

PH-4

PUBLIC

From: Paul Schilling
To: Maria Jose; Clyde Dulin
Subject: FW: Please approve the Pulte project
Date: Monday, September 28, 2020 1:28:04 PM

Please include in the record.

Thank you,

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, September 28, 2020 1:22 PM
To: Maria Harrison <mharriso@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Please approve the Pulte project

FYI

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



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From: michelle wallace <hsmswallace4@gmail.com>
Sent: Monday, September 28, 2020 1:20 PM
To: Comish <Comish@martin.fl.us>
Subject: Please approve the Pulte project



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

PH-4

PUBLIC

From: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Pulte project is needed
Date: Monday, September 28, 2020 1:28:39 PM

Please include in the record.

Thank you,

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, September 28, 2020 1:24 PM
To: Maria Harrison <mharriso@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Pulte project is needed

FYI

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
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From: Jeff Wilkinson <jwtide1@gmail.com>
Sent: Monday, September 28, 2020 12:53 PM
To: Comish <Comish@martin.fl.us>
Subject: Pulte project is needed



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

PH-4

From: Paul Schilling
To: Maria Jose; Clyde Dulin
Subject: FW: Please approve the Pulte project
Date: Monday, September 28, 2020 5:29:38 PM

PUBLIC

Please include in the record.

Thank you,

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Monday, September 28, 2020 5:16 PM
To: Maria Harrison <mharriso@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: FW: Please approve the Pulte project

FYI

Taryn G. Kryzda, MPA, CPM
County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5939 (o)



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From: Christopher Teeters <chris.teeters@comcast.net>
Sent: Monday, September 28, 2020 3:51 PM
To: Comish <Comish@martin.fl.us>
Subject: Please approve the Pulte project



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: [Paul Schilling](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Pulte Homes at Christ Fellowship
Date: Monday, September 28, 2020 7:52:46 AM
Attachments: [Guardians to BOCC re CPA Pulte Homes 9-27-2020.pdf](#)

PH-4

PUBLIC

Maria,

Please add this email and attachment to the record.

Thank you,

Paul Schilling

Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: dgregbraun@aol.com <dgregbraun@aol.com>
Sent: Sunday, September 27, 2020 9:50 AM
To: Harold Jenkins <hjenkins@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>
Cc: Taryn Kryzda <tkryzda@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: Pulte Homes at Christ Fellowship



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



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

Dear Commissioners of Martin County:

September 27, 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 for a text amendment to 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.

The Guardians did not take a position in 2012 when Christ Fellowship proposed development of the parcel as a church campus. But we have become engaged because the impacts that result from developing hundreds of residences and the accompanying roads, driveways and other impermeable surfaces are significantly greater than a church campus.

The Guardians have analyzed the application, and met with members of the Pulte and Christ Fellowship Church team. We thank them for voluntarily exceeding minimum standards in both the amount of littoral zone plantings and the acreage being put into preserves.

We are concerned, however, that the receiving waters for the project are already designated by the State as "Impaired", and that the applicant is not proposing to conduct any water quality monitoring that would indicate the extent to which the project is affecting water quality in the South Fork of the St. Lucie River.

Long-term monitoring conducted as part of the Florida Oceanographic Society's water quality network shows that the Winding South Fork often has some of the worst water quality of any of our surface waters, as is evidenced by the attached map, created by FOS for data taken last week.

The Guardians are opposed to increasing the residential density on this parcel to one unit per acre.

♦ PROTECTING THE MARTIN COUNTY DIFFERENCE SINCE 2003 ♦

THEGUARDIANSOFMARTINCOUNTY.COM and SAVEMARTINNOW.COM

P.O. Box 1489, Hobe Sound, FL 33475 | (772) 546-7480

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REGISTRATION# CH30115



Should you choose to move forward with recommending approval of this project, please do so using the proposed alternative recommended by staff, which we consider absolutely critical.

We recognize that the request currently being considered by the County is solely a Text Amendment. However, approval of the Text Amendment is what will facilitate the increase in residential units and associated landscape modifications which have the potential to further degrade surface waters. We ask, therefore, that you also consider requiring that a continuous water quality monitoring program be developed and implemented along with a requirement that only native or Florida Friendly landscaping be allowed.

The Guardians fully support Martin County's on-going expenditure of great amounts of time, effort and resources in addressing sources of the South Fork's water quality impairment and its associated effects on human and ecosystem health. Conversion of hundreds of acres of vacant lands into rooftops, roads and other impermeable surfaces is likely to transport elevated levels of nutrients into surface waters. It would be inappropriate to have the County's water quality improvement efforts negated if elevated levels of nutrients are discharged into one of Martin County's most picturesque waterways.

Respectfully,

D. Greg Braun

D. Greg Braun
Executive Director

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REGISTRATION# CH30115

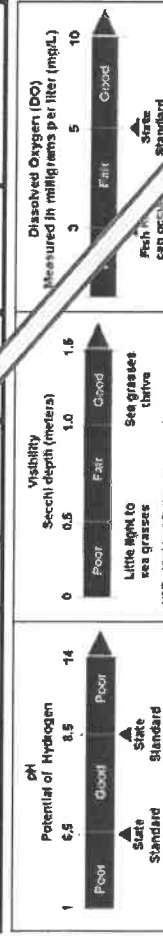
St. Lucie River Estuary Water Quality Report

This information is provided by the Florida Oceanographic Society with support of the Marine Resources Council. It is collected by the Citizen Volunteer Water Quality Monitoring Network. For historical data go to our website at: <http://www.floridaocean.org>

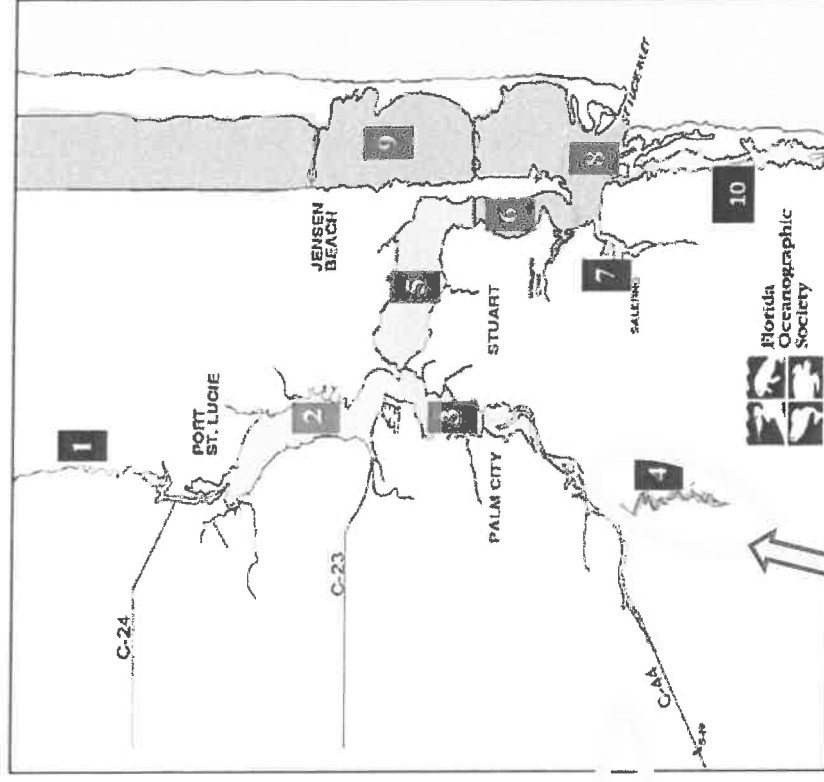
For sample results related to bacteria levels go to: <http://martin.floridahealth.gov/programs-and-services/> and click on the Environmental Health link

Posted: 09/24/2020

Overall Grade:	78%	C+	SATISFACTORY				
Zone and Location	Water Temp. (°F)	pH	Visibility (Secchi) Meters	Salinity (ppt)	Dissolved Oxygen (mg/L)	Location Score	Grade
1. Winding North Fork	77	7.4	0.6	2	3.6	71%	C
2. North Fork	82	8.0	1.0	3	3.8	71%	Satisfactory
3. South Fork	82	7.7	0.6	3	4.3	61%	Satisfactory
4. Winding South Fork	85	7.2	0.6	0	2.6	56%	D
5. Wide Middle River	81	8.0	1.0	10	3.2	55%	Poor
6. Narrow Middle River	79	8.2	1.4	25	6.7	97%	Good
7. Manatee Pocket	76	7.9	1.2	22	6.7	87%	Good
8. Inlet Area	82	8.4	1.5	33	5.6	97%	Good
9. Indian River Lagoon	79	7.7	1.5	31	4.5	92%	Good
10. Intracoastal Waterway South	82	7.6	1.5	29	3.7	81%	Good



Comment: The data above may indicate areas of concern in the St. Lucie Estuary. Citizens should call the Florida Department of Environmental Protection at 877-7882 or the South Florida Water Management District (SFWMD) 223-2800 to ask about the quality of a specific area and report observations of pollution.



Overall Grading			
A	B	C	D
100-90	89-80	79-70	69-60
IDEAL	GOOD	SATISFACTORY	POOR
F			
59-0			

Salinity (ppt) Grading			
Zone's	Description	Grading	Grading
1 & 4	Upper St. Lucie & South Forks	2-8	GOOD
2 & 3	Lower St. Lucie & South Forks	13-25	FAIR
5	Wide Middle River	15-20	1-2 or 8-15
6	Narrow Middle River	> 20	10-15 or > 25
7	Manatee Pocket	> 27.5	15-20
8	Inlet	> 30	20-25
9	Intracoastal Waterway	> 30	20-27.5
			25-30
			< 25
			< 25

Source: Florida Oceanographic Society

Receiving waters and Area of Concern

PH-5

From: Krista Storey
To: Paul Schilling; Clyde Dulin; Maria Jose
Subject: FW: Agenda item 20-1048 CPA 20-04 2-29-20 Mtg.
Date: Friday, September 25, 2020 3:23:18 PM

PUBLIC

From: Judy Gordon <augirls@bellsouth.net>
Sent: Friday, September 25, 2020 3:19 PM
To: Comish <Comish@martin.fl.us>
Subject: Agenda item 20-1048 CPA 20-04 2-29-20 Mtg.



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