you pass a semi-truck traveling in the opposite direction. There are NO shoulders on that stretch of road, and adding a couple hundred more cars (assuming the rest travel north) will make that stretch of road a HUGE problem. Please know that I do not begrudge the trucking industry. The road is just too narrow right now.

Given the above considerations, “the plan” should include the required budget for these activities. Who will fit the bill? This is where St. Lucie County stumbled in the early 2000s, when they opted for growth before they had the necessary infrastructure in place. As a result, they panicked and built the required infrastructure but left the tax payers with a huge bill. As a tax payer (and a voter) in this area, I am not interested in higher taxes. I am more interested in maintaining our reputation in Martin County for responsible growth. I hope you will help in that endeavor.

I appreciate your taking the time to read this – I know time is a difficult commodity these days. I just want to make sure we (Martin County) remain in control of our way of life and do not have it dictated by developers or other outside interests. If the Pulte Group has answers for the above or plans to pitch in then I am all ears. Each of you has more history with this type of initiative than I do, and it’s possible that you’ve considered my above questions and even more. As an engineer, I am always interested in helping to find solutions and not causing problems.

I wish you all the best,

Adam Dowd

Discipline Lead – Manufacturing Operations Engineering

FTT America, LLC
1701 Military Tr. Suite 110 | Jupiter, FL 33458 USA

+1 (561) 427-6295 Office | +1 (561) 427-6191 Fax
adam.dowd@kratosdefense.com



Visit our website: <https://kratosdefense.com>

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From: [Dan Sorrow](#)
To: [Harold Jenkins](#)
Subject: RE: Pulte at Christ Fellowship Commissioner Meetings
Date: Thursday, March 21, 2019 4:24:29 PM

Yes, looking forward to it. Leo Abdella (CF Church), Patrick Gonzales (Pulte), Garrett Dinsmore (Pulte), Tyson Watters (Land Use Attorney) and myself (Cotleur & Hearing) will be meeting w/ Commissioner Jenkins.

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager
561.747.6336 x112 | office
561.401.2926 | cell



Landscape Architects • Land Planners • Transportation
1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



CHanging the Way we live to preserve Where we live.

From: Colleen Pachowicz [mailto:comaide3@martin.fl.us] **On Behalf Of** Harold Jenkins
Sent: Thursday, March 21, 2019 4:18 PM
To: Dan Sorrow <dsorrow@cotleur-hearing.com>
Subject: RE: Pulte at Christ Fellowship Commissioner Meetings

Good afternoon.

I would like to confirm the meeting with Commissioner Jenkins tomorrow (Fri. March. 10) at 1:30pm at Commissioner Jenkins' office in Stuart. Please confirm and also advise who will be in attendance. Thank you very much.

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-221-2357 (o) 772-288-5432 (fax)

From: Dan Sorrow <dsorrow@cotleur-hearing.com>
Sent: Wednesday, March 6, 2019 3:13 PM
To: Colleen Pachowicz <comaide3@martin.fl.us>; Teri Pryor <tpryor@martin.fl.us>
Cc: Rosemarie Zummo <comaide2@martin.fl.us>; Stacey McKindles <comaide5@martin.fl.us>; Kathleen Boden <comaide1@martin.fl.us>; Teresa Wortman <comaide4@martin.fl.us>
Subject: RE: Pulte at Christ Fellowship Commissioner Meetings

Great. Thank you

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager

561.747.6336 x112 | office

561.401.2926 | cell



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Hearing**

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CHanging the Way we live to preserve Where we live.

From: Colleen Pachowicz [<mailto:comaide3@martin.fl.us>]

Sent: Wednesday, March 6, 2019 3:09 PM

To: Dan Sorrow <dsorrow@coteleur-hearing.com>; Teri Pryor <tpryor@martin.fl.us>

Cc: Rosemarie Zummo <comaide2@martin.fl.us>; Stacey McKindles <comaide5@martin.fl.us>;

Kathleen Boden <comaide1@martin.fl.us>; Teresa Wortman <comaide4@martin.fl.us>

Subject: RE: Pulte at Christ Fellowship Commissioner Meetings

Good afternoon.

I would like to request to tentatively be placed on the calendar for 1:30 for Commissioner Jenkins.

**** Please note my email address is now Comaide3@martin.fl.us.**

Colleen Pachowicz

Executive Aide, Commission District 3 and Legislative Aide

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

772-221-2357 (o) 772-288-5432 (fax)

From: Dan Sorrow <dsorrow@coteleur-hearing.com>

Sent: Wednesday, March 6, 2019 3:03 PM

To: Teri Pryor <tpryor@martin.fl.us>

Cc: Rosemarie Zummo <comaide2@martin.fl.us>; Stacey McKindles <comaide5@martin.fl.us>;

Kathleen Boden <comaide1@martin.fl.us>; Colleen Pachowicz <comaide3@martin.fl.us>; Teresa

Wortman <comaide4@martin.fl.us>

Subject: RE: Pulte at Christ Fellowship Commissioner Meetings

Thank you all. We humbly request afternoon on Friday 3/22.

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager

561.747.6336 x112 | office

561.401.2926 | cell



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From: Teri Pryor [<mailto:teripryor@martin.fl.us>]

Sent: Wednesday, March 6, 2019 2:57 PM

To: Dan Sorrow <dsorrow@cotleur-hearing.com>

Cc: Rosemarie Zummo <comaide2@martin.fl.us>; Stacey McKindles <comaide5@martin.fl.us>; Kathleen Boden <comaide1@martin.fl.us>; Colleen Pachowicz <comaide3@martin.fl.us>; Teresa Wortman <comaide4@martin.fl.us>

Subject: RE: Pulte at Christ Fellowship Commissioner Meetings

You will have to negotiate with each of the five Commission Executive Aides on their individual availability. I am cc'ing them on this reply.

Thank you.

Teri Pryor
Executive Aide
Martin County Administration

From: Dan Sorrow <dsorrow@cotleur-hearing.com>

Sent: Wednesday, March 6, 2019 2:51 PM

To: Teri Pryor <teripryor@martin.fl.us>

Subject: Pulte at Christ Fellowship Commissioner Meetings

Hi Teri,

We would like to schedule back to back meetings with each of the commissioners to discuss the Pulte at Christ Fellowship project.

Our team (5 total) would like to review the project and understand what is important from the commissioner's standpoint.

We have already met with the administration and received positive feedback.

Is it possible to have the meeting on Friday 3/22?

Thank you,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager

561.747.6336 x112 | office

561.401.2926 | cell



Landscape Architects • Land Planners • Transportation

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



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From: [Joe Doodian](#)
To: [Doug Smith](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Sarah Heard](#); [Harold Jenkins](#)
Subject: Re: Re:
Date: Tuesday, September 29, 2020 4:49:47 PM



By the way. I am not an ineffective windbag. In the fight against Palm City Costco. I presented my case to the CEO Walter Craig Jelinek. Not based on a self-serving we don't want you here argument. It was a well-rounded argument. That addressed the resident's concerns and in a major way what Costco should be concerned about.

Based on the overall business, profitability, logistical, & competitive concerns Costco should have.

I received direct replies from two people very high up on the Costco food chain. I know from their comments. My argument hit a nerve with Mr. Jelinek. I was far from the only one. Together Palm City residents fought Goliath & won.

On Tue, Sep 29, 2020 at 4:34 PM Joe Doodian <canarsiejoe@gmail.com> wrote:

[Julie Colonna](#) [Martin County Raw](#)

1 hr ·

Pulte Homes and Christ Fellowship got their density approved with only Sarah Heard voting no. One must wonder when did Christ Fellowship get into home building? (More homes nearby their Church could mean more revenue for them, tax-free of course) Was this part of their original plan? How much money have we as taxpayers paid out to fight the legal battle brought against the county by Harmony Ranch when the county voted no against them for a similar request? This approval today will surely also have some bearing on the Harmony Ranch lawsuit as well, no?

Thank you, Commissioner Heard.

As I have said before. This isn't 1980, 1990, or 2000. Today coalitions can be formed in days.

A backlash against irresponsible growth will be formed. Notice I said irresponsible growth.

Properties are bought under a delegated zoning. The choice to change that zoning is not only based on a specific property request.

It is also based on the overall increases in residential buildings. The county's ability to provide the services & infrastructure to maintain the quality of life Martin County residents demand.

The amount of growth within the county also has to be weighed out. You are the gatekeepers we elect you to do a few things. Provide essential services. All first responder emergency services, & to uphold the will of the people you serve. With the help of a few prominent county residents. A coalition to maintain

Martin Counties' quality of life will be formed. On a very large scale. Irresponsible growth is not inevitable.

On Fri, Sep 18, 2020 at 6:56 PM Joe Doodian <canarsiejoe@gmail.com> wrote:

On Fri, Sep 18, 2020, 4:52 PM Joe Doodian <canarsiejoe@gmail.com> wrote:

[https://www.facebook.com/photo?](https://www.facebook.com/photo?fbid=2679159318853199&set=pcb.3404342526295565)

[fbid=2679159318853199&set=pcb.3404342526295565](https://www.facebook.com/photo?fbid=2679159318853199&set=pcb.3404342526295565)

Growth must go hand in hand with the supportive infrastructure to maintain the quality of life we are accustomed to!

The history of sprawl, traffic, congestion & overcrowding that has plagued Southern Palm Beach, Dade, & Broward.

Will not be repeated in Martin County. It is that simple.

You either provide the infrastructure & services to maintain our quality of life or you do not grant the land-use changes

developers request. They keep their original property designation.

Times have changed as we can see all around us these days.

It is not difficult to join people of a similar mindset together to fight for what they believe in.

I am not anti-growth. I am anti-mismanaged growth that adversely impacts our quality of life! There are thousands of examples to choose from. Martin County will never become one of those examples.

Grow responsibly or not at all.

From: [Joe Doodian](#)
To: [Doug Smith](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Sarah Heard](#); [Harold Jenkins](#)
Subject: Re: Re:
Date: Tuesday, September 29, 2020 4:35:12 PM



[Julie Colonna](#) [Martin County Raw](#)

1 hr ·

Pulte Homes and Christ Fellowship got their density approved with only Sarah Heard voting no. One must wonder when did Christ Fellowship get into home building? (More homes nearby their Church could mean more revenue for them, tax-free of course) Was this part of their original plan? How much money have we as taxpayers paid out to fight the legal battle brought against the county by Harmony Ranch when the county voted no against them for a similar request? This approval today will surely also have some bearing on the Harmony Ranch lawsuit as well, no?

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<https://www.facebook.com/photo?fbid=2679159318853199&set=pcb.3404342526295565>

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Martin County will never become one of those examples.

Grow responsibly or not at all.

From: [John Lieber](#)
To: tcnletters@scripps.com; [Campbell, Rich](#)
Subject: Veiled bribery
Date: Saturday, December 7, 2019 10:44:38 AM
Attachments: [Pulte letter.pdf](#)



Mr. Campbell, This letter may be over the word limit but its' topic is worthy of the additional words, It is also timely as their public meeting and first Commission presentation is soon. Mr. Campbell you might also want to check the original purchase of the Christ Fellowship property that a portion of that property was designated for a camp site. Why did Christ Fellowship not build the camp back in 2012? Thank you

Dear Editor,

Attention Honorable County Commissioners:

My wife and I received a letter in the mail today from Pulte Homes informing us that they, in conjunction with Christ Fellowship Church, are requesting land use changes to 310 acres off Pratt Whitney Road south of Kanner Highway, to increase the density of homes so that they can build 280+/- units around the existing Christ Fellowship Church. As a resident of Martin County we are advocates of controlled growth.

I would like to quote a passage in the letter to us that raised deep concerns about the developer and the motives of the church.

"P.S. One especially exciting element of this project is the approximately 20 acres that will be deeded to Operation 300 for a permanent camp. Operation 300 is a Martin County nonprofit organization providing mentorship to children of Gold Star families who have lost parents in military service".

So stating that if the Commissioners do not approve the project, "Operation 300 loses its chance on a 20 acre retreat for Gold Star families.

I am appalled that a church and a developer would use any non profit organization as hostage to gain approval from you, the Commissioners, to leverage the approval of their project. If Pulte Homes and Christ Fellowship TRULY support a wonderful organization such as "Operation 300", then deed the property, TODAY, to them and then the Commissioners can approve the rezoning on its merits and not a blatant attempt to, indirectly bribe, the residents of Martin County in to approving their request for approval of the project. Martin County does not need the type of developer, like Pulte Homes, in our county that attempt the use of a Non Profit as their banana to get approval.

Pulte Homes, Christ Fellowship: give the land to the good organization of "Operation 300" today! Get it off the table and let your project be judged on its merits.

John and Cathy Lieber
900 SW Bromelia Terr
Stuart FL 34997
(561) 662-2261

Martin County, Florida





December 2019

Dear Neighbor:

Pulte Homes cordially invites you to attend an informational update meeting about our proposed new community located at 10205 Pratt Whitney Road - just north of Bulldog Way and the entrance to South Fork High School.

The property is 321 acres in size and has been owned by Christ Fellowship Church since 2012. The project envisions the creation of a small new community of 284 single-family homes with various features that will benefit not only the residents who will live there one day, but the surrounding area and Martin County as a whole.

We have spoken with many neighbors and participated in two workshop sessions with Martin County staff during the last six months to discuss our proposed plan, including ways to address community concerns regarding roadway improvements, number of proposed homes and environmental features.

During that time, we also submitted an application to Martin County and made revisions to our plan based on helpful feedback. Included with this letter you will find the current proposed site plan.

We are providing an opportunity for residents to learn more about our project and the changes we've made during an Open House meeting on:

December 12, 2019
6:00 p.m. – 7:30 p.m.
Christ Fellowship Church (main building)
10205 Pratt Whitney Rd.

This will be an informal gathering, with stations set up for you to view and receive information about the project. While not required, if you would like to RSVP, please email stacy@fireflyforyou.com or call 772-287-5272.

We look forward to seeing you!

The Pulte Team

P.S. One especially exciting element of this project is the approximately 20 acres that will be deeded to Operation 300 for a permanent camp. Operation 300 is a Martin County nonprofit organization providing mentorship and fun to children of Gold Star families who have lost parents in military service. For more information about Operation 300, go to www.op300.org.

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Harold Jenkins

Name of Board/Agency:

BOCC Meeting Tuesday, April 27, 2021

Item/Issue: Item # 21-0601 PHQJ-2 Request Abandonment of Portions of
Unopened Rights-of-Way Conditioned Upon the Conveyance of Comparable Right of
Way Lying within Gomez Grant

Name of person, group or entity with which communication took place:

Brent Hanlon – Loblolly (phone call 4/27/2021)

Subject matter of communication:

Loblolly ROW abandonment

Describe investigations, site visits and provide any expert opinions received:

None

List and attach any written communication received:

None

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Harold Jenkins

Name of Board/Agency:

BOCC Meeting Tuesday, April 27, 2021

Item/Issue: Item # 21-0628 Request Abandonment of Portions of Unopened Rights of Way Conditioned Upon the Conveyance of other Rights of Way Lying Within St. Lucie Inlet Farms

Name of person, group or entity with which communication took place:

None

Subject matter of communication:

None

Describe investigations, site visits and provide any expert opinions received:

None

List and attach any written communication received:

None

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Harold Jenkins

Name of Board/Agency:

BOCC Meeting Tuesday, April 27, 2021

Item/Issue: Item # 21-0608 Request of Approval of Kanner Lake (FKA Kanner 5601) Plat

Name of person, group or entity with which communication took place:

None

Subject matter of communication:

None

Describe investigations, site visits and provide any expert opinions received:

None

List and attach any written communication received:

See Attached

From: [Carol Ann](#)
To: [Harold Jenkins](#)
Subject: BOCC 4/27/21
Date: Tuesday, April 27, 2021 2:56:26 AM
Attachments: [Comment on April 27 BOCC Meeting.docx](#)



Commissioner Jenkins,
I'm attaching my comments for the 4/27/21 meeting.
Thank you for reading it.

Comment on April 27 BOCC Meeting

Commissioner

First of all, thank you for the recent tire collection drive. It certainly is a good thing to do. It will help to prevent dumping and subsequent possible mosquito breeding grounds. I assume you are aware that tires have been made into rubber mulch for landscaping, playgrounds, etc. I wish there was a facility closer to Stuart that could sell quantities somewhat in between the size bags sold at Lowe's and Home Depot vs. the larger quantities from companies in other states. The larger quantities are both too large in quantity and price along with a big shipping charge for the average homeowner to afford. The bags at Lowes and Home Depot cost too much for the area they cover.

Per the agenda for 4/27, thank you too, for Martin County and other government agencies who have purchased more than 23,000 acres in Pal-Mar in an effort to protect and preserve the land. However, more than 5,000 acres remain in private ownership. **Please be sure to continue to apply sound environmental practices as well as adherence to the Comp Plan in any development of these 5,000 acres.**

Agenda Item PH-2-I fully support this. I don't know if it's currently against the law to bury construction waste on the site of the development but it should be.

Agenda Item DPQJ-1- I oppose this. I don't know much about the area or the project. However, it seems to me to be too large a development for the area. Too many residential lots on 26 acres. Traffic on Salerno Rd., would be drastically impacted. Kanner Hwy is already a very heavily trafficked road.

I think this area sounds familiar. I was wondering if it was the former site of a fish farm? If so, it has come before the Commission in the past and plans were too much overdevelopment then and were rejected.

A comment: That was a very expensive boat and trailer from Riddick, Carolina Offshore, etc. Did you get the trailer that you paid for? The question remains as to why you don't get the boat if it's going to be sold to raise funds for the settlement due to bankruptcy? Seems to be a too long to get repaid!

Agenda Item DEPT-2-any info on what we get for the two 3 million dollar expenditures over 5 years?

Carol Ann Leonard
1712 SE Jackson St
Stuart, FL 34997

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Harold Jenkins

Name of Board/Agency:

BOCC Meeting Tuesday, April 27, 2021

Item/Issue: Item # 21-0599 Request Plat Approval for Banyan Bay PUD, Phase 2C
(BO82-041)

Name of person, group or entity with which communication took place:

None

Subject matter of communication:

None

Describe investigations, site visits and provide any expert opinions received:

None

List and attach any written communication received:

None

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Sarah Heard

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021

PHQJ-1 PULTE GROUP REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN FOR THE HIGHPOINTE PROJECT (C148-008)

This is a request for approval of a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through the Highpointe PUD Zoning Agreement including a master site plan and phasing plan with a Deferral of Public Facilities Reservation. The project is located on approximately 321 acres with an existing church development to be incorporated into the master plan. The site is located at 10205 SW Pratt Whitney Road adjacent to the Florida Turnpike and approximately 1 mile east of SW Kanner Highway in Stuart.

Agenda Item:

Describe investigations, site visits and provide any expert opinions received:

Meetings and emails below

List and attach any written communication received:

See attached if applicable

Teresa Wortman

Subject: Meeting with Pulte Homes Re: Highpointe (FKA Christ Fellowship Project) Update
Location: 2401 SE Monterey Rd (2401 SE Monterey Rd, Stuart, Florida 34996)

Start: Thu 4/1/2021 4:00 PM
End: Thu 4/1/2021 4:45 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Tiffany Smith

**Think Before You Click: This Email Originated
Outside of your organization.**

Teresa Wortman

Subject: CONFIRMEDtw - Pulte Homes RE: Christ Fellowship

Location: BOCC Behind Commission Chambers

Start: Thu 4/1/2021 4:00 PM

End: Thu 4/1/2021 4:45 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Sarah Heard

Resources: BOCC Behind Commission Chambers

Categories: Yellow Category

[Tiffany Firefly \(772\) 287-5272](#)

Teresa Wortman

Subject: Firefly Pulte Homes (5 attendees) Dan Sorrow)

Location: BOCC Commission Conference Room

Start: Tue 2/11/2020 3:30 PM

End: Tue 2/11/2020 4:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Sarah Heard

Resources: BOCC Commission Conference Room

[561-800-8426](tel:561-800-8426)

Teresa Wortman

Subject: Carly Batts - RE: PULTE
Location: Commissioner Heards Office

Start: Wed 2/26/2020 12:30 PM
End: Wed 2/26/2020 1:00 PM

Recurrence: (none)

Organizer: Sarah Heard

[\(772\) 233-5987](#)

Teresa Wortman

Subject: Pulte Homes Re: Christ Fellowship Update prior to 9/29 Agenda Meeting
Location: Blake Library - Trustee Conf Room C 2nd Floor ROOM 202

Start: Wed 9/23/2020 2:00 PM
End: Wed 9/23/2020 3:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Sarah Heard
Required Attendees: Sarah Heard
Resources: BOCC Behind Commission Chambers

Categories: Yellow Category

Good afternoon Teresa,

As discussed, the Pulte team would like to set up a meeting with Commissioner Heard to provide an update on the Christ Fellowship project and answer any questions she may have in advance of the BCC meeting on Sept. 29.

I have this meeting tentatively set for Wednesday, Sept. 23 at 2pm. Please let me know the location where Commissioner Heard prefers to meet. As a reminder, there is plenty of room at Christ Fellowship Church if she'd like to meet there.

The following members from the Pulte team are expected to attend:

1. Dan Sorrow
2. Tyson Waters
3. Leo Abdella
4. Patrick Gonzalez or Garrett Dinsmore

If you have any other questions please let me know.

Thank you,

Tiffany Smith
Spark Starter
The Firefly Group



EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Sarah Heard

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021

DPQJ-2 REQUEST PLAT APPROVAL FOR BANYAN BAY PUD, PHASE 2C (B082-041)

Banyan Bay Macks, LLC requests approval of the Banyan Bay PUD Phase 2C plat. Banyan Bay is an existing approximate 251-acre residential PUD located between SW Kanner Highway and the St. Lucie River in Stuart. Main access is provided at the signalized intersection at SW Kanner Highway and SE Pomeroy Street. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 21-0599 [Additional Item](#)

Describe investigations, site visits and provide any expert opinions received:

Meetings and emails below if applicable NA

List and attach any written communication received:

See attached if applicable

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Sarah Heard

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021

DPQJ-1 REQUEST FOR APPROVAL OF KANNER LAKE (FKA KANNER 5601) PLAT

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Road in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption.

Describe investigations, site visits and provide any expert opinions received:

Meetings and emails below if applicable NA

List and attach any written communication received:

See attached if applicable

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Sarah Heard

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021

**PHQJ-2 REQUEST ABANDONMENT OF PORTIONS OF UNOPENED RIGHTS-OF-WAY
CONDITIONED UPON THE CONVEYANCE OF COMPARABLE RIGHT OF WAY
LYING WITHIN GOMEZ GRANT**

This is a request for the Board to consider an application for the abandonment of two portions of rights-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes conveying right-of-way in consideration for the privilege fee.

Agenda Item: 21-0601

Describe investigations, site visits and provide any expert opinions received:

Meetings and emails below if applicable NA

List and attach any written communication received:

See attached if applicable

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Sarah Heard

Name of Board/Agency:

Board of County Commissioners

Item/Issue: April 27, 2021

**PHQJ-3 REQUEST ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY
CONDITIONED UPON THE CONVEYANCE OF OTHER RIGHT-OF-WAY LYING WITHINST. LUCIE
INLET FARMS**

This is a request for the Board to consider an application for the abandonment of a portion of right-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes donated right-of-way, in consideration for the privilege fee.

Agenda Item: 21-0603

Describe investigations, site visits and provide any expert opinions received:

Meetings and emails below if applicable NA

List and attach any written communication received:

See attached if applicable

From: [Carol Ann](#)
To: [Sarah Heard](#)
Subject: BOCC 4/27/21
Date: Tuesday, April 27, 2021 2:54:24 AM
Attachments: [Comment on April 27 BOCC Meeting.docx](#)



Dear Commissioner Heard,
I'm attaching my comments on the agenda for the meeting today.
Thanks for all you do and the newsletter you send out periodically,
Carol Ann Leonard

Comment on April 27 BOCC Meeting

Commissioner

First of all, thank you for the recent tire collection drive. It certainly is a good thing to do. It will help to prevent dumping and subsequent possible mosquito breeding grounds. I assume you are aware that tires have been made into rubber mulch for landscaping, playgrounds, etc. I wish there was a facility closer to Stuart that could sell quantities somewhat in between the size bags sold at Lowe's and Home Depot vs. the larger quantities from companies in other states. The larger quantities are both too large in quantity and price along with a big shipping charge for the average homeowner to afford. The bags at Lowes and Home Depot cost too much for the area they cover.

Per the agenda for 4/27, thank you too, for Martin County and other government agencies who have purchased more than 23,000 acres in Pal-Mar in an effort to protect and preserve the land. However, more than 5,000 acres remain in private ownership. **Please be sure to continue to apply sound environmental practices as well as adherence to the Comp Plan in any development of these 5,000 acres.**

Agenda Item PH-2-I fully support this. I don't know if it's currently against the law to bury construction waste on the site of the development but it should be.

Agenda Item DPQJ-1- I oppose this. I don't know much about the area or the project. However, it seems to me to be too large a development for the area. Too many residential lots on 26 acres. Traffic on Salerno Rd., would be drastically impacted. Kanner Hwy is already a very heavily trafficked road.

I think this area sounds familiar. I was wondering if it was the former site of a fish farm? If so, it has come before the Commission in the past and plans were too much overdevelopment then and were rejected.

A comment: That was a very expensive boat and trailer from Riddick, Carolina Offshore, etc. Did you get the trailer that you paid for? The question remains as to why you don't get the boat if it's going to be sold to raise funds for the settlement due to bankruptcy? Seems to be a too long to get repaid!

Agenda Item DEPT-2-any info on what we get for the two 3 million dollar expenditures over 5 years?

Carol Ann Leonard
1712 SE Jackson St
Stuart, FL 34997

EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Edward V. Ciampi

Name of Board/Agency:

Board of County Commissioners

Item/Issue:

PULTE GROUP REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN FOR THE HIGHPOINTE PROJECT (C148-008)

This is a request for approval of a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through the Highpointe PUD Zoning Agreement including a master site plan and phasing plan with a Deferral of Public Facilities Reservation. The project is located on approximately 321 acres with an existing church development to be incorporated into the master plan. The site is located at 10205 SW Pratt Whitney Road adjacent to the Florida Turnpike and approximately 1 mile east of SW Kanner Highway in Stuart.

Agenda Item: 21-0628 **Supplemental Memorandum**

Name of person, group or entity with which communication took place: Tyson Waters, Stacy Ranieri

Subject matter of communication: Question/Answer

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

From: [Adam Dowd](#)
To: [Doug Smith](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Sarah Heard](#); [Edward Ciampi](#)
Subject: Re: 13Apr21 Public Hearing (CPA 19-19 & CPA 20-04 Text Amendment)
Date: Monday, April 26, 2021 9:52:18 PM
Attachments: [image003.png](#)



To the Martin County Board of Commissioners:

First and foremost, thank you for your service. I recognize that you have tremendous weight on your shoulders and that every decision you make is unpopular to some of your constituents.

My name is Adam Dowd, and I am a 48-year-old engineer living in western Martin County. On Tuesday, April 13th, I attended a public hearing for the first time. I attended on behalf of my neighbor, Roy Gustafson, but found myself regretting that that combination of my professional and personal lives have kept me from getting involved sooner. I attended to make comment on CPA 19-19 & CPA 20-04 Text Amendment (Christ Fellowship/Pulte Group), but I soon realized that the topic was already a bit of a runaway train that was not about to be stopped.

I am writing today with the understanding that there will be another hearing on 27Apr (tomorrow), at which the Pulte Group will be presenting their development plans. In addition to the plans they present, which will serve their own interests, I would like to know how we are planning the following activities, which will be required to preserve the public safety of the residents of Martin County. Ensuring the public safety was stated as being the most important role of the board on 13Apr (and I agree).

1. The plan shown by Pulte stated that the PUD would be acceptable because it was “near a major roadway (Kanner Hwy.)”. However, they also stated that the main entryway would be on Pratt-Whitney Road, south of Kanner Hwy. What is the plan for making Pratt-Whitney Road a four-lane thruway? Pratt-Whitney Road is already dangerous between Kanner Hwy. and Bridge Road due to the wildlife that makes its way across the road at all hours of the day. The situation is exacerbated in the morning and afternoon when South Fork High begins and ends the school day. Pratt-Whitney Road is not sufficient to handle another 600 cars. There will be far more accidents than there are today.
2. In addition to Pratt-Whitney Road being expanded to four lanes, what is the plan for putting stop lights at the entrance to the new neighborhood and at both Foxwood entrances? With the amount of traffic on Pratt-Whitney Road the stoplights will be necessary to ensure public safety. There are also currently public school bus stops at both Foxwood entrances, and it would make sense for another one to be located at the

entrance to the new neighborhood.

3. What is the plan for expanding South Fork High School or possibly building a new high school? SFHS is already using multiple “temporary” classrooms and does not have the capacity for more students.
4. What do we do about the wildlife that is currently living on the land that will be developed? There are several very special species that call that area home.
5. What is the plan for, at a minimum, for expanding the width of Bridge Road between Pratt-Whitney Road and I-95? It is not hyperbole to state that this particular stretch of road is already something of a death trap whenever you pass a semi-truck traveling in the opposite direction. There are NO shoulders on that stretch of road, and adding a couple hundred more cars (assuming the rest travel north) will make that stretch of road a HUGE problem. Please know that I do not begrudge the trucking industry. The road is just too narrow right now.

Given the above considerations, “the plan” should include the required budget for these activities. Who will fit the bill? This is where St. Lucie County stumbled in the early 2000s, when they opted for growth before they had the necessary infrastructure in place. As a result, they panicked and built the required infrastructure but left the tax payers with a huge bill. As a tax payer (and a voter) in this area, I am not interested in higher taxes. I am more interested in maintaining our reputation in Martin County for responsible growth. I hope you will help in that endeavor.

I appreciate your taking the time to read this – I know time is a difficult commodity these days. I just want to make sure we (Martin County) remain in control of our way of life and do not have it dictated by developers or other outside interests. If the Pulte Group has answers for the above or plans to pitch in then I am all ears. Each of you has more history with this type of initiative than I do, and it’s possible that you’ve considered my above questions and even more. As an engineer, I am always interested in helping to find solutions and not causing problems.

I wish you all the best,

Adam Dowd

Discipline Lead – Manufacturing Operations Engineering

FTT America, LLC
1701 Military Tr. Suite 110 | Jupiter, FL 33458 USA

+1 (561) 427-6295 Office | +1 (561) 427-6191 Fax
adam.dowd@kratosdefense.com



Visit our website: <https://kratosdefense.com>

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(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Edward V. Ciampi

Name of Board/Agency:

Board of County Commissioners

Item/Issue:

REQUEST ABANDONMENT OF PORTIONS OF UNOPENED RIGHTS-OF-WAY CONDITIONED UPON THE CONVEYANCE OF COMPARABLE RIGHT OF WAY LYING WITHIN GOMEZ GRANT

This is a request for the Board to consider an application for the abandonment of two portions of rights-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes conveying right-of-way in consideration for the privilege fee.

Agenda Item: 21-0601

Name of person, group or entity with which communication took place: N/A

Subject matter of communication: N/A

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

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(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Edward V. Ciampi

Name of Board/Agency:

Board of County Commissioners

Item/Issue:

REQUEST ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY CONDITIONED UPON THE CONVEYANCE OF OTHER RIGHT-OF-WAY LYING WITHINST. LUCIE INLET FARMS

This is a request for the Board to consider an application for the abandonment of a portion of right-of-way and a waiver of the required privilege fee in conjunction with the abandonment. The request includes donated right-of-way, in consideration for the privilege fee.

Agenda Item: 21-0603

Name of person, group or entity with which communication took place: N/A

Subject matter of communication: N/A

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

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(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

Board / Agency Member name:

Commissioner Edward V. Ciampi

Name of Board/Agency:

Board of County Commissioners

Item/Issue:

REQUEST FOR APPROVAL OF KANNER LAKE (FKA KANNER 5601) PLAT

This is a request by Kanner 5601, LLC, for approval of a plat, consistent with the approved final site plan of a residential development, consisting of sixty-five (65) residential lots and one (1) commercial parcel on approximately 26.02 acres. The subject site is located on the east side of South Kanner Highway approximately 4,800 feet north of SE Salerno Road in Stuart. Included in this application is a request for a certificate of adequate public facilities exemption.

Agenda Item: 21-0608

Name of person, group or entity with which communication took place: N/A

Subject matter of communication: N/A

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A

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Board / Agency Member name:

Commissioner Edward V. Ciampi

Name of Board/Agency:

Board of County Commissioners

Item/Issue:

REQUEST PLAT APPROVAL FOR BANYAN BAY PUD, PHASE 2C (B082-041)

Banyan Bay Macks, LLC requests approval of the Banyan Bay PUD Phase 2C plat. Banyan Bay is an existing approximate 251-acre residential PUD located between SW Kanner Highway and the St. Lucie River in Stuart. Main access is provided at the signalized intersection at SW Kanner Highway and SE Pomeroy Street. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 21-0599 [Additional Item](#)

Name of person, group or entity with which communication took place: N/A

Subject matter of communication: N/A

Describe investigations, site visits and provide any expert opinions received: N/A

List and attach any written communication received: N/A