

Meeting Minutes



LOCAL PLANNING AGENCY MINUTES

December 19, 2019

Commission Chambers

2401 SE Monterey Road, Stuart, FL 34996

Cindy Hall, District 1, November 2022

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2020

James Moir, Chair, District 4, November 2020

Scott Watson, Vice Chair, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2020

CALL TO ORDER

LPA Members Present, Thursday, December 19, 2019: (3) Vice Chairman Scott Watson, William Flanagan, and Donald Foley, III . School Board Liaison – Kimberly Everman.
Not Present: Chairman, Jim Moir, and Cindy Hall.

Vice Chairman Watson called the meeting to order at 7:01 pm. A quorum was present.

Present:

Senior Assistant County Attorney Krista Storey
Comprehensive Planning AdministratorClyde Dulin
Principal Planner Maria Jose
Agency Recorder/Notary Mary Holleran

MINU APPROVAL OF MINUTES

MINU-1 DECEMBER 5, 2019

The LPA is asked to approve the minutes from December 5, 2019 LPA Meeting
Agenda Item 20-0153

MOTION: A Motion was made by Mr. Flanagan, Seconded by Mr. Foley to approve the minutes of the LPA Meeting of December 5, 2019. The motion Carried 3-0.

QJP – QUASI - JUDICIAL PROCEDURES

QJP – 1 QUASI – JUDICIAL PROCEDURES

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

Agenda Item: 20-0154

COUNTY: Senior Assistant County Attorney Krista Storey explained the process and Swearing-in for Quasi Judicial procedures by which the LPA, Staff and the Applicant would be addressing items on the agenda tonight.

NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 19-19, PULTE AT CHRIST FELLOWSHIP

Public Hearing to consider a Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) on 321 acres, located at 10205 SW Pratt Whitney Road.

Requested by: Daniel Sorow, Cotleur & Hearing

Presented by: Maria Jose, Planner, Growth Management Department

Agenda Item 20-0150

*** For the Record:**

LPA: Ex parte communication disclosures - None: No Intervenors were present.

COUNTY: Staff and individuals speaking on this matter were sworn in.

STAFF: Ms. Jose provided NPH-1, Exhibit 1, Certification of required notification to surrounding homeowners; Exhibit 2, Ms. Jose's Resume, a copy of staff's report and Exhibit 3, copies of e-mails from County Administrator Taryn Kryzda pertaining to Agenda Item 20-0150 to be entered into the record.

STAFF: Ms. Jose presented NPH-1, CPA 19-19, Pulte at Christ Fellowship indicating the applicant is proposing a FLUM change from Rural Density (1 u/p/2A) to Residential Estate Density up to (1 u/p/a). A Location Map was displayed showing the surrounding areas, the parcel is located within the Secondary Urban Service District (SUSD) adjacent to the Primary Urban Service District.

STAFF: Ms. Jose indicated staff recommended approval based on the request meeting 13 of 13 sprawl criteria for discouraging the proliferation of sprawl, and meeting 7 of 8 criteria that determine the application discourages the proliferation of urban sprawl. No change to the SUSD or expansion to the PUSD is necessary and it is compatible with the land use designation.

LPA: Mr. Flanagan questioned proliferation of urban sprawl (pg.12/20 staff report). He asked about the one criteria not met for the 7 of 8 criteria. Ms. Jose provided the analysis for Section *III* in answer to that question. Mr. Flanagan commented on the density for the Florida Club at 2 u/p/a.

STAFF: Comprehensive Planning Director Clyde Dulin provided additional information on the Florida Club's 2 u/p/a, and indicated the proposed density on this site will be 1 u/p/a.

APPLICANT: Dan Sorrow, representing Cotleur & Hearing, provided the certified notices to surrounding homeowners for the record. He thanked Ms. Jose for the presentation and agreed with the recommendation of approval. Mr. Sorrow continued with a presentation on the application's future plans for development, and discussed the use of 20 acres dedicated for the Operation 300 Gold Star Family Campground.

PUBLIC: The following individuals spoke opposing CPA 19-19:
Carole Pelton, Joanne Swann, Carly Batts, Greg Braun, Carol Fitzpatrick, Billy Vaughn, Wilson Rice, Matt Pilot, Jack Behl, and Chris Clow.

Concerns mentioned were:

Foxwood Community has major traffic on Kanner Highway, it's a dangerous corner, there is no shoulder, traffic has them under siege.

The Church now has land use changes, they pay no taxes on the property and now have a good money making project. They revised their application to get a better project.

Operation 300 camp ground, will they allow a gun range and what other uses will be allowed. They need to fight for the environment, the hydrology of the area has many water tables and drainage concerns, what about the impact

Will we deny other property users going outside the USB and the County's ability to deny them

The Church is not serving the community it is putting a demand on it with homes and traffic.

What about plans for open space, there is no reference to a residential capacity study

Cove Road is overburdened with traffic, schools, EMTs, Medical facilities and new developments.

In favor: Matt Highlich, Pastor, Tara Baldwin, Operation 300 President, supported the Land Use Change to have a permanent home for the Operation 300 and Military families. Adam Baldwin, former Christ Fellowship leadership staff, gives us a good reason to serve, volunteer and be part of the community. Gerry Schwepp, serving youth and Operation 300 is a beneficial and important service.

LEGAL: Sr. County Attorney Storey advised the public that what is before the LPA is a proposal for a legislative policy decision whether to change the Future Land Use designation of the property. All comments referring to a project such as road access, infrastructure, and utilizing the property are to be taken as generalities. Conditions are inappropriate and no conditions are imposed on the LPA's decision of approval or denial. This public hearing is the first step before moving on to the BoCC.

LPA: Mr. Flanagan thanked Ms. Storey for keeping everyone on track and to focus on the policy decision of the FLUM. He commented on clarifying the difference in the PUSD and SUSD.

STAFF: Mr. Dulin explained the PUSD is the area where the highest densities and intensities are intended to go such as commercial, industrial, residential. The SUSD had different uses, created in 1990, it is used as a transitional area to rural, and used as a place to expand into the PUSD. Only two densities are permitted in the SUSD, 1 u/p/2A and 1 u/p/A.

LPA: Mr. Foley thanked everyone who came out tonight, it's always good to see everyone. He echoed the concerns of the Foxwood Community and to the south, that the density of 1 /u/p/A would have an effect on other properties in that Pratt-Whitney corridor.

Mr. Watson indicated the applicant met the criteria, there are traffic issues and concerns that will be addressed, and listened to the public's concerns. He favored the request and will support it.

Mr. Flanagan referred to the same concerns that were voiced before the Florida Club was built.

MOTION: Moved by Mr. Flanagan to approve staff's recommendation of CPA 19-19 request to change the Future Land Use Map parcel from Rural Density (up to 1 u/p/2 acres) to Residential Estate Density (up to 1 u/p acre). There was no SECOND. Mr. Watson passed the gavel and SECONDED. Mr. Foley was OPPOSED. The Motion carried 2-1.

COMMENTS:

1. PUBLIC – None
2. STAFF – There will not be a meeting on Thursday, January 2, 2020.
3. LPA – The next LPA meeting is scheduled for January 16, 2020 at 7:00 pm.

ADJOURN: The LPA meeting of December 19, 2019 adjourned at 8:20 pm.

Respectfully Submitted:

Approved by:

Mary F. Holleran, Agency Recorder
Notary Public

Scott Watson, Vice Chairman

Date Signed:

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Public Comments

From: [Krista Storey](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Christ Fellowship Church/Operation 300
Date: Friday, February 14, 2020 12:09:33 PM

From: King Leung <kingleung11@yahoo.com>
Sent: Friday, February 14, 2020 11:31 AM
To: Harold Jenkins <hjenkins@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; sheatherington@martin.fl.us; Edward Ciampi <eciampi@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Comish <Comish@martin.fl.us>
Subject: Christ Fellowship Church/Operation 300



Dear Commissioners:

I am writing to express my full support for the Christ Fellowship / Operation 300 project. I would hope you would approve this comp plan change as it would enhance Martin County for the better.

Sincerely,

King Leung
919 SE Osceola Street
Stuart, FL

From: [Krista Storey](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Subject: FW: Operation 300/ Pulte Support
Date: Friday, February 14, 2020 12:09:47 PM

From: Lisa Leung <lisatrotta@yahoo.com>
Sent: Friday, February 14, 2020 11:25 AM
To: Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Comish <Comish@martin.fl.us>
Subject: Operation 300/ Pulte Support



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



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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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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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REGISTRATION# CH30115

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



Source: Natural Resource Conservation Service



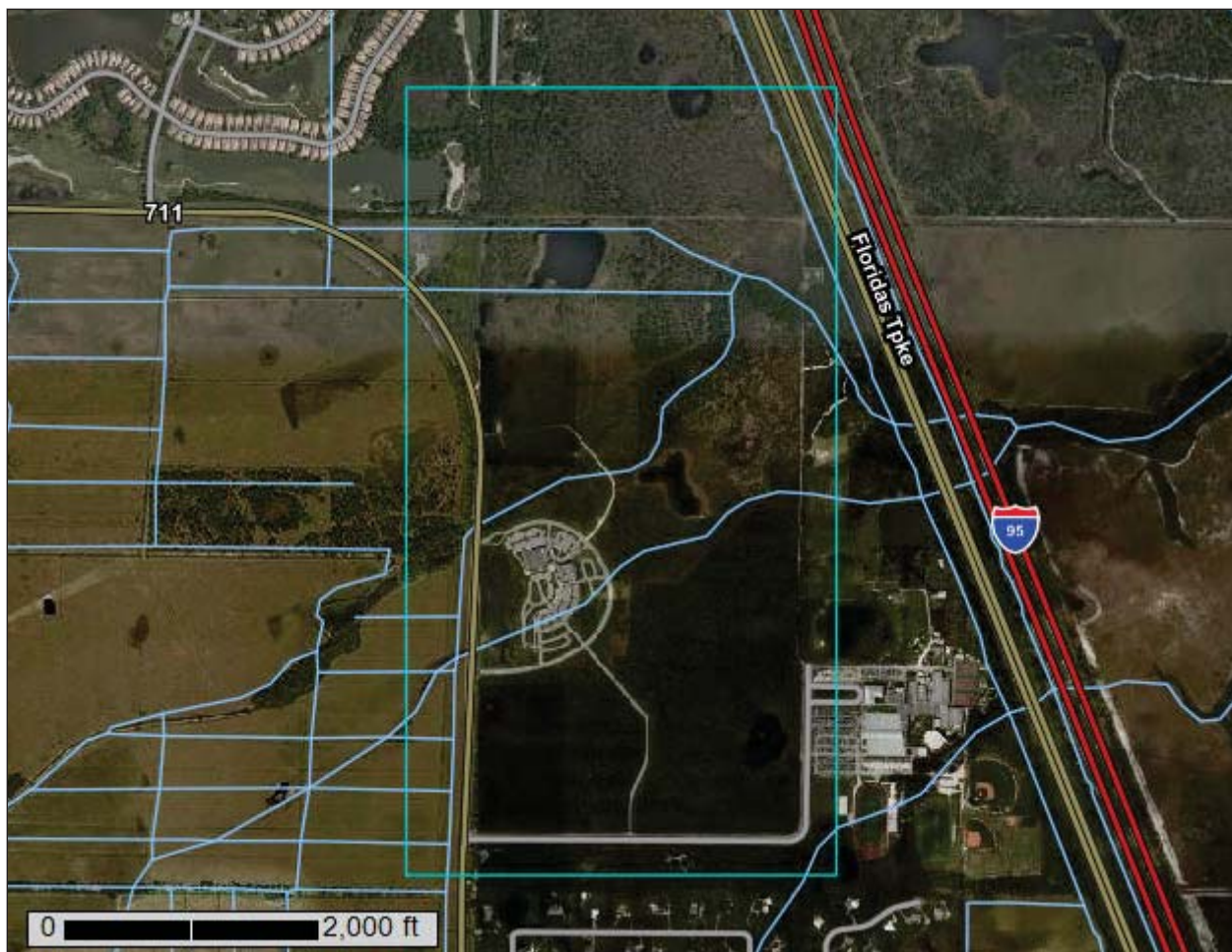
United States
Department of
Agriculture

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



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, tal

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, tal, 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

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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

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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)

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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.

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

From: Judy Gordon <augirls@bellsouth.net>
Sent: Saturday, December 14, 2019 4:02 PM
To: Comish <Comish@martin.fl.us>
Subject: Pulte Christ Fellowship Church request for zoning and FLUM changes C-148-008

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 planing 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: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship project
Date: Tuesday, December 17, 2019 5:00:24 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Tuesday, December 17, 2019 4:11 PM
To: Lisa Combs <lisa.combs0220@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: Christ Fellowship project

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

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: Lisa Combs <lisa.combs0220@gmail.com>
Sent: Tuesday, December 17, 2019 3:24 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship project



Good afternoon!

My name is Lisa Combs and I am emailing to show my support for the project being presented to your board on Thursday concerning the land owned by Christ Fellowship, Pratt Whitney Road, Stuart.

Implementing this project (homes and camp) would largely prosper the area as well as our entire community.

Please consider all the positive aspects of this project and vote favorably on it.

Merry Christmas and may you receive all HIS blessings!

Lisa Combs
1630 SW Beverly Terrace
Stuart, FL 34997
772.486.5789

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 12:03:47 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:39 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Nicki!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Nicki!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Support for new Christ Fellowship/Pulte/Operation 300 project
Date: Wednesday, December 18, 2019 1:04:13 PM

Another one

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: Joseph Featherstone <joseph@leanonthewall.com>
Sent: Wednesday, December 18, 2019 10:38 AM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Support for new Christ Fellowship/Pulte/Operation 300 project



Hi Taryn!

I am writing you to express my support for the proposed Pulte new home project on Christ Fellowship's and also involving Operation 300. I believe this will be great for the community!

Thank you for your consideration, Taryn!

Happy Holidays!

--

Joseph Featherstone | Director of Strategic Partnerships
Wall Private Wealth
(561) 855-4635
www.leanonthewall.com

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Joan Seaman](#); [Clyde Dulin](#)
Subject: Fwd: Christ Fellowship church and Pulte Homes project
Date: Wednesday, December 18, 2019 10:02:03 PM

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: scott fitzgerald <fitzgerald.scott@gmail.com>
Date: 12/18/19 5:08 PM (GMT-05:00)
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Van Vonno,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work though them and approve the project. Thank you for your time, Scott

From: [Taryn Kryzda](#)
To: [scott fitzgerald](#)
Cc: [Joan Seaman](#)
Subject: RE: Christ Fellowship church and Pulte Homes project
Date: Thursday, December 19, 2019 8:53:40 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

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: scott fitzgerald <fitzgerald.scott@gmail.com>
Sent: Wednesday, December 18, 2019 5:07 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Christ Fellowship church and Pulte Homes project



Hello Ms. Kryzda,

My name is Scott Fitzgerald and as a resident of Martin County and a volunteer for Operation 300 I would like to add my voice to those in the county who support the approval of this project which will gift to Operation 300 the land necessary for a permanent home for the organization to continue helping the children of our fallen heroes. I understand a project of this scale has many moving parts and requires important consideration but I am hoping you will be able to work through them and approve the project. Thank you for your time, Scott

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Vote no on C-148-008
Date: Tuesday, December 17, 2019 10:34:07 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Judy Gordon <augirls@bellsouth.net>
Sent: Monday, December 16, 2019 8:36 PM
To: Cynthia Hall <chall.mclpa@gmail.com>; William Flanagan <bjflan315@gmail.com>; Donald Foley <donmade33455@gmail.com>; James Moir <benchcat@aol.com>; Scott Watson <watsoneffort@yahoo.com>; Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Vote no on C-148-008



Subject: Pulte Christ Fellowship Church request for zoning and FLUM changes C-148-008

Dear Agency Members,

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 planing 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, as the current land use and zoning would allow, 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.

Judy Gordon

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300 Community
Date: Wednesday, December 18, 2019 12:00:59 PM
Attachments: [image001.png](#)

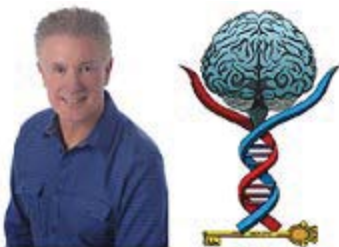
Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Randy Hansbrough <drrandy@hcfh.org>
Sent: Wednesday, December 18, 2019 11:06 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Operation 300 Community



I support the Operation 300 Community next to the Christ Fellowship Church!
Thank you,

Dr. Randy Hansbrough, DC, PSc.D, DACAN, FIACN, CFMP
Board Certified Chiropractic Neurologist
Functional Wellness Practitioner



19 SE Osceola Street
Stuart, FL 34994
Office - (772) 287-7701
E-Mail - drrandy@hcfh.org
Staff - admin@hcfh.org

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: PULTE HOMES
Date: Tuesday, December 17, 2019 5:00:47 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Taryn Kryzda <tkryzda@martin.fl.us>
Sent: Tuesday, December 17, 2019 4:11 PM
To: Louis Hoffpauir <lfbh98@gmail.com>
Cc: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: RE: PULTE HOMES

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA on Thursday. I am copying our Growth Management Director so your comments can be added to the record. Thank you

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: Louis Hoffpauir <lfbh98@gmail.com>
Sent: Tuesday, December 17, 2019 3:23 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: PULTE HOMES



Taryn,

I hope you are enjoying your holiday season. You have the opportunity this year to bring the best present you could give to our county on Thursday. You can vote to support growth in our region. I support the development of Pulte Homes on Pratt Whitney. This is a high quality community that will bring great people into our country. Please VOTE YES to support this cause.

--

Louis Hoffpauir

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Operation 300
Date: Thursday, December 19, 2019 9:51:02 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Steve Hooks <Steve@hooksconstruction.net>
Sent: Thursday, December 19, 2019 6:46 AM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com;
benchcat@aol.com; watsoneffort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: Tara Baldwin <tara.op300@gmail.com>
Subject: Operation 300



Good morning,

I am writing on behalf of Operation 300 and the approval process they are undertaking to establish a permanent home on the Christ Fellowship Property. I ask each of you to vote yes to let this project move forward. I understand that the larger ask here is to approve 284 homes to be built on the property as well and that can come bring up challenges in our county with our “smart growth” mentality. I believe in all my heart that lives are being changed when Operation 300 brings these kids in from all over the country and loves on them for one weekend in a way that their father’s would have if they had not sacrificed their lives for all of the freedoms we celebrate. I can only imagine how much more impactful it will be when Operation 300 has a permanent home to create a better environment and experience for the kids, if there are any issues with the housing development then use your brains and experience to help the developer get it right, don’t be the one who prevents Operation 300 from getting this done. Life really is pretty simple and sometimes regulation gets in the way, we are to Love God and Love People.

God Bless and hope each of you has a Merry Christmas. If I can help in anyway, please let me know.

Steve Hooks
P 772.419.8828
F 772.237.3757
C 772.905.7622
www.hooksconstruction.net



From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: LPA Meeting Thursday
Date: Wednesday, December 18, 2019 8:45:54 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Peggy@ecmortgagelenders.com <Peggy@ecmortgagelenders.com>
Sent: Wednesday, December 18, 2019 8:30 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: LPA Meeting Thursday



Nikki,

I am writing to you because I cannot attend the planning meeting Thursday and wanted to let you know that I fully support the approval of the Pulte Home project on Pratt Whitney Road and specifically the deeding of land to Operation 300. With the current widening of Kanner Hwy between I95 and Pratt Whitney Road, I feel this new development will not have any detrimental impacts on the community and since the project already has city utilities, there will be no impact with septic tanks on the environment. Please vote to approve this project. Thanks!

Peggy Hornick

Senior Loan Officer, NMLS #301873



3228 SW Martin Downs Blvd., Ste. 1
Palm City, Florida 34990
Office: 772-919-7918
Fax: 772-283-2076

From: [Taryn Kryzda](#)
To: [EMILY PEABODY](#)
Cc: [Joan Seaman](#)
Subject: RE: Pulte development Christ fellowship church
Date: Thursday, December 19, 2019 8:53:17 AM

I am the County Administrator – and have no approval authority on this matter. It is going to the LPA this evening. I have copied Joan in the Growth Management Department so your comments can be added to the record. Thank you

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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-----Original Message-----

From: EMILY PEABODY <pea567@verizon.net>
Sent: Wednesday, December 18, 2019 7:36 PM
To: Taryn Kryzda <tkryzda@martin.fl.us>
Subject: Pulte development Christ fellowship church

This Email Sent From External Sender

Sent from my iPhone I would voice my approval for this project BrucePeabody

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship development proposal.
Date: Wednesday, December 18, 2019 12:01:15 PM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Geoff Ross <pasta_seafood_lovers@hotmail.com>
Sent: Wednesday, December 18, 2019 10:46 AM
To: chall.mclpa@gmail.com; donmade33455@gmail.com; bjflan315@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: tara.op300@gmail.com
Subject: Christ Fellowship development proposal.



Dear Martin County Local Planning Agency (LPA)

A proposal is up for review this [Thursday evening at 7 p.m.](#) at the Martin County Administration building.

Reference: Christ Fellowship land development.

Please consider approving this awesome idea as it will significantly help the community and also help a local non profit called Operation 300.

This is an amazing opportunity for Operation 300 to finally have a permanent home to support their work for generations to come.

**Kind regards
Geoff Ross
Senior Chief USN retired Surface warfare / Air warfare.**

From: [Taryn Kryzda](#)
To: [Joan Seaman](#)
Subject: FW: Operation 300 (UNCLASSIFIED)
Date: Thursday, December 19, 2019 12:21:58 PM

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

"Florida has a very broad public records law. As a result, any written communication created or received by Martin County Board of County Commissioners' employees is subject to disclosure to the public and the media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

-----Original Message-----

From: Sutherland, Maria G CTR (USA) <maria.g.sutherland.ctr@mail.mil>
Sent: Thursday, December 19, 2019 12:14 PM
To: chall.mclpa@gmail.com; bjflan315@gmail.com; donmade33455@gmail.com; benchcat@aol.com; watson effort@yahoo.com; Taryn Kryzda <tkryzda@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: maria_suth@hotmail.com
Subject: Operation 300 (UNCLASSIFIED)

This Email Sent From External Sender

CLASSIFICATION: UNCLASSIFIED

Greetings from the Last Frontier:

Cynthia Hall , William Flanagan, Donald Foley, James Moir, Scott Watson, Taryn Kryzda, County Administrator, and Nicki van Vonno, Growth Management:

Operation 300 does so much for the children of the fallen and the families left behind. It would be amazing if Operation 300 could have a permanent home to host the camps they offer each year. Their camps provide an opportunity for families to get away from the everyday hustle and mingle with others who understand the suffering they all have in common. Their program does not discriminate against any survivor. Cause of death is not an issue. All that matters to Operation 300 is that children and families have been affected by a death regardless of the "how". This program is unique because a lot of families do not get to participate in programs due to the cause of death. Operation 300 deserves any recognition and help that can be afforded to them. Having their own place to call home will only enhance the programs they already offer. If I can answer any questions, please do not hesitate to call me anytime at 907-388-6652.

Anything this organization can do in support of Operation 300 will be immensely appreciated by so many.

Merry Christmas and a happy 2020.

Sincerely,

The Sutherland Family, North Pole Alaska In Honor of SSG Stephen John Sutherland KIA 12 Nov 2005
CLASSIFICATION: UNCLASSIFIED

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship Stuart
Date: Tuesday, December 17, 2019 10:34:37 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Christine Lynn <christine.lynn@rocketmail.com>
Sent: Tuesday, December 17, 2019 9:46 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship Stuart



Nicki,

I am a neighbor and a member of the Christ Fellowship Stuart Campus. I have attended Christ Fellowship in the Gardens since 2000. My children have grown up as part of the Christ Fellowship family and each one of us have been touched by the church family in many positive ways.

I am in favor of the plans to sell a portion of the property to Pulte for development of 284 homes and very much in favor of the land that will be deeded to Operation 300 camp.

Thank you for your help in moving these plans forward.

Christine Wysocki
8872 SW Bonneville Dr
Stuart, FL 34997
772-233-9988

From: [Nicki vanVonno](#)
To: [Maria Jose](#); [Clyde Dulin](#)
Cc: [Joan Seaman](#)
Subject: FW: Christ Fellowship Church land.
Date: Monday, December 30, 2019 10:07:57 AM

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

-----Original Message-----

From: Shannon <sjkohn@comcast.net>
Sent: Sunday, December 22, 2019 6:49 AM
To: Nicki vanVonno <nikkiv@martin.fl.us>
Subject: Christ Fellowship Church land.

This Email Sent From External Sender

Good morning, I just wanted to throw in my two cents on the development/sale of the Christ Fellowship land for building homes, I am very much against this project and would like to control Martin County growth, this will be a huge impact on this area. Please consider my opinion as a Martin County resident.
Sent from my iPhone

From: [Katie Spohr](#)
To: [Nicki vanVonne](#); leo.abdella@christ.fellowship.church; [Comish](#); [Harold Jenkins](#); [Edward Ciampi](#); [Stacey Hetherington](#); [Sarah Heard](#); [Doug Smith](#); tkcvzda@martin.fl.us; dave.lonsberry@christ.fellowship.church; matt.pilot@christ.fellowship.church; julie.mullins@christ.fellowship.church; todd.mullins@christ.fellowship.church
Subject: Vote No.
Date: Monday, February 3, 2020 8:13:21 PM

This Email Sent From External Sender

Dear County Commissioners,

I am unable to make your upcoming meeting but, I hope you will read this email and take it to heart, especially considering the vast amount of development already taking place all over Martin county. Frankly, we are becoming too developed in my opinion, and are quickly losing the wonderful niche that makes us special. There is a reason your predecessors were able to keep Martin county as wonderful as it was, while the counties to the North and South of us became overdeveloped and overpopulated. We keep topping the lists of places to visit and live, and keeping our small town feel is part of that.

How many acres of trees have been cut down in the last year and have been turned into strip malls and other developments in our county? Too many. In my area of Martin County alone there have been many, many acres cut that were once woodlands. We already are starting to look like the counties around us, and it isn't a good thing. More acres will be cut down if you actually put a Costco on Kanner Highway, but that is another matter for another day.

I am writing today because I received an email from my church that had the audacity to say that they plan on seeking a zoning change for acreage that they own to be used further down the road as a housing development.

I don't support this AT ALL, and if I didn't have to teach (I am a Martin County Teacher) I'd show up to speak my mind. In fact with the amount of development already occurring in Martin County, it makes me ANGRY that the church would engage in something like this. It is easy for the church leaders above us to make these decisions, probably with the exception of Matt Pilot, because they do not live here.

As far as I am aware, we purchased that full amount of land to be used to develop for CHURCH use, and we received the price we did for THAT use. We did not receive it for someone else to make money off it, or for the acreage to be turned into a neighborhood. SOMETHING is definitely is not clear about the situation. Why on earth would we donate valuable land (when land is quickly disappearing) to a building company? As someone who donated money to build our church, I don't support this AT ALL, and I am infuriated that this is what they plan to do. Talk about a bait and switch, and a horrible witness for Christ. Do what you say you will do. If the situation was clear then they they would not have had to introduce this to everyone at the 11th hour hoping everyone would write to their commissioners to support it. We had what I'm assuming was agricultural property zoned to build a church and now they want to put another cookie cutter neighborhood property there. Why did they not seek this zoning at the outset of us building there? As someone who has donated to Christ Fellowship and considers Christ Fellowship my home church, this is something we have NO BUSINESS being involved in or touching. These things should be done in the light, and not in the dark. It actually breaks my heart to see a place I love doing this.

Thank God you refused the massive development that was proposed in Hobe Sound last year or the year before, or we would currently be in over our heads trying to provide resources that we couldn't pay for. Hopefully, you will exercise good judgement regarding this matter and in the rumors that are circulating about further developments west of Palm City.

Martin county doesn't want to be like Palm Beach county or St. Lucie, I hope you will listen to your constituents. Thank God the people who sat in your seats before you took a more measured rate of development than it seems we as a county have had in the last year. Otherwise we might already look like Broward County. I hope you follow their example and vote no to re-zoning this property and others neighborhood developments like it.

Sincerely,

Katharine Spohr

Sent from my iPhone

From: [Krista Storey](#)
To: [Clyde Dulin](#); [Nicki vanVonne](#)
Subject: Fw: Pulte at Christfellowship
Date: Monday, February 3, 2020 9:31:43 PM

From: April watson <aprwat@msn.com>
Sent: Monday, February 3, 2020 8:30:48 PM
To: Comish <Comish@martin.fl.us>
Subject: Pulte at Christfellowship



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: [Krista Storey](#)
To: [Maria Jose](#); [Clyde Dulin](#); [Paul Schilling](#)
Subject: FW: Approval of Pulte Homes Project
Date: Monday, March 2, 2020 11:23:04 AM

From: Megan Ellis <meganellis00@gmail.com>
Sent: Monday, March 2, 2020 9:31 AM
To: Comish <Comish@martin.fl.us>
Subject: Approval of Pulte Homes Project



Hello,

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

- Megan Ellis