

Application Materials
Transmittal hearing
CPA 20-04 Pulte at Christ Fellowship Text
September 29, 2020



COMPREHENSIVE PLAN AMENDMENT APPLICATION

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A. GENERAL INFORMATION

Type of Application:

Name or Title of Project:

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

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

Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Project within a CRA? YES/NO Which One?

Size of Project (Acres): _____

Current Future Land Use Designation: _____

Current Zoning Designation: _____

Proposed Future Land Use Designation: _____

Proposed Zoning Designation: _____

Text Amendment

Proposed Elements to Amend:

(8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels.

B. APPLICANT INFORMATION

Property Owner: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: dsorrow@cotleur-hearing.com

Contract Purchaser: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _ garrett.dinsmore@pulte.com

C. Applicant or Agent Certification:

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

[Signature]
Applicant Signature

4.15.20
Date

DANIEL T. SORROW
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Palm Beach

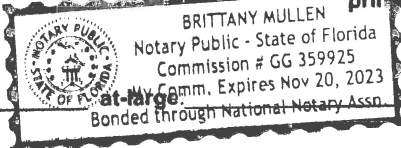
I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 2020, by Daniel Sorrow.

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

[Signature]
Notary Public Signature

Brittany Mullen
printed name

STATE OF: Florida



Applicant declares:

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

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

Applicant/Owner:

[Signature]
Signature of Applicant

STEPHEN P. AUSTIN, Treasurer
Printed Name

Applicant Agent:

[Signature]
Signature of Agent

DANIEL T. SORROW
Printed Name

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

PULTE AT CHRIST FELLOWSHIP
CH No. 190127**Justification Statement**

April 15, 2020

Introduction

The purpose of this narrative is to complement our request for a text amendment to the Martin County Comprehensive Plan. The project site is a 321-acre parcel located at 10205 SW Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road, and north of SW Bulldog Way. The proposed text amendment will include the entire property that is composed of seven parcels, including the Christ Fellowship Church that is located on site. These seven parcels that comprise the total site area are as described in Official Records Book 2571, Page 1380, of the Public Records of Martin County. Having a land use and zoning designation of Rural Density and RE-2A, respectively, one residential unit per two acres is currently permissible by code. Additionally, one of the criteria for properties located in the Secondary Urban Service District is to have lot sizes of at least one-half acre. The intent of this request is to achieve exemption for the site from the requirements of Policy 4.7.A., as more fully discussed herein.

Previous applications pertaining to this property include a Comprehensive Plan Amendment to change the Future Land Use from Residential Density to Estate Density (CPA 19-19). The CPA application has already been through Martin County staff review and an LPA hearing. There is also a concurrent application to rezone from RE-2A to PUD.

Table 1. Parcel Identification Numbers

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

Request

The request pertains to a proposed text amendment that would exempt the subject property from the requirements outlined in the Comprehensive Plan Policy 4.7.A by adding another subpolicy to Policy 4.7.A.14. Language for the proposed text amendment is as follows (new subpolicy underlined):

“Policy 4.7.A.14. *Allowable development outside of the Primary Urban Service District.* The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7.A.1 through 4.7.A.13:

- (1) The County landfill, parcel number 07-38-40-000-00020-7.
- (2) The AgTEC land use category as set forth in Policy 4.13A.9.
- (3) Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7 and Policy 11.1C.10.
- (4) Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
- (5) Martingale Commons PUD f/k/a Palm City 95 PUD.
- (6) Sheriff's Shooting Range, parcel number 07-38-40-000-00030-5.
- (7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0.
- (8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels.”

Support documentation for the land development regulations at one time had set forth a requirement for a minimum lot size of one-half acre to accommodate septic systems in the Secondary Urban Service District. The provision to require a minimum one-half acre lot to accommodate septic systems was set forth in Section 4.307.A(4) in the 2012 edition of the Land Development Regulations. Later in 2018, the same code section was amended to require lots to be a minimum of one acre to accommodate individual septic systems.

Developments such as Tres Belle and Canopy Creek (formerly Tuscawilla) have undergone similar application processes to achieve exemptions from the same section of the Comprehensive Plan. Request number 04-15 allowed the Tres Belle development to utilize municipal water and sewer utilities. Then in 2007, Canopy Creek was granted approval for a large portion of the development to be extended access to municipal water and sewer via Request number 10-17. Later in 2014, via Request 14-6, the extension of municipal utilities to properties in the Secondary Urban Service district was reversed due to conflicts with other policies and codes. The primary focus of the aforementioned approvals was not to decrease lot size but to extend water and sewer. The developers did not request a decrease in lot size; had the request been made, a proposal to submit a Comprehensive Plan amendment would have had to occur. Regardless, the current land

use does not support an increase in density; it would have to be changed from Rural Density to Estate Density.

As previously mentioned, a Comprehensive Plan Amendment to change the future land use designation from Rural Density to Estate Density – 1 unit per acre has already undergone staff level review and LPA review. In the staff report (CPA 19-19), staff expressed support of the amendment to change the land use, which included an increase in density from one unit per two acres to one unit per acre. The basis of support was that the site is located “near supportive services, including improved roads, recreation amenities, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities.” Because the site already has adequate levels of supportive facilities, including municipal water and wastewater services available on site, thus rendering individual septic systems unnecessary, we are putting forth this request for lot sizes less than one-half acre. Furthermore, the request for one unit per acre complies with Objective 4.7.A of the Martin County Comprehensive Plan which states densities exceeding two units per acre shall be concentrated in the Primary Urban Service District. Therefore, the proposed request is less than two units per acre. The appropriate location of the subject site is within the Secondary Urban Service District. Furthermore, the proposed text amendment is consistent with the County’s growth management policies and Capital Improvements Element, and assures that the Plan’s level of service standards will be provided and maintained cost-efficiently.

Benefits of Smaller Lot Sizes

Increased density may be achieved with the proposed PUD zoning and Rural Estate Density future land use designation. However, because the site is located within the Secondary Urban Service District, lot sizes smaller than one-half acre are generally not permitted due to supporting septic systems, and so as to maintain an adequate transition from urban to rural/agricultural land. It is the intent of this narrative to provide justification for allowing the Applicant to develop homes on lots smaller than one-half acre in the Secondary USD.

There are significant benefits to developing smaller lot sizes not only in urban settings but also suburban and rural settings. One of the primary goals of the Martin County Comprehensive Plan is to limit urban sprawl by keeping higher density development within the Primary Urban Service District and lower density development in the Secondary Urban Service District. The intent is to provide a buffer between urban/suburban development and rural/agricultural land. While the project site is located within the Secondary USD, which is typically reserved for larger lot sizes, the 321-acre site is well suited for the proposed PUD with lot sizes smaller than one-half acre. As can be seen on the Master Site Plan, there is ample open space and preserve area incorporated into the overall site design. Of the 256 total acres dedicated to residential use, 123.44 acres incorporates upland preserve, wetlands, and lakes. Additionally, there is 65 acres of upland preserve incorporated into the design of the institutional use(s). Developing the residential lots in a clustered manner on smaller lot sizes allows for more land space to incorporate such environmental features, thus maintaining the rural feel that the Secondary Urban Service District is striving for. In turn, there is a greater, more effective buffering between urban/suburban

development and rural/agricultural lands. If lot sizes are required to be greater than one-half acre, then land area available for these environmental features is significantly reduced.

Another benefit of developing smaller lot sizes is that clustering of lots ultimately shields the St. Lucie River from potential contamination from septic systems and other sources like stormwater runoff. The project site at 10205 Seminole Pratt Whitney Road in Stuart is located approximately three quarters of a mile south of the South Fork of the St. Lucie River. The St. Lucie River is considered an ecological jewel of the Treasure Coast, central to the health of surrounding communities. The river is part of the larger Indian River Lagoon system, the most diverse estuarine environment in North America with more than 4,000 plant and animal species. Like other aquatic ecosystems, the St. Lucie River has experienced harmful algae blooms, exacerbated by nutrient pollution and degraded water quality, since the early 1980s. The project site is already equipped to utilize County water and sewer systems, thus eliminating the need for individual septic systems. Further, clustering of smaller sized lots allows for more land to be placed under conservation managed by the Preserve Area Management Plan. Approval for smaller lot sizes would further aid in the conservation efforts that are taking place to protect the St. Lucie River from higher rates of pollution. On the other hand, larger lots managed by individual homeowners allows for the complete use of the property which may result in 100% sod with fertilizer and other chemicals flowing to the river.

Furthermore, increased capacity for stormwater management is another benefit of allowing smaller lot sizes in the Secondary Urban Service District. While it is often difficult to pinpoint the exact sources of pollution, residential, commercial, and industrial development are understood to be prominent sources. As can be seen on the Master Site Plan, incorporated into the overall residential site design is 40.91 acres of lake, 15.89 acres of wetland, and 66.63 acres of upland preserve. In developed watersheds such as the one where the project site is located, it is essential to maintain adequate levels of pervious surfaces so as to allow stormwater to naturally infiltrate into the ground to remove contaminants. With smaller lot sizes permitted on site, larger tracts of pervious land area will allow higher rates of infiltration and smaller amounts of contaminants will be carried to the St. Lucie River. Further, increasing the site's capacity to naturally manage stormwater will lead to less overflow and potential flooding for residents during a naturally occurring storm.

Finally, the project site is located within one-half mile of the Tropical Farms water treatment facility, closer in proximity than to the South Fork of the St. Lucie River. Therefore, because County water and sewer is already available on site, wastewater generated throughout the development can be routed to the water treatment facility thus avoiding the river altogether. Also worthy of mention is the fact that by having 284 lots in the subdivision utilizing County water and sewer utilities, more users would be sharing the cost of managing regional facilities such as the Tropical Farms treatment facility, thus reducing the overall cost for all customers.

Conclusion

On behalf of the Applicant, Christ Fellowship, we are requesting approval of a text amendment that would exempt the site located at 10205 Pratt Whitney Road from requirements of Comprehensive Plan Section 4.7.A.1 through 4.7.A.13 and adding another subpolicy to 4.7.A.14. The proposed text as detailed above would allow the site to develop lot sizes less than one-half acre in size within the Secondary Urban Service District due to the existing availability of County water and sewer utilities. Additionally, there are significant benefits of clustering small lot sizes together such as protecting environmental features and the ability to maintain such features on site.

Pulte at Christ Fellowship
Comprehensive Plan Amendment Application
Proposed Text Amendment

April 15, 2020

On behalf of Christ Fellowship, please accept this as the official statement for the proposed text amendment to Policy 4.7.A:

"Policy 4.7.A.14. *Allowable development outside of the Primary Urban Service District.* The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7.A.1 through 4.7.A.13:

- (1) The County landfill, parcel number 07-38-40-000-000-00020-7.
- (2) The AgTEC land use category as set forth in Policy 4.13A.9.
- (3) Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7 and Policy 11.1C.10.
- (4) Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
- (5) Martingale Commons PUD f/k/a Palm City 95 PUD.
- (6) Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.
- (7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0.
- (8) Development on the parcels described in that certain deed recorded in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida, consisting of 321 acres, more or less, and located south of Kansas Avenue and east of SW Pratt Whitney Road. In addition, Policy 4.7B.6 shall not be applicable to such parcels."

Sincerely,



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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Pulte Home Company, LLC, a Michigan limited liability company	3350 PEACHTREE ROAD NORTHEAST SUITE 150 ATLANTA, GA 30326

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Pulte Home Company, LLC, a Michigan limited liability company	3350 PEACHTREE ROAD NORTHEAST SUITE 150 ATLANTA, GA 30326	SEE ATTACHED ATTACHMENT 6

(If more space is needed attach separate sheet)

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

Name	Address	Interest
NONE		

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
NONE				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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


FURTHER AFFIANT SAYETH NOT.

AFFIANT



STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 12th day of JUNE 2019, by PATRICK GONZALEZ, who is personally known to me or have produced _____ as identification.



Notary Public, State of Florida
Print Name: Patricia Proenza
My Commission Expires: 7/19/21

(Notary Seal)

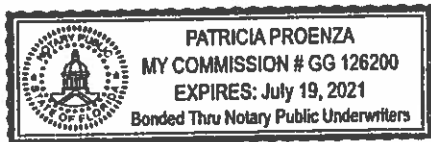


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

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

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

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



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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Christ Fellowship Church, Inc.	5343 Northlake Blvd. Palm Beach Gardens, FL 33418

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Christ Fellowship Church, Inc.	5343 Northlake Blvd. Palm Beach Gardens, FL 33418	100%

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Christ Fellowship Church, Inc	5343 Northlake Blvd. Palm Beach gardens, FL 33418	100%

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*
	No other applications			

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Pulte Home Company, LLC, a Michigan limited liability company	3350 PEACHTREE ROAD NORTHEAST SUITE 150 ATLANTA, GA 30326

(If more space is needed attach separate sheet)

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

Name	Address	Interest
Pulte Home Company, LLC, a Michigan limited liability company	3350 PEACHTREE ROAD NORTHEAST SUITE 150 ATLANTA, GA 30326	SEE ATTACHED ATTACHMENT 6

(If more space is needed attach separate sheet)

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

Name	Address	Interest
NONE		

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
NONE				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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


FURTHER AFFIANT SAYETH NOT.

AFFIANT



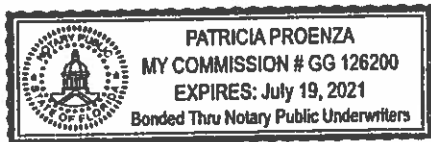
STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 12th day of JUNE 2019, by PATRICK GONZALEZ, who is personally known to me or have produced _____ as identification.



Notary Public, State of Florida
Print Name: Patricia Proenza
My Commission Expires: 7/19/21

(Notary Seal)



June 21, 2019

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

Dear Mr. Schilling,

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

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

For:

Thomas D Mullins
Signatory Authority

6/26/19
Date

Thomas D Mullins
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of June, 2019, by Thomas Mullins.

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

Jennifer Sorokowski
Notary public signature

Jennifer Sorokowski
Printed Name

State of Florida at-large



JENNIFER SOROKOWSKI
MY COMMISSION # GG 059381
EXPIRES: January 3, 2021
Bonded Thru Budget Notary Services



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CHRIST FELLOWSHIP CHURCH, INC.

Filing Information

Document Number N03942
FEI/EIN Number 59-2468077
Date Filed 06/27/1984
State FL
Status ACTIVE
Last Event NAME CHANGE AMENDMENT
Event Date Filed 02/17/2004
Event Effective Date NONE

Principal Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Mailing Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Registered Agent Name & Address

MULLINS, THOMAS D.
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Address Changed: 05/01/2008

Officer/Director Detail

Name & Address

Title DVP

MULLINS, THOMAS D
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title D

THARP, JIM O
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title DT

AUSTIN, STEPHEN P
5343 Northlake Blvd
PALM BEACH GARDENS, FL 33418

Title DP

MULLINS, J. T
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title DS

SAUNDERS, DAVID M
5343 Northlake Blvd
PALM BEACH GARDENS, FL 33418

Title D

Witt, Lance
5343 Northlake Blvd
Palm Beach Gardens, FL 33418

Title D

Kloba, Jr, Joseph A, Dr.
5343 Northlake Blvd
Palm Beach Gardens, FL 33418

Title Director

Noll, Greg
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title Director

Bautz, Frank A
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Title Director

BRAY, DONALD
5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	01/16/2018
2019	02/14/2019

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Record and Return to:
The Tullio Law Firm
Title Processing Center
35412 Chansey Road
Zephyrhills, FL 33841

Rec Fees \$35.50
Doc Stamps \$26250.00

Prepared by and return to:

John Fenn Foster, Esq.
Foster & Fuchs, P.A.
4425 Military Trail Suite 109
Jupiter, FL 33458
561-799-6797
File Number: CFC-Martin Pres


INSTR # 2326030
OR BK 02571 PG 1380
Pgs 1380 - 1383 (4pgs)
RECORDED 04/13/2012 12:29:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 26,250.00
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[Space Above This Line For Recording Date]

Warranty Deed

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

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

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

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

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

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

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

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

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

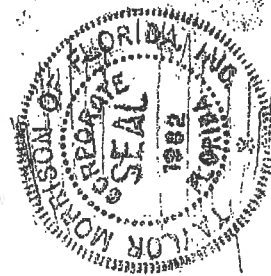
Signed, sealed and delivered in our presence:

S. Todd Merrill
Witness Name: S. Todd Merrill
Elaine A. Stulic
Witness Name: Elaine A. Stulic

Taylor Morrison of Florida, Inc.

By: [Signature]
Louis E. Steffens, President

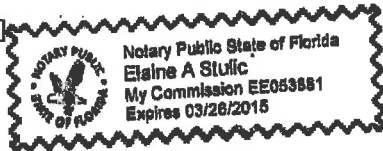
(Corporate Seal)



State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 1st day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/she ☒ is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Elaine A. Stulic

Printed Name:

My Commission Expires: 03-26-2015

Exhibit "A"
Legal Description

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

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

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

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

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

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

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

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

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