

Prepared by and return to:  
Tyson Waters, Esq.  
Fox McCluskey Bush Robison, PLLC  
3461 SE Willoughby Blvd.  
Stuart, Florida 34990  
772-287-4444  
File No. PU27S01

---

[blank space above line reserve for recording data]

**FIRST AMENDMENT TO HIGHPOINTE  
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS FIRST AMENDMENT TO THE HIGHPOINTE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (“**Amendment**”), made and entered into this 3rd day of May, 2022, by and between CHRIST FELLOWSHIP CHURCH, INC., a Florida not-for-profit corporation, hereinafter referred to as “**OWNER**”, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as “**COUNTY**.”

**WITNESSETH:**

**WHEREAS**, after appropriate notice, public hearing and approval, OWNER and COUNTY on or about the April 27, 2021, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as “Highpointe,” which Planned Unit Development Agreement (“**PUD Agreement**”) is recorded in Official Records Book 3240, beginning at Page 2850, of the Public Records of Martin County, Florida (“**Public Records**”); and

**WHEREAS**, OWNER desires to amend Exhibit D and Exhibit E.1 of the PUD Agreement in order to provide consistency with the Revised Final Site Plan and Plat for Phase 1.

NOW, THEREFORE, it is agreed between the OWNER and COUNTY as follows:

I. The recitals as set forth herein are true and correct and are hereby made a part of this Amendment.

2. Exhibits D and E.1 to the PUD Agreement are hereby deleted and replaced in their entirety with Revised Exhibit D and Revised Exhibit E.1 attached hereto to this Amendment and made a part herein.

3. This Amendment is determined to meet the requirements for a Certificate of Public Facilities Exemption as set forth in Section 5.32.B.3.f, Land Development Regulations, Martin County Code.

4. All of the terms and conditions of the PUD Agreement which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

**(Remainder of page intentionally left blank; signature page follows)**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

WITNESSES

[Signature]  
Name:

[Signature]  
Name:

OWNER

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

By: [Signature] Director  
Stephen Austin, Director  
5343 Northlake Blvd.  
Palm Beach Gardens, FL, 33418

STATE OF Florida

COUNTY OF Palm Beach

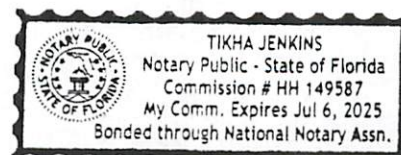
The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization, this 5<sup>th</sup> day of August, 2022, by Stephen Austin, Director of Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day of August, 2022.

(NOTARIAL STAMP)

[Signature]  
Notary Public

My commission expires:



COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS MARTIN  
COUNTY, FLORIDA



Carolyn Timmann

Clerk of the Circuit Court and  
Comptroller

By: 

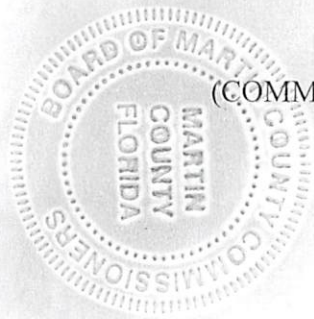
Doug Smith, Chairman

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:



Elysse A. Elder

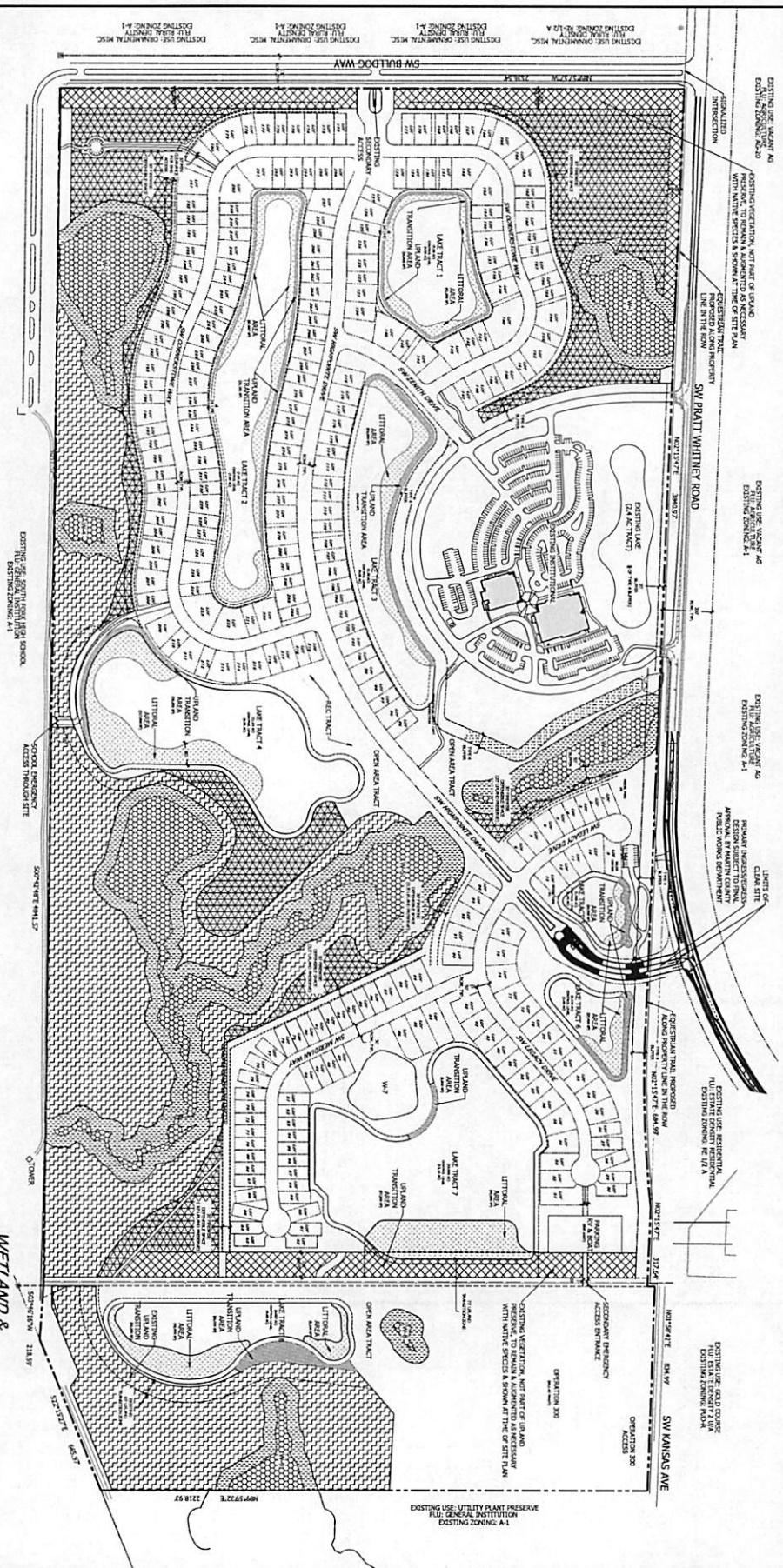
Senior Assistant County Attorney



(COMMISSION SEAL)

**Revised Exhibit D**

**See Attached.**



## SITE DATA

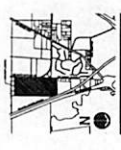
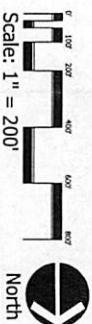
## OVERALL SITE DATA

[illegible][illegible]

WETLAND &  
UPLAND PRESERVE  
LEGEND/TABLE

### LOCATION MAP

Total Liquid Pressure Received	53.13
Wellhead Pressure	15.91
Wellhead Buffer	18.19
Liquid Pressure	41.78
Liquid Pressure (Added as Part of PLO)	32.48
Liquid Pressure (TMO)	84.46
Total Pressure Acquired (Wellhead, Wellhead Buffer, Liquid Pressure)	79.75

PUD MASTER  
SITE PLAN

# LEGAL DESCRIPTION

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND THE NORTH THREE QUARTERS OF TRACTS 12 AND 13, SECTION 17, TOWNSHIP 29 SOUTH, RANGE 41 EAST, TYPICAL RIGHT HAND, ACCORDING TO THE EAST THENCE, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH-EAST CORNER OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 29 SOUTH, RANGE 41 EAST, TYPICAL RIGHT HAND, LYING WESTERLY OF THE RIGHT-OF-WAY FOR ROADWAY TRVERSE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY REQUIRED TO MAINTAIN ROAD IN ROAD BOOK 4, PAGE 17 AND ROAD BOOK 4, PAGE 18, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY REQUIRED TO MAINTAIN ROAD IN ROAD BOOK 4, PAGE 17 AND ROAD BOOK 4, PAGE 18, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY REQUIRED TO MAINTAIN ROAD IN ROAD BOOK 4, PAGE 17 AND ROAD BOOK 4, PAGE 18, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY REQUIRED TO MAINTAIN ROAD IN ROAD BOOK 4, PAGE 17 AND ROAD BOOK 4, PAGE 18, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

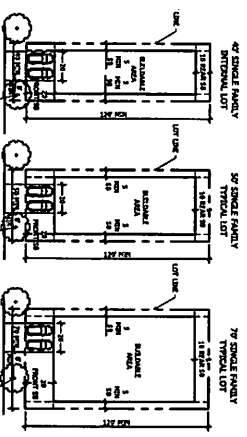
ALL OF THE ABOVE LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1, BEING A LOT OF LAND COMPOSED OF ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, SECTION 17, TOWNSHIP 29 SOUTH, RANGE 41 EAST, TYPICAL RIGHT HAND, ACCORDING TO THE EAST THENCE, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

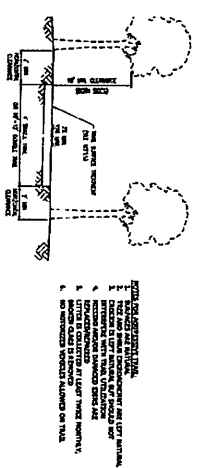
TRACT 2, BEING A LOT OF LAND COMPOSED OF ALL OF TRACTS 13, 14, 15 AND 16, SECTION 17, TOWNSHIP 29 SOUTH, RANGE 41 EAST, TYPICAL RIGHT HAND, ACCORDING TO THE EAST THENCE, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TRACT 3, BEING A LOT OF LAND COMPOSED OF ALL OF TRACTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

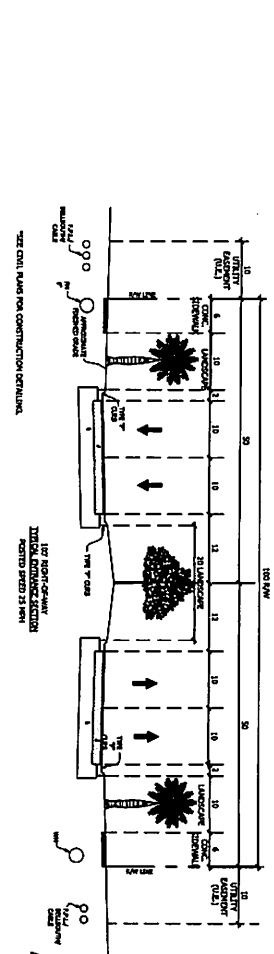
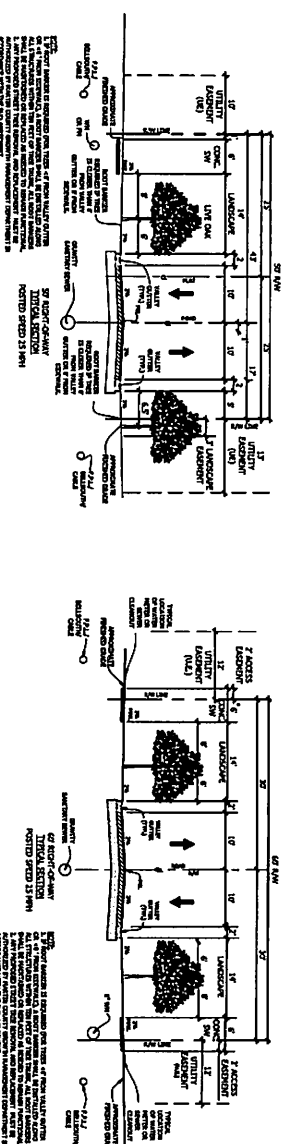
# TYPICAL LOT LAYOUTS



# EQUESTRIAN TRAIL



# RIGHT-OF-WAY SECTIONS



# PUD MASTER SITE PLAN

# HIGHPOINTE PUD MASTER SITE PLAN

Martin County, Florida

**Colleur & Hearing**

Landmark Architects

1504 Commerce Lane

Suite 100

Fort Lauderdale, FL 33304

Phone: 305.555.1234

Fax: 305.555.1235

www.colleurhearing.com

DATE	BY	APP'D	REV
01/15/01	J. Smith	J. Smith	1
02/15/01	J. Smith	J. Smith	2
03/15/01	J. Smith	J. Smith	3
04/15/01	J. Smith	J. Smith	4
05/15/01	J. Smith	J. Smith	5
06/15/01	J. Smith	J. Smith	6
07/15/01	J. Smith	J. Smith	7
08/15/01	J. Smith	J. Smith	8
09/15/01	J. Smith	J. Smith	9
10/15/01	J. Smith	J. Smith	10
11/15/01	J. Smith	J. Smith	11
12/15/01	J. Smith	J. Smith	12

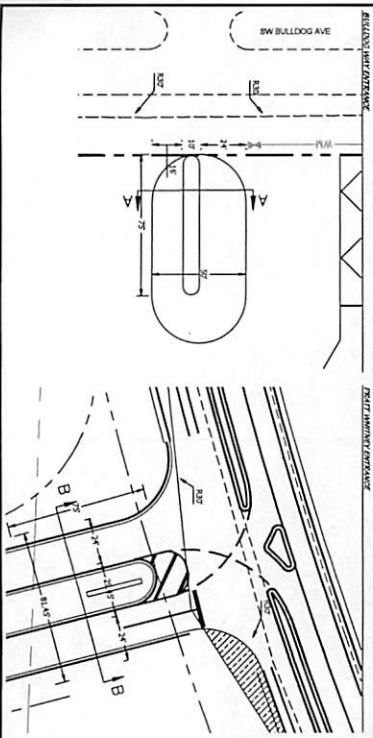
**Revised Exhibit E.1**

**See Attached**





# ROADWAY DETAILS



# NOTES

PHASE 1 INCLUDES SW FLOOD CONTROL IMPROVEMENTS, RESIDENTIAL AREA MANAGEMENT, WETLAND/UPLAND PRESERVE, AND A 10' WIDE BUFFER ZONE. PHASE 2 INCLUDES 94 LOTS, 13 MOBILE HOME LOTS, 175.6 ACRES, PHASE 2 INCLUDES THE AMITY CENTER, MILLCREEK WALKWAY IMPROVEMENT, RESIDENTIAL AREA MANAGEMENT, AND SOUTHWEST HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 190 LOTS AND IS 160.4 ACRES.

STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION. THE PRESERVE AREA LINES THE PUMP WILL BE MAINTAINED IN THEIR ENTIRETY, STARTING IN PHASE 1.

# SITE DATA

<b>ESTIMATE</b>	273.18 AC
<b>CHARTER DEVELOPMENT (CHARTER REVENUE)</b>	28.30 AC
<b>OPERATION 900</b>	13.64 AC
<b>TOTAL</b>	315.12 AC
<b>RESIDENTIAL TRACT CALCULATIONS:</b>	
<b>RESIDENTIAL LOTS</b>	373.18 ACRES
<b>LOT COUNT CALCULATIONS</b>	
<b>PHASE 1:</b>	190 UNITS
<b>PHASE 2:</b>	364 UNITS
<b>TOTAL:</b>	554 UNITS

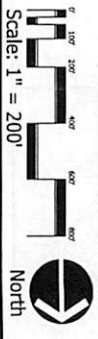
# LOCATION MAP



# WETLAND & UPLAND PRESERVE LEGEND/TABLE

<b>WETLAND</b>	13.12
<b>UPLAND PRESERVE</b>	13.12
<b>WETLAND BUFFER</b>	13.12
<b>UPLAND PRESERVE (LAND IN TYPE OF 100)</b>	42.28
<b>UPLAND PRESERVE (LAND IN TYPE OF 100)</b>	22.48
<b>UPLAND PRESERVE (LAND IN TYPE OF 100)</b>	64.06
<b>TOTAL PRESERVE AREA</b>	99.24

# PUD PHASING PLAN



# HIGHPOINTE PUD PHASING PLAN

Martin County, Florida

**Colleur & Hearing**  
Landscape Architects  
Landscape Consultants  
1354 Commerce Lane  
Suite 100  
Fort Lauderdale, FL 33304  
561.761.5518 Fax 561.761.5577  
www.colleurhearing.com  
LAL LC-26000535

DESIGNED BY	LMH
APPROVED BY	LMH
DATE	01/17/12
PROJECT NUMBER	01-12-001
REVISION	01-12-001
DATE	01/17/12
PROJECT NUMBER	01-12-001
REVISION	01-12-001
DATE	01/17/12
PROJECT NUMBER	01-12-001
REVISION	01-12-001
DATE	01/17/12

PAGE 1 OF 1  
© 2012 LHM, INC.  
ALL RIGHTS RESERVED  
THIS DOCUMENT IS THE PROPERTY OF LHM, INC.  
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LHM, INC.