Application Materials
CPA 19-19 Pulte at Christ Fellowship
Adoption Hearing

Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent PUD Application

Name or Title of Project:

Pulte at Christ Fellowship

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

This project is located at 10205 Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road, and north of SW Bulldog Way. The proposed Comprehensive Plan Amendment is intended to change the FLU from rural density to estate density to allow for 1 du/ac, so the concurrent PUD rezoning application may sustain the proposed 294 homes on the site.

Parcel Control Number(s)

173941000007000109	083941000015000209
173941000008000205	083941000015000300
173941000008000107	
173941000002000002	
173941000001000004	

Project within a CRA? ☐ YES/NO ☑ Which One? Select CRA

Size of Project (Acres): 321.00

Current Future Land Use Designation: Rural density

Current Zoning Designation: Re-2A

Proposed Future Land Use Designation: Estate density

Proposed Zoning Designation: PUD

Text Amendment

Proposed Elements to Amend:

The proposed amendment will have no text amendment to the Comprehensive Plan, only a change in FLU to the map.

B. APPLICANT INFORMATION

Property Owner: Christ Fellowship Church Inc
Company Representative: Leo Abdella
Address: 5343 Northlake Blvd
City: Palm Beach Gardens, State: FL Zip: 33418
Phone: 561-799-7600 Email: leoa@cftoday.org

Agent: Cotleur & Hearing
Company Representative: Daniel Sorrow
Address: 1934 Commerce Ln, Suite 1
City: Jupiter, State: FL Zip: 33458
Phone: 561-747-6336 Email: dsorrow@cotleur-hearing.com

Contract Purchaser: N/A
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

Land Planner: Same as Agent.
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

Traffic Engineer: : OERP
Company Representative: Susan O'Rourke
Address: 969 SW Federal Highway, Suite 402
City: Stuart, State: FL Zip: 34994
Phone: 561-350-8738 Email: seorourke@comcast.net

Attorney: : Fox McCluskey Bush Robinson
Company Representative: Tyson waters
Address: 3473 SE Willoughby Blvd
City: Stuart, State: FL Zip: 34994
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Other Professional: : Pulte Group
Company Representative: Garrett Dinsmore
Address: 4400 PGA Blvd, Suite 700
City: Palm Beach Gardens, State: FL Zip: 33410
Phone: 304-290-6022 Email: garrett.dinsmore@pulte.com

C. **Applicant or Agent Certification:**

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

Applicant Signature _____ Date 5.30.19

DANIEL T. SORROW
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida **COUNTY OF:** Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 30th **day of** May, **20** 19, **by** Daniel Sorrow.

He or She ✓ **is personally known to me or** ___ **has produced identification.**

Brittany Mullen
Notary Public Signature

BRITTANY MULLEN
MY COMMISSION # GG 042967
EXPIRES: November 20, 2019
Bonded Thru Notary Public Underwriters

Brittany Mullen
printed name

STATE OF: Florida **at-large:** _____

Applicant declares:

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

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

Applicant/~~Owner:~~

Thomas D Mullins
Signature of Applicant

Thomas D. Mullins
Printed Name

Applicant Agent:

_____
Signature of Agent

DANIEL T. SORROW
Printed Name

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

Detail by Entity Name

Florida Not For Profit Corporation
CHRIST FELLOWSHIP CHURCH, INC.

Filing Information

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

Principal Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Mailing Address

5343 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33418

Changed: 01/29/2001

Registered Agent Name & Address

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

Address Changed: 05/01/2006

Officer/Director Detail

Name & Address

Title DVP

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

Title D

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

Title DT

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

Title DP

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

Title DS

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

Title D

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

Title D

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

Title Director

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

Title Director

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

Title Director

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

Annual Reports

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

Document Images

02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
02/29/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/26/2009 -- ANNUAL REPORT	View image in PDF format
05/28/2008 -- ANNUAL REPORT	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
10/25/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
07/23/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2004 -- Name Change	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
02/07/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
02/07/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

June 21, 2019

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

Dear Mr. Schilling,

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

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

For:

Thomas D Mullins — 6/26/19

Signatory Authority — Date

THOMAS D Mullins

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of June, 20 19, by Thomas Mullins.

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

Jennifer Sorokowski

Notary public signature

Jennifer Sorokowski

Printed Name

State of Florida at-large

NOTARY PUBLIC STATE OF FLORIDA

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

Rec Fees $35.50
Doc Stamps $26250.00

Record and Return to:
The Tullo Law Firm
Title Processing Center
35412 Chancey Road
Zephyrhills, FL 33541

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

INSTR # 2326030
OR BK 02571 PG 1380
Pgs 1380 - 1383; (4pgs)
RECORDED 04/13/2012 12:29:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 26,250.00
RECORDED BY S Phoenix

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: S. Todd Merrill

Witness Name: Elaine A Stulic

Taylor Morrison of Florida, Inc.

By: _____
Louis E. Steffens, President

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 11th day of April, 2012 by Louis E. Steffens, President of Taylor Morrison of Florida, Inc., on behalf of the corporation. He/~~she~~ [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal] Notary Public State of Florida
Elaine A Stulic
My Commission EE053881
Expires 03/26/2015

Notary Public

Printed Name: Elaine A. Stulic

My Commission Expires: 03-26-2015

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Exhibit "A"
Legal Description

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

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

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

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

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

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

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

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

Parcel Identification Nos:

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

CERTIFICATE OF NO-TRANSFER

Based upon a search of the public records available on the Martin County Clerk of Court's website as of the date provided below, there have been no transfers of the property owned by Christ Fellowship Church, Inc., a Florida not-for-profit corporation, having Parcel Identification Numbers of 08-39-40-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-002-00000-2, 17-39-41-000-008-00010-7, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9, and legally described on Exhibit "A" attached hereto and made a part hereof, since that certain deed from Taylor Morrison of Florida, Inc., a Florida corporation, dated April 12, 2012, and recorded on April 13, 2012, in Official Records Book 2571, Page 1380, of the Public Records of Martin County, Florida.

DATED this 17th day of April, 2019.

Tyson J. Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing was acknowledged before me this 17th day of April, 2019, by Tyson J. Waters, who is personally known to me.

CAROLYN A. BRINSKELLE
MY COMMISSION EXPIRES
JUNE 21, 2021
#GG 117368
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Carolyn A. Brinskelle
Notary Public

Commission No.: 1506603

Commission Expires: 6-21-2021

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Legal Description

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>
> Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;
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>
> Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

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

NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1 /4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY , FLORIDA.

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

- Status defined as:
  A = Approved

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

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

Name	Address	Interest
NONE		

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

- Status defined as:
  A = Approved

P = Pending
D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

STATE OF Florida
COUNTY OF Palm Beach

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

Notary Public, State of Florida

(Notary Seal)

Print Name: Patricia Proenza

My Commission Expires: 7/19/21

PATRICIA PROENZA
MY COMMISSION # GG 126200
EXPIRES: July 19, 2021
Bonded Thru Notary Public Underwriters

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

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

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

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.

2. Acceptance of the application. A development application will be received for processing on any working day.

3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.

a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.

b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.

c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.

d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.

e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.

f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

ATTACHMENT B

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

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

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

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

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.

2. Acceptance of the application. A development application will be received for processing on any working day.

3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.

a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.

b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.

c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.

d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.

e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.

f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

P = Pending
D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT Christ Fellowship Church, Inc

Stephen P Austin, Treasurer/Director

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 23rd day of April 2019, by Stephen Austin, who is personally known to me or have produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
JENNIFER SOROKOWSKI
MY COMMISSION # GG 059381
EXPIRES: January 3, 2021
Bonded thru Budget Notary Services
(Notary Seal)

Jennifer Sorokowski
Notary Public, State of Florida
Print Name: Jennifer Sorokowski
My Commission Expires: 1/3/2021

DESCRIPTION:
ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

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

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E ½) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E ½) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15’47” EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARCH OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22’46” FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E ½) OF SAID SECTION 17;

THENCE NORTH 02°15’47” EAST ALONG SAID PARALLEL LINE, A DISTNCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THENCE SOUTH 89°59’32” WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LILNE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58’42” EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MESURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 8;

THENCE NORTH 89°59’32” EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15’27” EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST INE OF THE WOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 8;

THENCE SOUTH 03°46’16” WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42’48” WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57’57” WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.
CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Pulte at Christ Fellowship

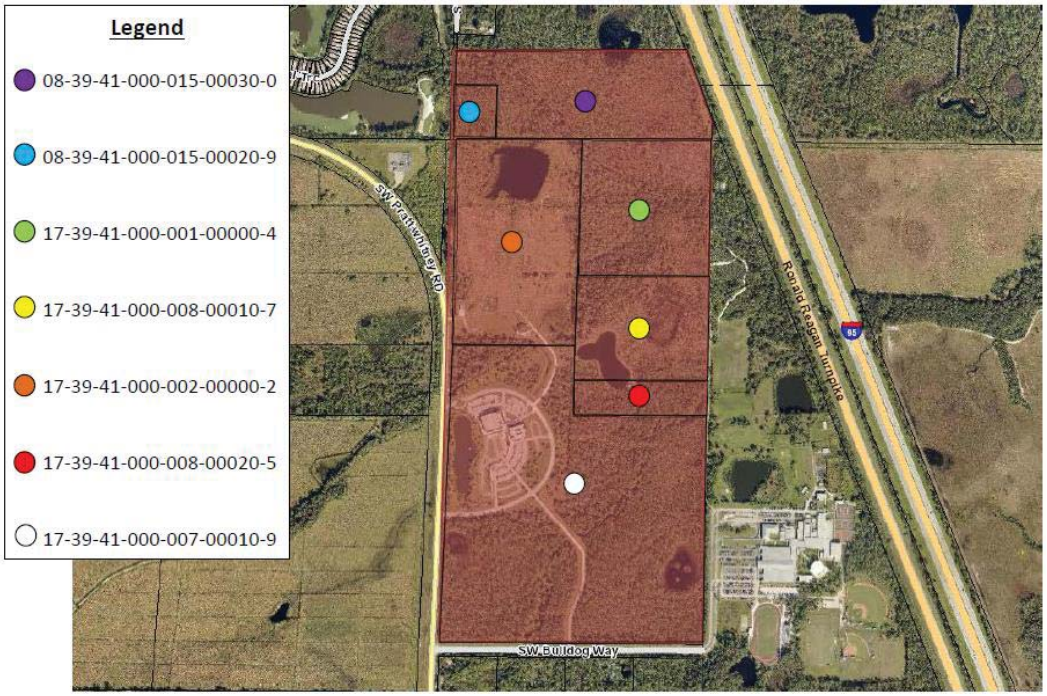
Comprehensive Plan Amendment Application

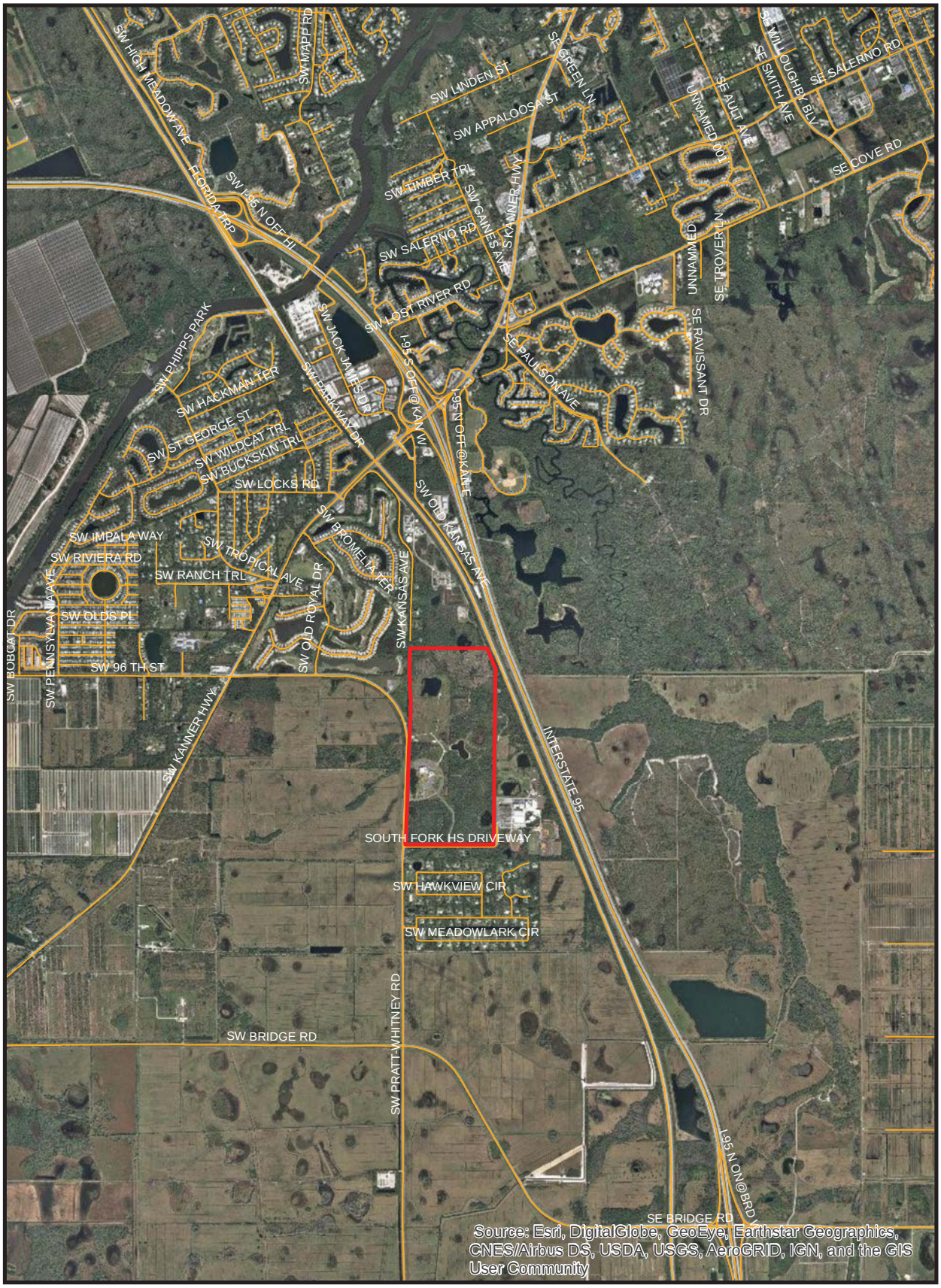
Parcel Information

May 6, 2019

The following Parcel Control Numbers refer to the seven parcels owned by Christ Fellowship that will be included within the project property boundaries. The table below depicts the acreage, land use, and zoning of each of the parcels.

PCN	Acreage	Land Use	Zoning
083941000015000209	4.59	Rural Density	RE-2A
083941000015000300	41.10	Rural Density	RE-2A
173941000001000004	38.40	Rural Density	RE-2A
173941000002000002	53.86	Rural Density	RE-2A
173941000007000109	114.21	Rural Density	RE-2A
173941000008000205	9.97	Rural Density	RE-2A
173941000008000107	29.16	Rural Density	RE-2A





Christ Fellowship Location Map

0 0.25 0.5 1 1.5 2 Miles

N

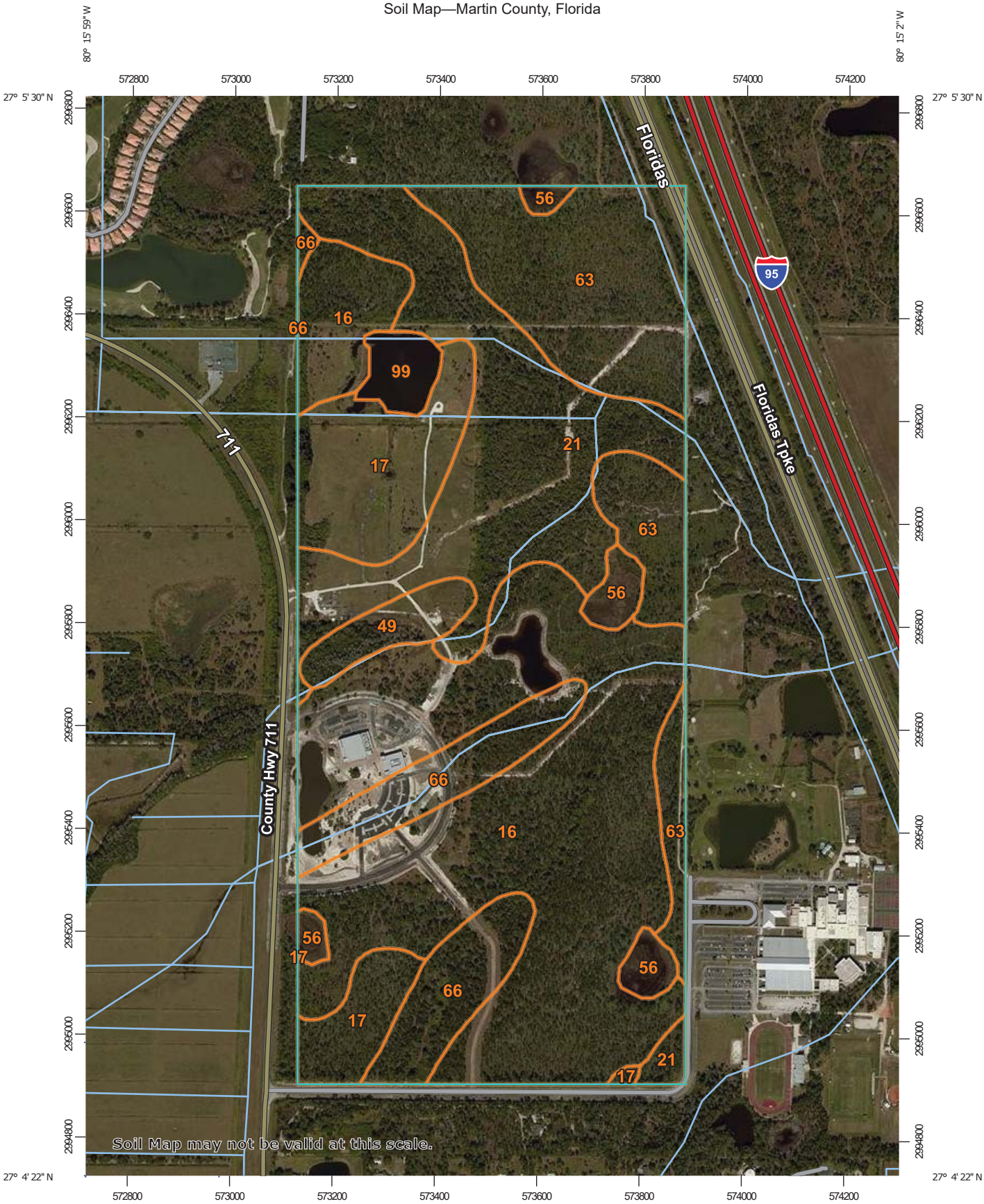
Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Date: 4/4/2019

Document Path: F:\Projects Active\19-0127 Pulte at Christ Fellowship\Maps and Graphics\LocationMap.mxd

Soil Map—Martin County, Florida



Map Scale: 1:10,300 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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 17, Sep 17, 2018

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

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

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

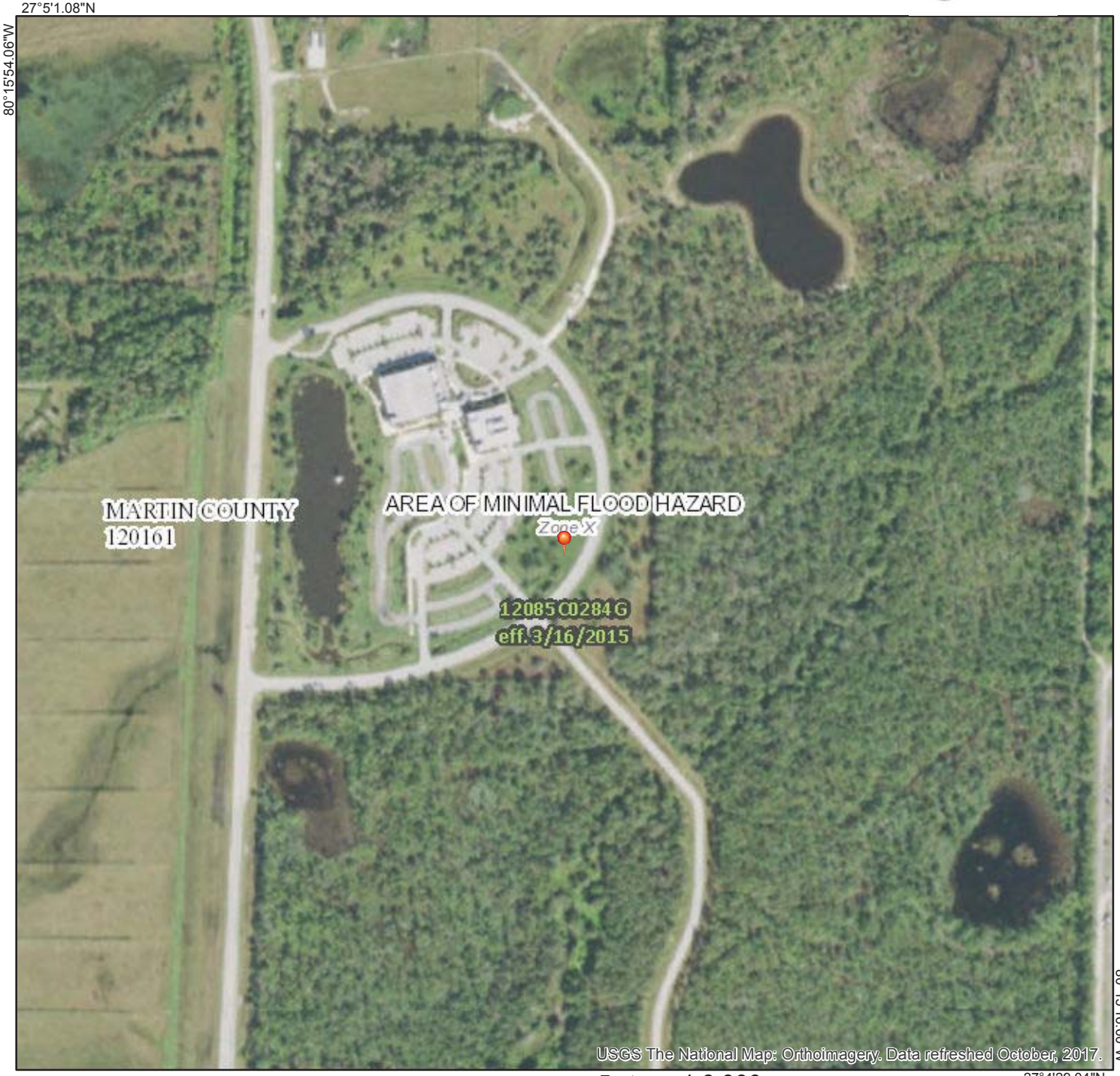
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	130.2	39.6%
17	Wabasso sand, 0 to 2 percent slopes	32.4	9.9%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	63.5	19.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	7.6	2.3%
56	Wabasso and Oldsmar fine sands, depressional	8.1	2.5%
63	Nettles sand	53.9	16.4%
66	Holopaw fine sand, 0 to 2 percent slopes	27.8	8.5%
99	Water	5.1	1.5%
Totals for Area of Interest		**328.6**	**100.0%**

National Flood Hazard Layer FIRMette

FEMA

27°5'1.08"N

80°15'54.06"W



80°15'16.60"W

27°4'29.04"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/15/2019 at 4:21:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Pulte at Christ Fellowship

Comprehensive Plan Amendment Application

Item 10. Proposed Text Amendment

May 6, 2019

On behalf of Christ Fellowship, please accept this as the official statement that there is no proposed text amendment in this Comprehensive Plan Amendment Application.

Sincerely,

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

Cotleur & Hearing

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Pulte at Christ Fellowship

Comprehensive Plan Amendment

Justification Statement

June 24, 2019

Introduction

On behalf of Christ Fellowship, please accept this as the cover letter for the Pulte at Christ Fellowship project within Martin County. The property, located at 10205 Pratt Whitney Road in Stuart, is approximately 321 acres and is composed of seven parcels owned by the same entity, Christ Fellowship Church Inc. The Parcel Control Numbers of each parcel are listed below.

This narrative pertains to the Comprehensive Plan Amendment Application of the Pulte at Christ Fellowship project. The concurrent PUD Rezoning application proposes regulations and information to allow for the addition of residential single-family homes on most of the property, including an amenity center and model and sales center. There is also an area of approximately 20 acres dedicated for an Operation 300 camp on the northwest corner of the site. This Comprehensive Plan Amendment is being done to change the land use of the property from *rural density* to *estate density* to allow for single-family homes on the allotted acreage, at up to one unit per acre.

Location

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

Parcel Control Numbers

The following Parcel Control Numbers refer to the seven parcels owned by Christ Fellowship that will be included within the project property boundaries. The table below depicts the acreage, land use, and zoning of each of the parcels.

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

History

The site is currently mostly vacant, except for the existing Christ Fellowship Church on the western edge of the property. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001. A significant portion of the project site contains protected wetlands and conservation uplands.

Land Use and Zoning

The following tables depict the project site's existing and proposed land use and zoning, as well as the existing surrounding land uses and zoning.

EXISTING USE	EXISTING LAND USE	PROPOSED LAND USE	EXISTING ZONING	PROPOSED ZONING
Church and Vacant	Rural Density	Estate Density	RE-2A	PUD

BOUNDARY	EXISTING USE	LAND USE	ZONING
NORTH	Vacant	General Institutional	PS-2
SOUTH	Residential	Rural Density	A-1
WEST	Agricultural	Agricultural	A-1 / AG-20A
EAST	Institutional/School	General Institutional	A-1

Residential Density Calculation

For purposes of calculating allowable residential density, the Martin County Comprehensive Plan **Policy 4.1E.4(3)** states that nonresidential uses shall not be included in the total area used to calculate density. However, there are exceptions for lands dedicated to not-for-profit corporations. Although Christ Fellowship Church and the Operation 300 Gold Star Family Campground can both be classified as institutional, they are both dedicated to not-for-profit organizations. Therefore, the areas allocated for these uses count towards the total acreage used to calculate allowable density. Included in this Comprehensive Plan amendment application are the certifications of non-profit corporation status.

Per Martin County code section *4.2.F. Density Transfers*, on-site wetland acreage can be used towards residential density calculations at a rate of one dwelling unit per 0.5 acre of wetland. Since the site has 15.89 acres of wetland, the total allowable density would be 321 – (15.89 x 0.5), which would result in 313 units.

Compatibility with Surrounding Uses

- **Policy 2.1A.1:** No land uses or development shall: (1) exceed 15 units per acre. (2) have more than four stories. (3) be more than 40 feet high.

    - Pulte at Christ Fellowship will not support developments that exceed 15 units per acre, buildings of more than four stories, and building height of more than 40 feet. The density for the development will be capped at one unit per acre, the homes will be one-story, and the existing church structure does not surpass 40 feet in height.

- **Policy 2.1A.2:** Protect residential areas from encroachment by commercial or industrial development.

    - The project is consistent with this policy by preventing the development of commercial or industrial uses in an area surrounded by low density residential developments.

- **Policy 2.1A.3:** Comparable density and dwelling unit types for abutting existing residential development.

    - This policy is met by ensuring that the subject project has a comparable residential density as those surrounding residences which range between 0.5 and 2 units per acre.

- **Objective 4.1F:** Density allocations and intensity. All projects must comply with the provisions of the concurrency management system (Goal 4.1) to assure all required services are available.

    - Density and intensity of project site ensures all natural and manmade systems are available and quality-of-life standards will be acceptable to Martin County citizens.

- **Policy 4.9A.1:** Suitable siting of residential development.

    - Pulte at Christ Fellowship is a residential project ideally located, as it is an underutilized area with other surrounding residential neighborhoods. The site has adequate accessibility and proximity to religious and employment opportunities.

- **Objectives 4.9G through 4.13A**
    - **Objective 4.9H:** To protect residential areas from encroachment by incompatible development.
        - The proposed comprehensive plan amendment will ensure surrounding and on-site residential areas are not encroached on by incompatible development by providing additional residential at a compatible density and intensity.
    - **Objective 4.10A:** To continue using the Land Development Regulations to provide a variety of commercial zoning districts to implement future land use designations and provide sufficient space for a variety of activities.
        - This objective is not applicable to the project, since there are no commercial uses proposed in the development.
    - **Objective 4.10B:** To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.
        - This objective is not applicable to the project, since there are no commercial uses proposed in the development.
    - **Objective 4.10C:** To allow the conversion of commercial development to mixed-use development in order to encourage redevelopment or adaptive reuse of shopping centers or other commercial core areas, thereby limiting unnecessary strip commercial shopping center development.
        - This objective is not applicable to the project, since there are no commercial uses proposed in the development.
    - **Objective 4.10D:** To continue to refine the Land Development Regulations to ensure compatibility and smooth transitions between commercial and noncommercial land uses.
        - This objective is not applicable to the project, since there are no commercial uses proposed in the development.
    - **Objective 4.10E:** To encourage improved design of core commercial areas that serve as the local point of major unincorporated communities.
        - This objective is not applicable to the project, since there are no commercial uses proposed in the development.

- **Objective 4.11A:** To continue to use Land Development Regulations to provide a variety of zoning classifications to implement the Industrial future land use designation and accommodate a diversity of industrial development, as desired by the community.

    - This objective is not applicable to the project, since there are no industrial uses proposed in the development.

- **Objective 4.11B:** To ensure the County's Land Development Regulations recognize locational criteria for industrial land in the Land Use Element and ensure that space requirements are satisfied when determining the distribution of specific types of industrial activities.

    - This objective is not applicable to the project, since there are no commercial uses proposed in the development.

- **Objective 4.11C:** To ensure the Land Development Regulations continue to minimize the nuisance effects or other negative impacts of industrial activity.

    - This objective is not applicable to the project, since there are no commercial uses proposed in the development.

- **Objective 4.11D:** To prepare an annual report aimed at selectively expanding the County's industrial base, consistent with the economic assumptions and limitations in the Economic Element (Chapter 15).

    - This objective is not applicable to the project, since there are no commercial uses proposed in the development.

- **Objective 4.12A:** To ensure the Land Development Regulations set forth procedures to preserve the agrarian character of agricultural lands and to provide other methods to maintain the economic viability of agriculture.

    - This objective is not applicable to the project, since the project will not be developed on agricultural lands.

- **Objective 4.12B:** To monitor and evaluate innovations and new management practices for preserving farmlands while protecting the property rights of farmers.

    - This objective is not applicable to the project, since the project will not be developed on agricultural lands.

- **Objective 4.12C:** To strongly urge preservation of agricultural lands in the County, as denoted on the FLUM, realizing that soil attributes and climatic conditions make the land especially productive for agriculture and silviculture.

    - This objective is not applicable to the project, since the project will not be developed on agricultural lands.

- **Objective 4.12D:** To continue to preserve agricultural lands by restricting expansion of urban services to areas adjacent to urban cores, unless approved on a case by case basis as part of an amendment to the CGMP.

    - This objective is not applicable to the project, since the project will not be developed on agricultural lands.

- **Objective 4.13A:** To revise the Land Development Regulations as necessary to implement policies for land use allocation.

    - **Policy 4.13A.1(2):** Conversion of land designated Agricultural on the FLUM.

        - The proposed Comprehensive Plan Amendment will not negatively impact the surrounding agricultural lands, their productivity, or their hydrological systems. Appropriate infrastructure, amenities, and utilities are available to the project site, and the proposed land conversion is logical based on surrounding uses, densities, and intensities.

Consistency with Comprehensive Growth Management Plan

- **Policy 4.1A.1:** Conformity of Land Development Regulations.

    - Pulte at Christ fellowship shall conform to all guidelines and standards in the Plan.

- **Policy 4.1B.2:** Analysis of availability of public facilities.

    - The proposed project will be served with adequate public facilities. There are existing water and sewer infrastructures serving the project site, as agreed upon by the Water and Wastewater Service Agreement included in this Comprehensive Plan Amendment application.

- **Policy 4.1B.3:** Internal consistency of elements.

    - Internal consistency of the Plan elements will be maintained. All items required by the County in order to approve the Comprehensive Plan Amendment.

- **Objective 4.1E (Policies 4.1E.1 through 4.1E.7)**
    - **Policy 4.1E.1:** Development.
        - This policy is not applicable to the project.
    - **Policy 4.1E.2:** Appearance and nuisances.
        - Final site plan for the project will ensure that there are no nuisance smells, sights, or sounds, and that appearances are adequate. Aside from the existing church structure and proposed 20-acre campground, the project will provide only residential units at a comparable density to the adjacent and surrounding residential communities.
    - **Policy 4.1E.3:** Density.
        - The proposed density for the Pulte at Christ Fellowship project would be of one (1) dwelling unit per acre if the Comprehensive Plan Amendment is approved to change the land use from Rural Density to Estate Density. With 321 total site acres and 15.89 acres of wetland, the maximum number of allowed units on the site would be 313.
    - **Policy 4.1E.4:** Gross density.
        - The proposed density of one (1) dwelling unit per acre is consistent with surrounding areas. Neighboring residential development to the south of the project site has a land use of Rural Density, with a maximum density of 0.5 units per acre, and the nearby Florida Club development to the northwest has a land use of Estate Density, up to two (2) units per acre. Therefore, with a land use of Estate Density up to one (1) unit per acre, Pulte at Christ Fellowship would provide a transitional residential density with a value in between the two surrounding residential developments.
    - **Policy 4.1E.6:** PUD development standards.
        - The PUD will provide ample benefits to the county, surpassing typical minimum standards of design and development. Some examples of this include abundant street trees for shade and aesthetics, the Operation 300 campground, a mix of housing types, infill development with appropriate contextual density, and preservation of the existing upland habitat and restoration of the natural environment and hydrological systems. The preserve area is approximately 66.63 acres; which is 25% more than the County-

required 53.23 acres of upland preserve. The community will also feature extensive sidewalk networks within the development and to surrounding areas, as well as an amenity center for the residents of Pulte at Christ Fellowship.

- **Policy 4.1E.7:** Blended densities.
  - This policy is not applicable to the project.

- **Policy 4.4A.1:** Rezoning.
  - The proposed Comprehensive Plan Amendment has a concurrent rezoning application for the project site to ensure the most adequate zoning is in place for the proposed land use change. The proposed rezoning from RE-2A to PUD will allow for flexibility and creativity in site design.

- **Objective 4.7B (Policies 4.7B.1 through 4.7B.10)**
  - **Policy 4.7B.1:** Land uses allowed in the Secondary Urban Service District.
    - Pulte at Christ Fellowship is proposing a land use of *Estate Density* with no more than one (1) unit per acre and will be consistent with reduced intensity expected in the Secondary Urban Service District.
  - **Policy 4.7B.2:** Prohibition of free-standing Secondary Urban Service Districts.
    - This policy is not applicable to the project as the service district is not free-standing.
  - **Policy 4.7B.3:** Conditions for expansion of the Secondary Urban Service Districts.
    - The project does not propose expansion of the Secondary Urban Service District. Per the existing Water and Wastewater Service Agreement, the water and sewer infrastructure already on site will be used to provide services to the community.
  - **Policy 4.7B.4:** Density of residential development in Secondary Urban Service Districts.
    - Pulte at Christ Fellowship will have a density of no more than one unit per acre and will be consistent with reduced intensity expected in the Secondary Urban Service District. Under the current land use, the site would be allowed to hold 142 single-damily homes

serviced with well and septic systems. This project will ensure the home on-site are serviced with the existing utilities and will avoid the negative impacts that could potentially be caused by well and septic, such as septic leachates into the nearby surface water and groundwater.

- **Policy 4.7B.5:** Criteria for inclusion in Secondary Urban Service Districts.
  - The site is located and designed within Secondary Urban Service District.
- **Policy 4.7B.6:** Criteria for change of designation.
  - There is no proposed change in urban service designation.
- **Policy 4.7B.8:** Utility services in the Secondary Urban Service District.
  - There is no proposed extension of services outside of the project site, which already has existing water and sewer utility infrastructures serving the Christ Fellowship Church.
- **Policy 4.7B.10:** Areas to receive different levels of urban services.
  - This project is within the Secondary Urban Service District and therefore this policy is not applicable.

- **Objectives 4.9G:** To provide residential development and required community facilities to adequately meet housing needs of present and expected future Martin County populations.
  - Pulte at Christ Fellowship provides a range of housing to adequately support expected population growth within Martin County. The unit types will range from a mix of 40’, 55’ or 70’ single-family lots and 37’duplex lots.
- **Objective 4.9H:** To protect residential areas from encroachment by incompatible development.
  - This residential development project is similar to adjacent land uses and zoning for residential developments. The proposed use of the site is also compatible with the adjacent high school and will promote walking from the development to the school.
- **Objective 4.10E:** To encourage improved design of core commercial areas that serve as the focal point of major unincorporated communities.
  - This objective does not apply to the project.

- **Goal 4.13:** To allocate land uses as indicated on the Year 2025 Land Use Map to provide for compatibility with existing development, consistency with the Capital Improvements Element, protection of natural resources and implementation of the adopted LOS standards.

    - The project is already within the secondary Urban Service Boundary. There are no proposed modification of natural areas, and the LOS standards are not being exceeded with this request.

Environmental Issues

- **Policy 2.2A.1:** All wetlands shall be preserved.

    - All existing wetlands on site will be preserved per the PAMP that was approved during the Christ Fellowship Church application, project number C148-001.

- **Policy 2.2A.2:** Exceptions to allow wetland alteration.

    - There are no proposed wetland alterations in this project.

- **Policy 2.2A.3:** In all cases where wetlands alterations are allowed the least damaging alternative shall be chosen.

    - This policy is not applicable to the project.

- **Policy 2.2A.4:** Development plans shall provide restoration of the natural hydroperiod.

    - By preserving existing wetlands and restoring native upland preserve habitat by removing exotic species, as well as preventing septic tank leachates by providing water and sewer services, the natural hydroperiod will be restored.

- **Policy 2.2B.1:** … a minimum of 25% of existing upland native habitat will be preserved in all development where such habitat exists.

    - The existing upland native habitat will remain untouched and preserved per the existing PAMP. The minimum requirement for upland preserve based on the site area is 53.23 acres. Pulte at Christ Fellowship is proposing the preservation of 66.63 acres of wetland, which is 25% more than the required preserve acreage. The preserve acreage is provided mostly in a contiguous tract and will therefore be predominantly undisturbed by the surrounding uses.

- **Objective 2.2C:** Martin County shall ensure that all official actions of the County support and further a safe, healthy and ecologically balanced St. Lucie River Estuary and Indian River Lagoon.

    - This project prevents the usage of septic systems from future development and therefore reduces the potential to pollute any nearby hydrologic systems.

- **Policy 2.2C.5:** Changes to the FLUM or the text of the Comprehensive Plan that would negatively affect implementation of CERP or the Indian River Lagoon South component by compromising their success or increasing cost, shall not be allowed unless the applicant clearly demonstrates with supporting evidence, that the denial of such request would result in a violation of its constitutional or statutory property rights.

    - This policy is not applicable to the project.

- **Policy 2.2D.2:** In considering amendments to the CGMP in the watershed of the Loxahatchee River would increase the intensity of use, the Board shall consider whether the more intense land use will negatively impact the ability to restore natural timing, volume, and water quality to the Loxahatchee River.

    - This policy is not applicable to the project.

- **Goal 4.5:** To protect the County's natural resource systems from the adverse impacts of development (Policies 4.5A.1 through 4.5C.3).

    - **Policy 4.5A.1:** Attention to cumulative impacts of development.

        - Martin County staff will review this development project and will provide feedback until the development is satisfactory to Martin County standards.

    - **Policy 4.5A.2:** Wetlands on Composite Wetland Map.

        - This policy is not applicable to the project.

    - **Policy 4.5B.1:** Innovative techniques to be investigated.

        - This policy is not applicable to the project.

    - **Policy 4.5B.2:** Evaluation of environmental programs for exclusionary impacts.

        - This policy is not applicable to the project.

- **Policy 4.5C.1:** Use of Soil Survey of Martin County for basic data.
    - This application includes a Soil Survey detailing the geological features of the project site.
- **Policy 4.5C.2:** Limitations on future land uses
    - There are no geological limitations to future land uses that would affect this project.
- **Policy 4.5C.3:** Control of soil erosion and sedimentation.
    - Engineering for this project will ensure there is adequate soil erosion and sedimentation control.

- **Goal 4.6:** To protect historical resources in the County from the adverse impacts of development as set forth in Chapter 16 Arts, Culture, and Historic Preservation Element.
    - The Pulte at Christ Fellowship site does not contain any buildings or artifacts historical value.

Concurrency

- **Policy 2.3B.1:** Martin County shall enforce the concurrency standards…
    - Martin County will review the concurrency standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities and will provide feedback to ensure the best standard is present for Martin County Residents.
- **Policy 2.3B.4:** No FLUM amendment or text amendments shall lessen the requirements to provide an acceptable level of public services.
    - The proposed project will be served with adequate public facilities.
- **Policy 4.1B.2:** Analysis of availability of public facilities.
    - The proposed project is and will continue to be served with adequate public facilities. The existing water and sewer infrastructure located onsite has adequate capacity for inclusion of the 313 future homes, amenity center, and Operation 300 uses proposed in this development.
- **Policy 4.1B.3:** Internal consistency of elements.
    - Internal consistency of the Plan elements will be maintained.

- **Policies 4.7A.1 through 4.7A.13**
  - **Policy 4.7A.1:** Designation of land uses to support urban services.
    - This policy is not applicable to the project.
  - **Policy 4.7A.2:** Development in Primary Urban Service District.
    - This policy is not applicable to the project as it is not located within the Primary Urban Service District.
  - **Policy 4.7A.3:** Exceptions to location in the Primary Urban Service District.
    - This policy is not applicable to the project as it is not located within the Primary Urban Service District.
  - **Policy 4.7A.4:** Discouragement of individual utilities.
    - This development will include County water and sewer services and will therefore not have individual water treatment, wastewater disposal, and solid waste disposal facilities.
  - **Policy 4.7A.5:** Development options outside urban service districts.
    - Pulte at Christ Fellowship is a development within the Second Urban Service District, therefore this policy is not applicable.
  - **Policy 4.7A.6:** Urban Service Boundary Amendments
    - No Urban Service boundary amendments are proposed in this project.
  - **Policy 4.7A.7:** Allowed alterations to the Primary Urban Service District boundary.
    - No boundary extension is proposed in this project.
  - **Policy 4.7A.8:** Extension of boundaries.
    - No boundary extension is proposed in this project.
  - **Policy 4.7A.9:** Rehabilitation of existing structures.
    - There are no on-site structures to be rehabilitated.

- **Policy 4.7A.10:** Priority for public service.
  - The project site will be supported with public services at a Secondary Urban Service District level.
- **Policy 4.7A.11:** Fiscally sound methods for encouraging in-fill development.
  - Although this project is an in-fill development, this policy refers to such developments within the Primary Urban Service District and is therefore not applicable.
- **Policy 4.7A.12:** Outlying areas of the Primary Urban Service District.
  - This policy is not applicable to the project.
- **Policy 4.7A.13:** Public schools in urban service districts.
  - This policy is not applicable to the project.

- **Policies 4.7B.7 through 4.7B.10**
  - **Policy 4.7B.8:** Utility services in the Secondary Urban Service District.
    - Utility service extension will not be required in this project, as there are existing utilities on site due to the Christ Fellowship Church. The existing services will be used to provide services to the residential community.
  - **Policy 4.7B.10:** Areas to receive different levels of urban services.
    - This policy is not applicable to the project.
- **Objective 4.7D:** Provision of adequate capital facilities.
  - Facilities are equitably available to support Pulte at Christ fellowship and no deficiencies are found.

Community Redevelopment Areas

- The objectives, goals, and policies of this section are not applicable to this project as it is not within a CRA and does not propose a change in CRA boundaries.

Expansion of Urban Service Districts

- The objectives, goals, and policies of this section are not applicable to this project as it does not propose expansion of Urban Service Districts.

Commercial/Industrial Lands

- The objectives, goals, and policies of this section are not applicable to this project as it does not propose any commercial or industrial lands.

Conversion of Agricultural Lands

- The objectives, goals, and policies of this section are not applicable to this project as the site is not located on agricultural lands.

Discouraging Urban Sprawl

The proposed amendment incorporates the following development patterns of urban form to discourage the proliferation of urban sprawl:

I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit if available.

IV. Promotes conservation of water and energy.

~~V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and pristine farmlands and soils.~~

~~VI. Preserves open space and natural lands and provides for public open space and recreation needs.~~

~~VII. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.~~

~~VIII. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.~~

We look forward to working with Martin County on this project. Please contact me with any questions.

Sincerely,

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

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

PULTE – CHRIST FELLOWSHIP

LAND USE PLAN ANALYSIS

Prepared for:

Mr. Garrett Dinsmore
Pulte Group
4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410

Prepared by:

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May 2, 2019
Revised June 13, 2019
Revised August 12, 2019
MR19038.0

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BY:

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. **Date signed and sealed: 8/12/2019** License #: 42684

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ENGINEERING & PLANNING

May 2, 2019

Mr. Garrett Dinsmore
Pulte Group
4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410

Re: Pulte at Christ Fellowship - Land Use Plan Analysis

Dear Mr. Dinsmore:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 313 acres from rural density to estate density. The parcels affected by the land use plan amendment are located along Pratt Whitney Road, surrounding Christ Fellowship in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

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APPENDIX B: Martin County 2018 Roadway Level of Service Inventory Report and Martin County 2040 Roadway Level of Service Inventory Report

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 321.11-acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2024 traffic volumes
- Assessment of net change in 2040 impact

Each of these components is outlined herein.

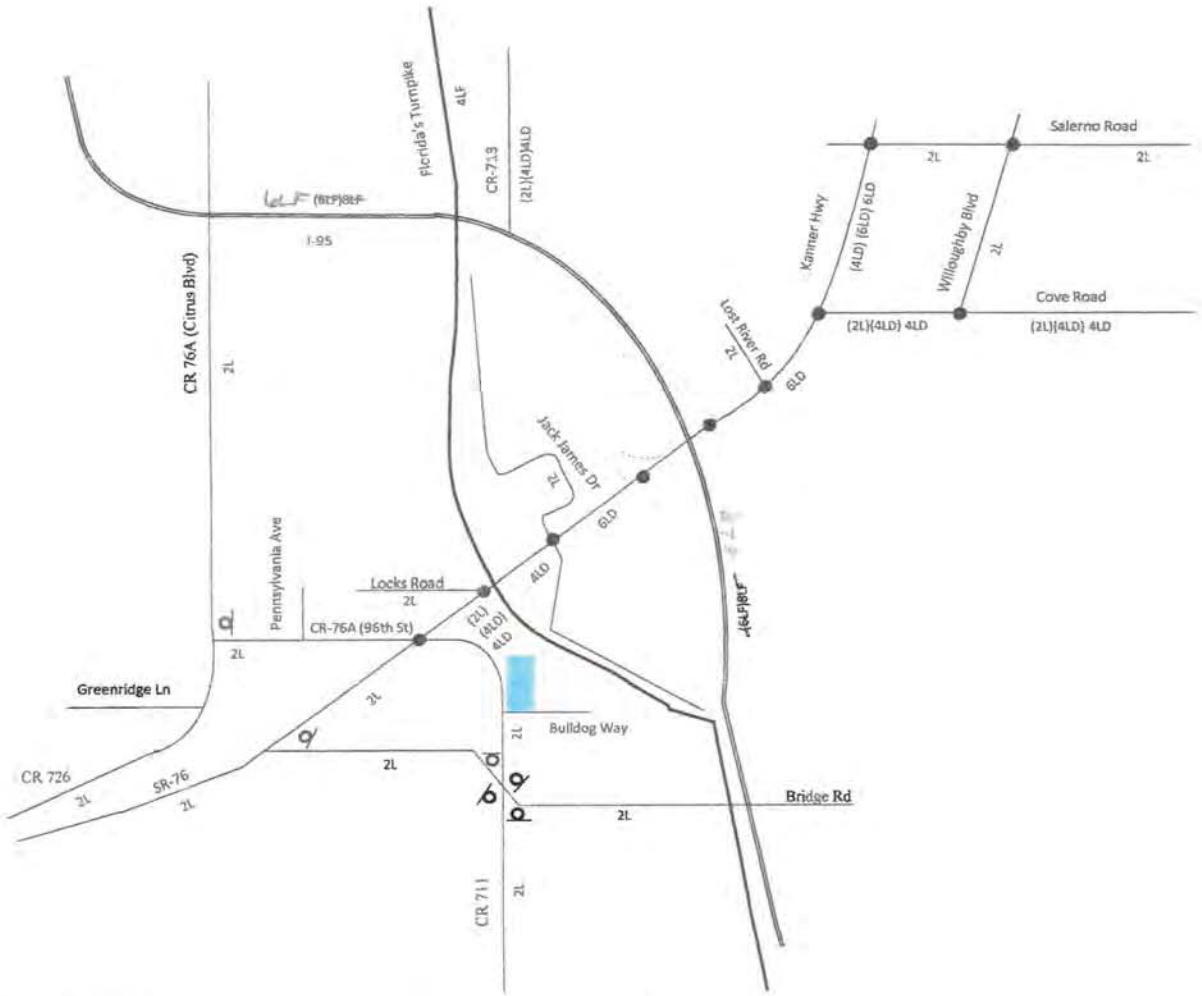
PROJECT DESCRIPTION

The proposed land use plan amendment involves parcels of land totaling 321.11 acres located on Pratt Whitney Road in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use is Rural Density, which allows one dwelling unit per two acres.

The proposed future land use would be amended to Estate Density, allowing one unit per one acre.

The analysis of the project impacts in the five-year period and the long-range scenario, 2040, are discussed herein.



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Legend

= Project Location

xx = 2040 Lane

{xx} = Commited 5-Year TIP

(xx) = Existing Conditions if different than 2040 Network

= Stop Sign

= Signalized Intersection

D = Divided

L = Lanes

F = Freeway

Figure 1

Project Location
Pulte Christ Fellowship

ROADWAY NETWORK

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

Pratt Whitney Road is a two-lane minor arterial with a primarily north/south alignment.

SR-76 (Kanner Highway) will be a six- lane, divided major arterial from I-95 to US-1. It is currently under construction to widen the four lane portions of the roadway to six lanes. It has a generally east/west alignment from west of I-95 to I-95 and then travels in a generally north/south alignment. It is a two-lanes along the project frontage.

Citrus Boulevard (CR-76A) is two-lane north/south minor arterial roadway and serving as the connection to Port St. Lucie to the north.

SW 96th Street (CR-76A) is a two-lane minor arterial with a general east/west alignment.

Cove Road is a two-lane major arterial with a primarily east/west alignment. It is included in the cost feasible plan as a four-lane divided roadway.

SR-9 (I-95) is a six-lane freeway with a primarily north/south alignment.

Appendix A includes the roadway network information to include the county CIP, the 2040 Cost Feasible and Needs Network, and the non-motorized transit facilities.

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Rural Density, allowing one unit per two acres. A total of 160 units would be allowed.

The Proposed Future Land Use will be Estate Density, allowing up to one dwelling unit per acre. A total of 313 units would be allowed. **Tables 1a, 1b,** and **1c** summarize the trip generation for the existing and proposed future land use and the net change in trips for the daily, AM peak hour and PM peak hours, respectively.

As shown, the existing future land use generates 1,602 daily trips; 118 AM Peak hour trips and 160 PM Peak hour trips. Under the proposed future land use, the site generates 2,971 daily trips; 227 AM Peak hour trips and 304 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 1,369 daily trips; 109 AM trips and 144 PM peak hour trips. The highest impact is 91 trips.

PROJECT DISTRIBUTION

The project traffic was distributed and assigned based on the location of existing and future employment, shopping, and other destinations. The resultant project percent assignment is shown in **Figure 2**.

Table 1 - Trip Generation

Table 1a: Daily

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
EFLU	Single Family Detached	210	160	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	801	801	1,602
PFLU	Single Family Detached	210	313	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	1,486	1,485	2,971
	INCREASE							685	684	1,369

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

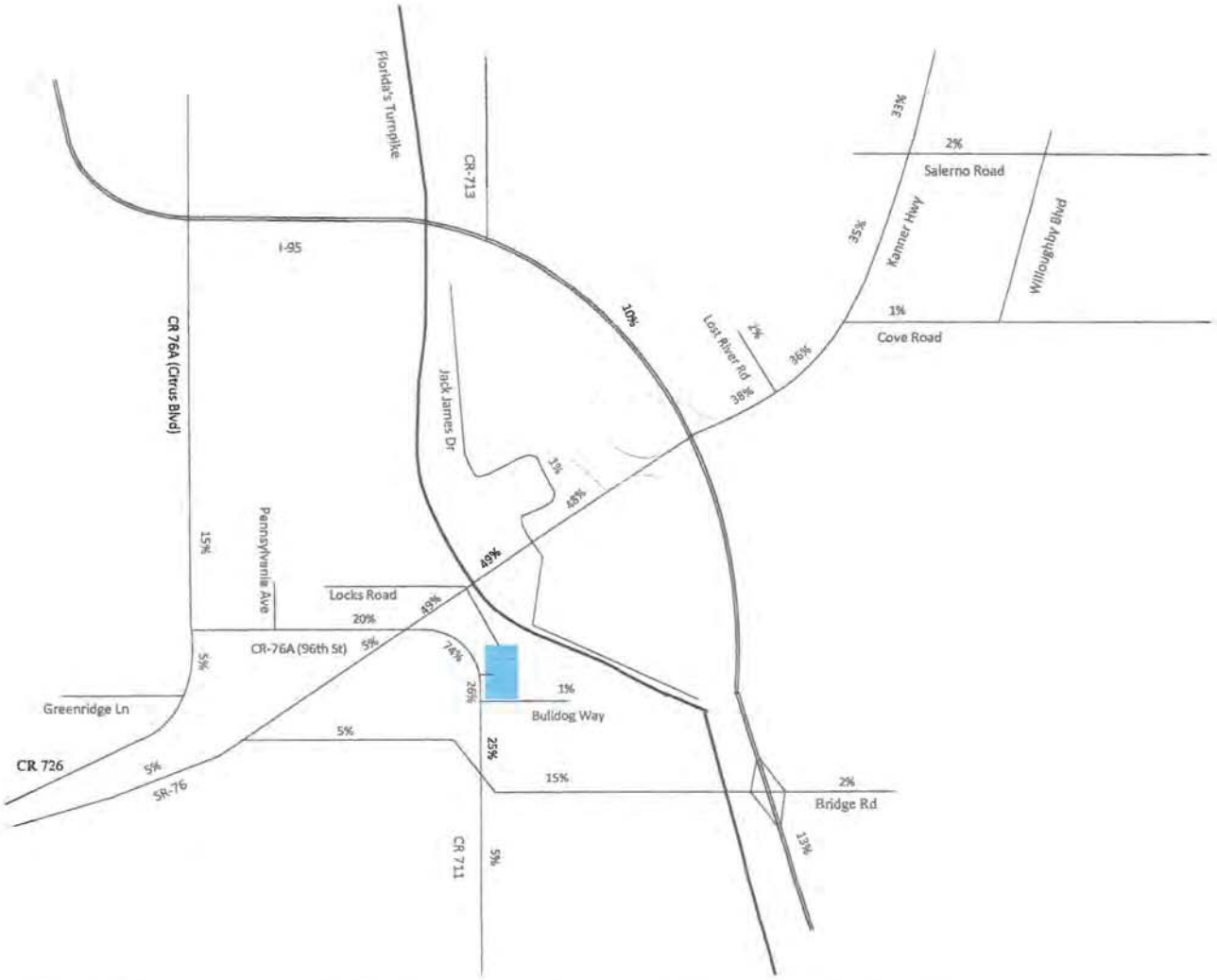
	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
EFLU	Single Family Detached	210	160	DU	T = 0.71(X) + 4.80	25%	75%	30	88	118
PFLU	Single Family Detached	210	313	DU	T = 0.71(X) + 4.80	25%	75%	57	170	227
	INCREASE							27	82	109

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
EFLU	Single Family Detached	210	160	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	101	59	160
PFLU	Single Family Detached	210	313	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	192	112	304
	INCREASE							91	53	144

Source: ITE 10th Edition Trip Generation Rates



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Legend

= Project Location

Figure 2

Percent Assignment
Pulte Christ Fellowship

LONG RANGE ANALYSIS – 2040

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 2** summarizes the project % impact on the 2040 long range cost feasible roadway network.

To determine the impact of the change in traffic for the 2040 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the K and D factors obtained from the Martin County 2018 Roadway Level of Service Inventory Report. The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. As shown, all roads will operate at an acceptable level of service with the 2040 long range cost feasible network. **Table 3** includes the 2040 link analysis.

Appendix C includes the Martin County 2040 Roadway Level of Service Inventory Report.

FIVE YEAR ANALYSIS - 2024

Although unlikely, all 313 single family dwelling units were used in the five-year analysis, 2024.

To determine the study area for the 5-year analysis, the 5-year project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 4** summarizes the project % impact on the existing plus committed roadway network.

To develop total traffic estimates for 2024, existing 2018 traffic was grown to 2024 using historic growth rates. The project traffic was then added to achieve the 2024 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2018 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2018 AADT, peak hour data and growth rate. **Table 5** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2024.

Appendix B also includes the Martin County 2018 Roadway Level of Service Inventory Report.

As shown all links will operate at acceptable levels of service on the existing plus committed roadway network.

Table 2: Percent Impact - 2040

Segment	From	To	2040 CF Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	no	740	5	5%	0.68%
	CR-708	CR-711/CR-76A	2L	no	1,200	5	5%	0.42%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	45	49%	2.25%
	Locks Rd	Jack James	4LD	yes	2,000	45	49%	2.25%
	Jack James	Cove Rd	6LD	no	3,020	44	48%	1.46%
	Cove Rd	Salerno Rd	6LD	no	3,020	32	35%	1.06%
	Salerno Rd	Indian St	6LD	no	3,020	30	33%	0.99%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	no	1,200	14	15%	1.17%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	no	1,200	18	20%	1.50%
	Pennsylvania Ave	SR-76	2L	yes	800	18	20%	2.25%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	no	740	1	5%	0.14%
SR-9 (I-95)	Indiantown Rd	Bridge Rd	6LF	no	5,500	12	13%	0.22%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,500	9	10%	0.16%
Cove Rd	SR-76	Willoughby Blvd	4LD	no	2,000	1	1%	0.05%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	no	740	5	5%	0.68%
	CR-711	I-95	2L	no	740	14	15%	1.89%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	2L	no	740	5	5%	0.68%
	CR-708	South Fork High School	2L	yes	800	23	25%	2.88%
	South Fork High School	SR-76	2L	yes	800	67	74%	8.38%

In: 91

Table 3: Link Analysis - 2040

Segment	From	To	2040 CF Lanes	Is Project Traffic 2% or More of Capacity?	2040 Model AADT	K Factor	D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	CR-711/CR-76A	Locks Rd	4LD	yes	14021	0.12	0.52	875	2000	45	49%	2.25%	920	Yes
	Locks Rd	Jack James	4LD	yes	23296	0.09	0.60	1258	2000	45	49%	2.25%	1303	Yes
CR-76A (96th St)	Pennsylvania Ave	SR-76	2L	yes	11365	0.09	0.63	644	800	18	20%	2.25%	662	Yes
CR-711 (Pratt Whitney)	CR-708	South Fork High School	2L	yes	4164	0.12	0.51	255	800	23	25%	2.88%	278	Yes
	South Fork High School	SR-76	2L	yes	6268	0.12	0.76	572	800	67	74%	8.38%	639	Yes

In: 91

Table 4: Percent Impact - 2024

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	no	740	10	5%	1.35%
	CR-708	CR-711/CR-76A	2L	no	1,200	10	5%	0.83%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	94	49%	4.70%
	Locks Rd	Jack James	4LD	yes	2,000	94	49%	4.70%
	Jack James	Cove Rd	6LD	yes	3,020	94	49%	3.11%
	Cove Rd	Salerno Rd	6LD	yes	3,020	67	35%	2.22%
	Salerno Rd	Indian St	6LD	yes	3,020	63	33%	2.09%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	1,200	29	15%	2.42%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	1,200	38	20%	3.17%
	Pennsylvania Ave	SR-76	2L	yes	800	38	20%	4.75%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	no	740	10	5%	1.35%
SR-9 (I-95)	Indiantown Rd	Bridge Rd	6LF	no	5,500	25	13%	0.45%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,500	19	10%	0.35%
Cove Rd	SR-76	Willoughby Blvd	2L	no	880	2	1%	0.23%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	no	740	10	5%	1.35%
	CR-711	I-95	2L	yes	740	29	15%	3.92%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	2L	no	740	10	5%	1.35%
	CR-708	South Fork High School	2L	yes	800	48	25%	6.00%
	South Fork High School	SR-76	2L	yes	800	142	74%	17.75%

In: 192

Table 5: Link Analysis - 2024

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2018 AADT	K Factor	D Factor	2018 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	CR-711/CR-76A	Locks Rd	4LD	yes	12928	0.12	0.52	813	1.012	873	2000	94	49%	4.70%	967	Yes
	Locks Rd	Jack James	4LD	yes	20494	0.09	0.60	1082	1.02	1219	2000	94	49%	4.70%	1313	Yes
	Jack James	Cove Rd	6LD	yes	45918	0.10	0.52	2409	1.024	2777	3020	94	49%	3.11%	2871	Yes
	Cove Rd	Salerno Rd	6LD	yes	31734	0.09	0.52	1436	1.009	1515	3020	67	35%	2.22%	1582	Yes
	Salerno Rd	Indian St	6LD	yes	29492	0.10	0.52	1468	1.026	1712	3020	63	33%	2.09%	1775	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	4204	0.09	0.55	215	1.056	298	1200	29	15%	2.42%	327	Yes
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	3768	0.09	0.56	190	1.047	250	1200	38	20%	3.17%	288	Yes
	Pennsylvania Ave	SR-76	2L	yes	8115	0.09	0.63	435	1.045	566	800	38	20%	4.75%	604	Yes
CR-708 (Bridge Rd)	CR-711	I-95	2L	yes	3577	0.10	0.58	216	1.08	343	740	29	15%	3.92%	372	Yes
CR-711 (Pratt Whitney)	CR-708	South Fork High School	2L	yes	4396	0.12	0.51	260	1.054	356	800	48	25%	6.00%	404	Yes
	South Fork High School	SR-76	2L	yes	5629	0.12	0.76	505	1.03	603	800	142	74%	17.75%	745	Yes

In: 192
Years Grown: 6

CONCLUSION

The proposed land use plan amendment will result in an increase in trips of 1,369 daily trips; 109 AM peak hour trips and 144 PM peak hour trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment over what could be developed with the existing future land use. The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2040 long range to support the project. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

APPENDIX A

Roadway Network Data/Non-Motorized and Transit Data

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Details for Contract: E4T09
Pdf Version

Active District	Project Id	Description
04	42264125201	SR-76-KANNER HWY,89060000, SR-76/KANNER HWY FROM S OF CR-711/PRATT WHITNEY RD TO SW JAC

Contractor Id
F592098662
Contractor Name
RANGER CONSTRUCTION INDUSTRIES, INC.
Proj Eng/Manager
Cowger, Kelly
Original Contract Days
720
Adjusted Contract Days
0
Current Contract Days
720
Project Type
Construction

Days Used
.00
Original Contract Amount
$12,892,088.57
Current Contract Amount
$12,892,088.57
Change Order Amount
$0.00
Estimate Paid to Date
$0.00
Proj Work Type
Reconstruction
Proj Mix
K JAMES DR - ADD LANES & RECONSTRUCT

Letting Date
6/14/2018
Award Date
3/4/2019
Execution Date
3/14/2019
Time Began Date
Work Begin Date
Final Acceptance Date
Contract Type
Const Contract

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Web Application

Office of Work Program and Budget Lisa Saliba - Director

Five Year Work Program

Selection Criteria	
District 04 (Updated: 4/3/2019-21.15.01) Item Number:422641-2	2019-2024 G1 Martin County

Display current reports in a Report Style
Display current reports in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY — District 04 - Martin County
Description: SR-76/KANNER HWY FROM S OF CR-711/PRATT WHITNEY RD TO SW JACK JAMES DR
Type of Work: ADD LANES & RECONSTRUCT — View Scheduled Activities
Item Number: 422641-2
Length: 1.935 — View Map of Item

Construction Contract Information

Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
04/11/2019		720	0	0.00%

Vendor Name: RANGER CONSTRUCTION INDUSTRIES

Project Detail

Fiscal Year:	2019	2020	2021	2022	2023	2024
Highways/Preliminary Engineering						(On-Going)
Amount:	$8,388					
Highways/Railroad & Utilities						(On-Going)
Amount:	$11,737					
Highways/Construction						(On-Going)
Amount:	$773,032	$10,260	$10,530			
Highways/Environmental						(On-Going)
Amount:						
Item Total:	$793,157	$10,260	$10,530			

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399. For additional information please e-mail questions or comments to: Lisa Saliba: Lisa.Saliba@dot.state.fl.us or call 850-414-4622

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

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Consistent, Predictable, Repeatable

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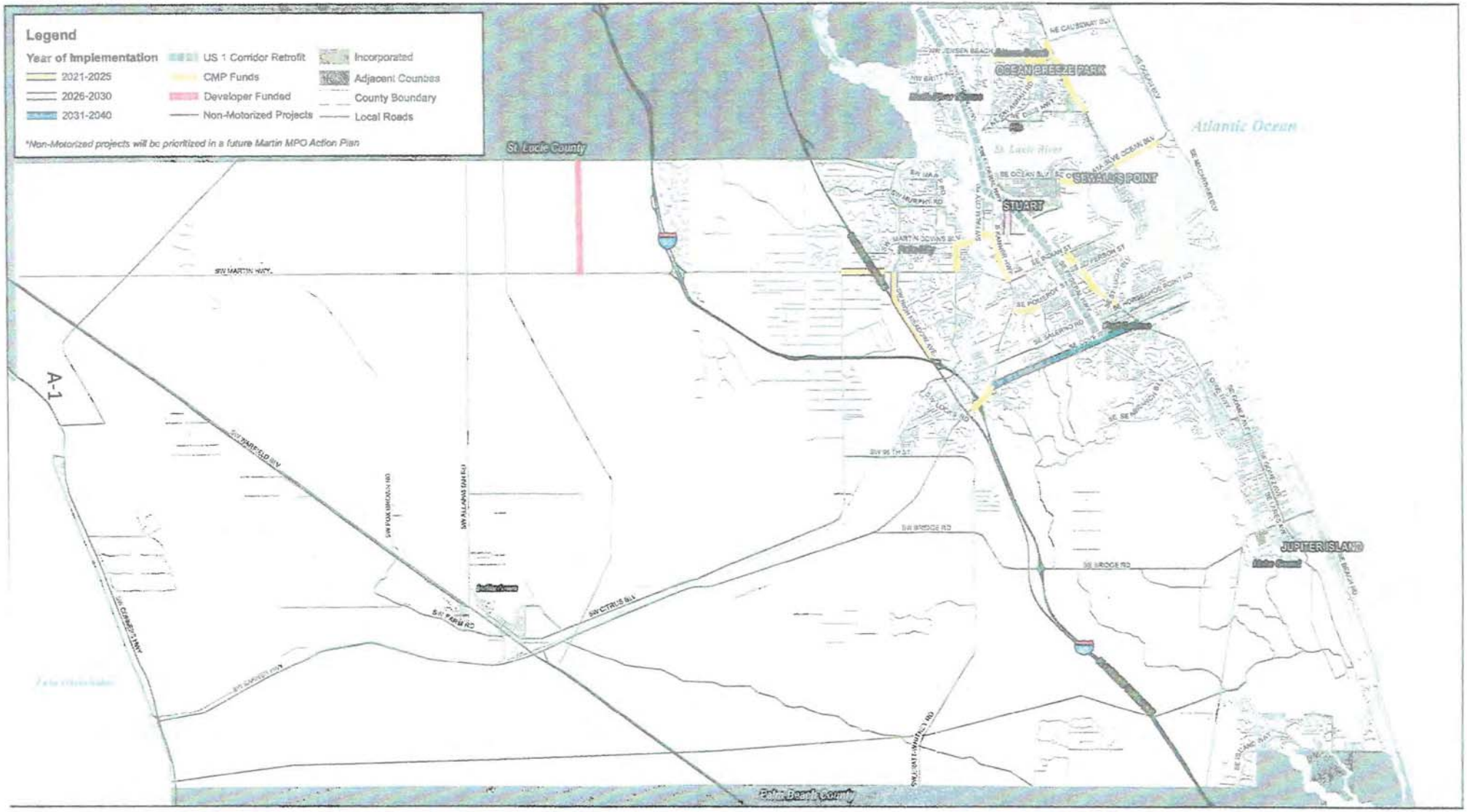
Figure 2. Multimodal Cost Feasible Plan

MARTIN MPO



Kimley»Horn

0 5 10 Miles

Table 1. Multimodal Cost Feasible Plan

Project	Description	Estimated Implementation Timeframe
US 1	Corridor Retrofit Project	2021-2040
Congestion Management Process Strategies / Livable Communities Initiative	CMP / LCI Funds	2021-2040
Bicycle and Pedestrian Facilities[1]	Bicycle and Pedestrian Trails	2021-2040
Transit Projects	Transit	2021-2040
System Maintenance	Maintenance	2021-2040
SR 714 (Martin Hwy) from CR 76A (Citrus Blvd) to Martin Downs Boulevard	Widen from 2 lanes to 4 lanes	2021-2025
CR 713 (High Meadow Ave) from I-95 to CR 714 (Martin Hwy)	Widen from 2 lanes to 4 lanes	2021-2025
Indian St from SR 76 (Kanner Hwy) to Willoughby Boulevard	Widen from 4 lanes to 6 lanes	2026-2030
Willoughby Blvd from Monterey Road to SR 5 (US 1)	New 2-lane road	2026-2030
Cove Rd from SR 76 (Kanner Hwy) to US 1[2]	Widen from 2 lanes to 4 lanes	2031-2040
Cove Rd from US 1 to CR A1A	Widen from 2 lanes to 4 lanes	2031-2040
Village Parkway Extension from Martin Highway to St. Lucie County	New 4-lane road	Developer Funded

(1) Non-Motorized projects will be prioritized in a future Martin MPO Action Plan.
(2) ROW and Design costs are included in the 2026-2030 planning timeframe.

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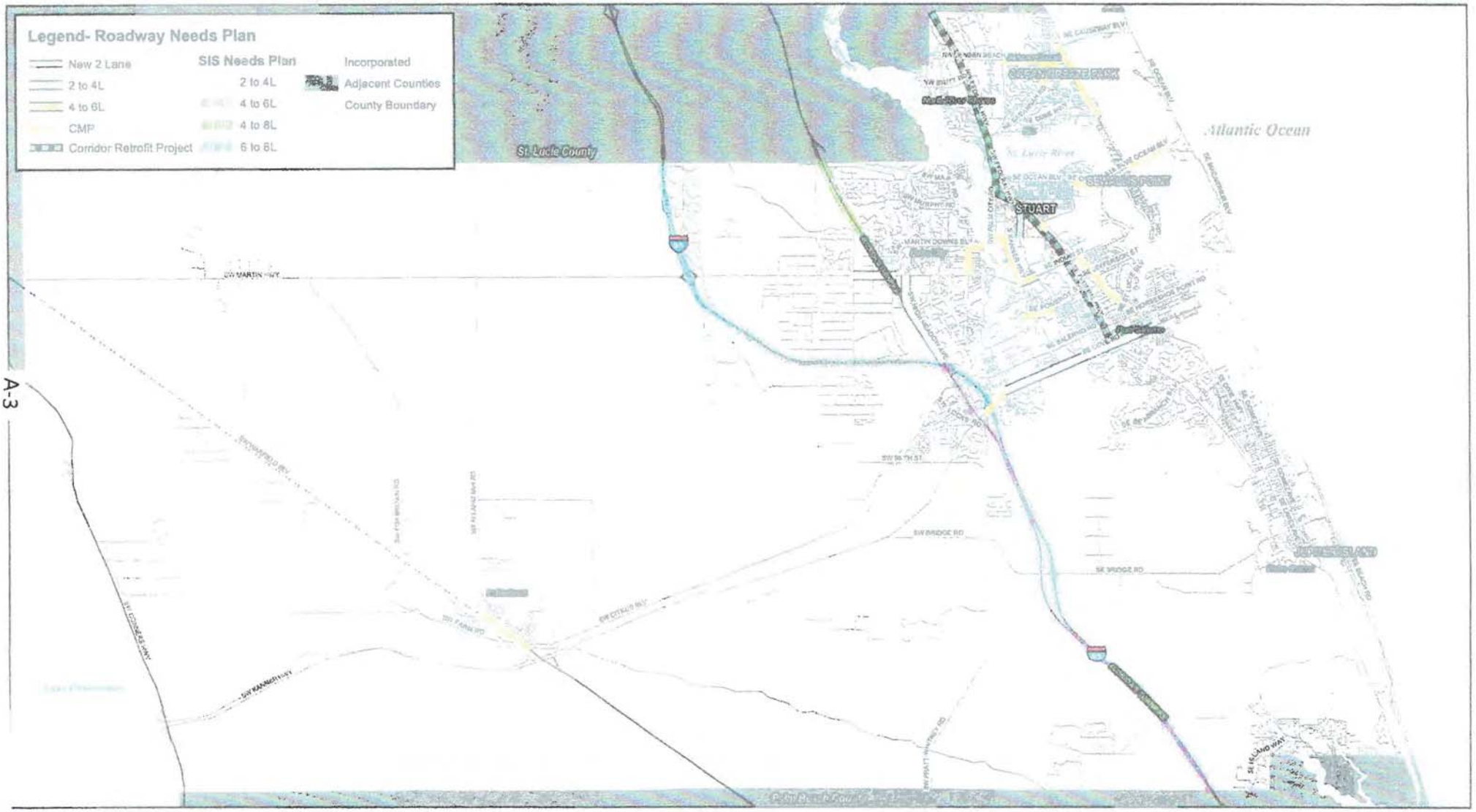
Figure 7-2. Roadway Needs Plan

MARTIN MPO



Kimley»Horn

0 5 10 Miles

Table 7-7. Roadway Needs Plan

Road Name	From	To	Type	Existing + Committed Lanes	Future Lanes	Length (Miles)
New 2 Lane Road						
Willoughby Boulevard	Monterey Road	SR 5 (US 1)	New 2 Lane Road		2	0.84
Widen from 2 to 4 Lane						
Cove Road	SR 76 (Kanner Highway)	Willoughby Blvd	Widen to 4L from 2L	2	4	2.13
Cove Road	Willoughby Blvd	SR 5 (US 1)	Widen to 4L from 2L	2	4	1.07
Cove Road	SR 5 (US 1)	CR A1A	Widen to 4L from 2L	2	4	1.12
CR 713 (High Meadow Avenue)	I-95	CR 714 (Martin Highway)	Widen to 4L from 2L	2	4	2.64
SR 714 (Martin Highway)	CR 76A (Citrus Boulevard)	Martin Downs Boulevard	Widen to 4L from 2L	2	4	0.88
Widen from 4 to 6 Lane						
Indian Street	SR 76 (Kanner Highway)	Willoughby Boulevard	Widen to 6L from 4L	4	6	0.45
Corridor Retrofit Project						
SR 5 (US 1)	Cove Road	St. Lucie County Line				10.38
Congestion Management Process (CMP)						
CR 707 (Indian River Drive)	CR 707 (Dixie Highway)	CR 707A (Jensen Beach Boulevard)		2		1.75
CR 707A (Jensen Beach Boulevard)	CR 723 (Savannah Road)	Skyline Drive		2		0.46
CR 707A (Jensen Beach Boulevard)	Pineapple Way	CR 707		2		0.14
CR 723 (Savanna Road)	NE 24th Street	CR 707A (Jensen Beach Boulevard)		2		0.77
CR A1A (Dixie Highway)	Salerno Road	Indian Street		2		2.16
Mapp Road	CR 714 (Martin Highway)	SR 714 (Martin Downs Boulevard)		2		0.77
Pineapple Way	CR 707A (Jensen Beach Boulevard)	SR 732		2		0.51
Pomeroy Street	SR 76 (Kanner Highway)	Willoughby Blvd		2		0.77
SR 710 (Warfield Boulevard)	CR 609 (Allapattah Road)	Citrus Boulevard		2		1.71
SR 714 (Monterey Road)	SR 5 (US 1)	CR A1A		4		0.24
SR 714 (Palm City Bridge)	Mapp Road	SR 76 (Kanner Highway)		4		1.07
SR 732 (Jensen Beach Boulevard)	Green River Parkway	CR 723 (Savannah Road)		4		1.05
SR 76 (Kanner Highway)	Indian Street	SR 714		6		1.59
SR 76 (Kanner Highway)	Jack James Drive	Cove Road		6		0.85
SR A1A (Ocean Boulevard)	Sewalls Point Road	Macarthur Road		2		1.35
SR A1A (Ocean Boulevard)	Monterey Road	St. Lucie Boulevard		4		0.77

Table 7-8. SIS Needs Plan

Road Name	From	To	Type	Existing + Committed Lanes	Future Lanes	Length (Miles)
Widen from 2 to 4 Lane						
SR 710 (Warfield Boulevard)	Martin Powerplant	CR 609 (Allapattah Road)	Widen to 4L from 2L	2	4	8.82
SR 710 (Warfield Boulevard)	Okeechobee/Martin County Line	Martin Powerplant	Widen to 4L from 2L	2	4	6.14
Widen from 4 to 6 Lane						
SR 91 (Florida's Turnpike)	Jupiter/Indiantown Road	SR 714/Stuart	Widen to 6L from 4L	4	6	16.79
Widen from 4 to 8 Lane						
SR 91 (Florida's Turnpike)	SR 714/Stuart	St. Lucie County	Widen to 8L from 4L	4	8	3.45
Widen from 6 to 8 Lane						
I-95	Palm Beach County Line	Bridge Road	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	7.48
I-95	S of Bridge Road	S of High Meadows Avenue	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	6.44
I-95	S of High Meadows Avenue	St. Lucie County	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	10.88

Evaluation and Appraisal Report of the Martin County Comprehensive Growth Management Plan, July 2008

The Evaluation and Appraisal Report (EAR) is an assessment associated with the State growth management process and could be defined as a mechanism for determining whether the goals, objectives, and policies of the County's Comprehensive Growth Management Plan are being met. The Local Growth Management Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II of the Florida Statutes (F.S.) requires local governments to evaluate and assess the overall performance of their Comprehensive Plans at least every seven years. The focus of the plan related to transportation planning are contained in the Future Land Use and Traffic Circulation Elements. The intersections listed below are the improvements identified in the plan that will be done to help reduce congestion and improve traffic flow along the study segment of SR 714.

- SR 714 at Citrus Boulevard
- SR 714 at SW 42nd Avenue
- SR 714 at Florida's Turnpike
- SR 714 at Armellini Avenue
- SR 714 at Deggeller Court/Leighton Farm Road

Palm Beach MPO 2040 LRTP

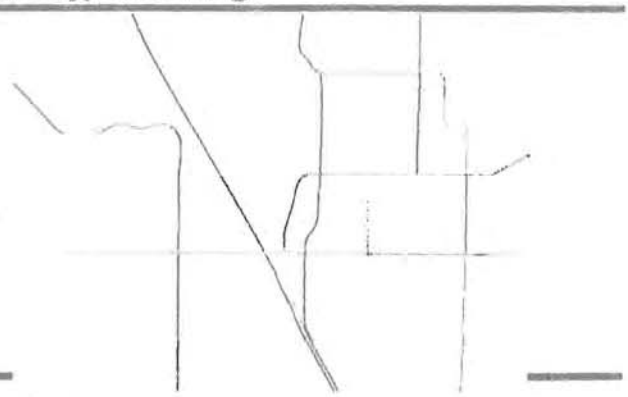
The Palm Beach MPO 2040 LRTP was adopted in October 2014 by the Palm Beach MPO to guide long-term transportation improvements in the County. Table 7-3 depicts the projects in the Palm Beach 2040 Cost Feasible Plan that potentially could affect Martin County.

Table 7- 3. Palm Beach MPO 2040 Cost Feasible Plan Projects

PROJECT	FROM	TO	DESCRIPTION
2016 - 2020			
SR 710	Martin/ Palm Beach County Line	West of Indiantown Road	Widen from 2 lanes to 4 lanes
2026 - 2030			
Express Bus via I-95	Indiantown Road	West Palm Beach Intermodal Center	New Express Bus Service
2031 - 2040			
I-95 Managed Lanes	Indiantown Road	Martin/ Palm Beach County Line	Add Managed Lanes

SR-714 (SW Martin Highway) Widening

Category	Concurrency
CIP Rating Score	34
Project Number	1123A
Location	Palm City
District	5
Project Limits	SW Citrus Boulevard and SW Armellini Avenue
Related Projects	
Lead Dept/Division	Engineering / Traffic
Year Project Initiated	circa FY90



DESCRIPTION

The widening of the two-lane undivided highway to a four-lane divided highway from west of SW Citrus Boulevard to the east approach of the bridge over Florida's Turnpike. The project includes intersection improvements at SW Citrus Boulevard, at SW 42nd Avenue, at SW Deggler Court / SW Leighton Farm Avenue, as widening the bridge over Florida's Turnpike.

BACKGROUND

In FY11, the Martin Metropolitan Planning Organization completed its update to the Congestion Management Process, which included interim modifications at the signalized intersections along the corridor. Martin County, in conjunction with the FDOT, included the intersections improvements into its CIP in FY13. However, in FY16, the intersection improvements were replaced with the roadway widening, mainly due to cost efficiency and project schedule. See FDOT project numbers 436970.1 and 438344.1.

PROJECT ORIGINATION Levels of Service/Comprehensive Plan Requirements

JUSTIFICATION

The peak hour directional traffic volume on this roadway exceeds its service capacity. The County's adopted level of service provided by this roadway has failed.

				Funded					Unfunded
Expenditures	**Total**	**To Date**		**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
Design	1,835,000	1,835,000							
Land	3,833,370				3,833,370				
Construction	18,139,940						18,139,940		
Expenditure Total	**23,808,310**	**1,835,000**	**0**	**0**	**3,833,370**	**0**	**18,139,940**	**0**	**0**
Revenues	**Total**	**To Date**	**Carryover**	**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
State Funds	23,808,310	1,835,000			3,833,370		18,139,940		
Revenue Total	**23,808,310**	**1,835,000**	**0**	**0**	**3,833,370**	**0**	**18,139,940**	**0**	**0**
							TotalUnfunded		0

OPERATING BUDGET IMPACT

This corridor is the maintenance responsibly of the FDOT; however, Martin County has agreements inplace that provide the FDOT's compensation to offset Martin County's maintenance of traffic signals and streetlights on this State corridor. This project is in the preliminary stage of a State Environmental Impact Report (SEIR); it is not known at this time whethernew traffic signals or streetlights are anticipated that would impact the operating budget.

High Meadow Avenue Resurfacing & Bike Lanes

Category	Non-concurrency
CIP Rating Score	58
Project Number	101711
Location	Palm City
District	Five
Project Limits	CR-714/SW Martin Highway to SW Murphy Road
Related Projects	
Lead Dept/Division	Engineering/Capital Projects
Year Project Initiated	2014

DESCRIPTION

Milling, resurfacing and widening for 4' bike lane approximately 1.8 miles along SW High Meadow Avenue (from CR-714/SW Martin Highway to SW Murphy Road). High Meadow is a two lane, county maintained, major arterial roadway.

BACKGROUND

The roadway is currently deficient containing evidence of rutting, longitudinal transverse cracking and delamination. This project was a MPO Project Priority #1 in 2014 and Martin County has been approved for State of Florida Department of Transportation (FDOT) funding assistance through the Local Agency Program (LAP) for FY19. Grant funds do not cover design/survey/contingency. *The grant identified is programmed into the FDOT work program.*

PROJECT ORIGINATION

Infrastructure Needs

JUSTIFICATION

In 2015, the pavement condition rating for this road was Mill & Resurface. Once pavement conditions drop below a Preservative Maintenance rating, the roads deteriorate at an increasingly rapid rate. The Transportation Element of the Comprehensive Plan requires that the County provide bicycle lanes on new or resurfaced collectors and arterials (Policy 5.4A.3) Policy 5.4A.6 - Prioritize needed sidewalks & bicycle facilities. Policy 5.4A.7 - Identify & seek funding for sidewalk and bicycle facilities.

				Funded					Unfunded
Expenditures	**Total**	**To Date**		**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
Design	75,000	75,000							
Construction	1,324,115				1,324,115				
Expenditure Total	**1,399,115**	**75,000**	**0**	**0**	**1,324,115**	**0**	**0**	**0**	**0**
Revenues	**Total**	**To Date**	**Carryover**	**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
Road MSTU	186,000	75,000	49,000	62,000					
Grant	1,213,115				1,213,115				
Revenue Total	**1,399,115**	**75,000**	**49,000**	**62,000**	**1,213,115**	**0**	**0**	**0**	**0**

Total Unfunded 0

OPERATING BUDGET IMPACT

Maintenance costs during the first three years after resurfacing and restriping will be minimal. Annual maintenance costs for routine repairs is estimated at $2,000 per year.

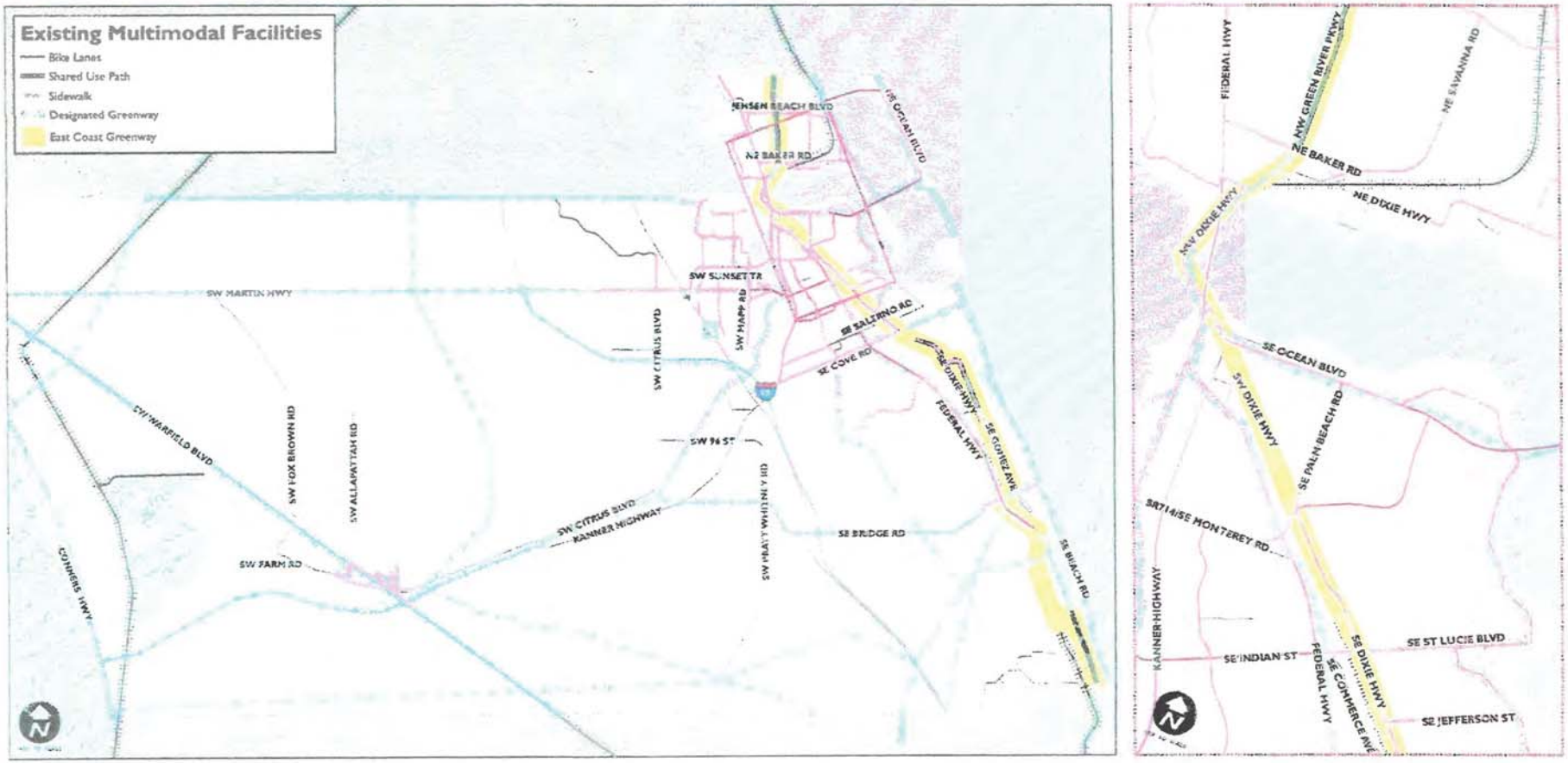


Figure 2-2. Existing Multimodal Facilities

Figure 2-2 provides an overview of existing and designated bicycle and pedestrian facilities. This includes roadways with existing bike lanes, shared use paths, and sidewalks along major roadways. As illustrated, nearly all the existing bike lanes and shared use paths are located within the eastern portion of the County and serve to connect the urbanized areas. Included in Figure 2-2 is the proposed East Coast Greenways (ECG), which are trails of regional and statewide significance and connect to Palm Beach and St. Lucie Counties. The light-green network represents the Designated Greenways -- these greenways do not necessarily represent existing bike facilities, rather they identify corridors along which to provide a facility.

Figure 2-3. Transit Facilities

Figure 2-3 illustrates the locations of the transit routes and stops in Martin County. Four bus routes serve Martin County: Route 1/US 1 Corridor, Route 2/Indiantown, Route 3/Stuart, and Route 20X. Route 1/US 1 Corridor provides service from Port Salerno north to St. Lucie County while Route 20X provides commuter service south to Palm Beach County. Route 2/Indiantown serves as a connector between Indiantown and the urbanized east coast of Martin County while Route 3/Stuart provides a circulator service within the Stuart urbanized area.

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
--	--	--	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service lettergrade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.htm

APPENDIX B

Martin County 2040
Roadway Level of Service Inventory Report
and
Martin County 2018
Roadway Level of Service Inventory Report

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Each Direct	Class for los lookup (unlim, I, II, III)	Div	BPC Lanemage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2012 AADT	Model 2040 AADT	Model Growth Rate (36 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
Baker Rd	SR-5	CR-723	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		15800		4,579	4,080	4,214	3,816	4,072	4,718	4,726	4,658	0.25%	6,017	12,486	55.74%	1.60%	1.68%	7040	0.46
Berry Ave	Golden Bear Wy	CR-714	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14500		2,633	2,898	2,500	3,109	2,748	3,022	3,944	3,985	0.20%	NA	NA	0.00%	0.00%	0.20%	3122	0.21
Berry Ave	CR-714	Sunset Tr	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		1,374	1,793	1,507	1,506	1,540	1,461	1,533	1,513	0.00%	481	1,609	234.51%	7.92%	7.92%	4709	0.32
Bird Rd	Pine Lake Dr	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		4,985	4,982	4,797	4,466	5,043	4,766	4,943	4,529	-0.07%	2245	4650	107.13%	3.57%	3.57%	9000	0.61
Cobia Blvd	CR-714 (Werner Hwy)	Port St. Lucie Blvd	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Urban /Undivided Flow		24400					3,413	3,410	3,546	3,412	3,401	0.00%	5722	13575	137.24%	4.57%	4.57%	7802	0.31
Commerce Ave	Salerno Rd	Monroe St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		6,251	6,305	5,328	5,771	6,003	5,691	5,765	5,872	-0.14%	9732	14974	53.81%	1.79%	1.79%	8723	0.58
Commerce Ave	Monroe St	Indian St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		6,136	6,349	6,117	6,095	6,250	6,157	6,006	6,251	0.00%	11749	14974	19.79%	0.66%	0.66%	7264	0.50
Country Club Dr	Palm Beach County	Island Way	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,528	2,605	2,446	4,372	2,763	2,495	2,488	2,540	-0.12%	1613	1828	16.12%	0.50%	0.50%	3686	0.19
Country Club Dr	Island Way	Little Club Dr	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		3,210	3,084	2,898	5,403	3,314	3,331	3,103	3,093	0.00%	8732	10252	15.91%	0.53%	0.53%	3544	0.24
County Line Rd	Little Club Dr	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,898	2,753	2,641	4,765	4,656	2,693	2,523	2,599	-0.11%	14027	14030	-2.03%	-0.07%	0.00%	3003	0.20
County Line Rd	Severanna Rd	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		710	733	666	607	638	580	614	611	-0.26%	NA	NA	0.00%	0.00%	0.50%	603	0.04
Cove Rd	SR-76	Willoughby Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,905	12,429	11,985	12,453	12,422	12,884	12,611	13,051	0.06%	14057	16815	35.36%	1.18%	1.18%	17209	1.08
Cove Rd	Willoughby Blvd	SR-5	1	NS	U		Urban	NS_U_Urban_1	NS-2		2-Ln Divided Non-State		16725					13,681	13,741	13,832	14,004	14,108	0.11%	10513	13547	28.86%	0.96%	0.96%	17886	1.07
Cove Rd	SR-5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		10,993	12,461	12,313	11,280	11,354	11,706	11,514	12,995	-0.14%	11154	13134	17.79%	0.59%	0.59%	14227	0.88
Cove Rd	CR-A1A	End	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		5,174	5,171	5,305	4,972	5,141	5,108	5,015	5,210	-0.03%	237	233	-30.56%	-1.02%	0.50%	5013	0.37
CR-609 (Allapattah Rd)	SR-710	CR-714	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		1,706	1,125	1,177	1,175	1,265	1,224	1,337	1,489	0.14%	2618	5844	110.80%	3.70%	3.70%	3895	0.21
CR-609 (Allapattah Rd)	CR-714	St Lucie County	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		1,348	1,516	1,408	1,481	1,510	1,481	1,386	1,391	0.13%	1382	13812	827.06%	27.57%	27.57%	11745	0.82
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		1,853	1,806	1,819	1,684	1,815	1,736	1,810	1,514	-0.11%	2125	2781	30.88%	1.02%	1.02%	1922	0.12
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,583	6,794	6,966	6,130	6,850	6,059	5,314	5,300	-2.80%	4860	7222	48.42%	1.51%	1.51%	7509	0.47
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A(Jensen Beach Blvd.)	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,614	11,957	11,893	10,763	10,223	10,219	10,765	10,374	-0.32%	5009	7140	41.72%	1.39%	1.39%	14270	0.90
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		6,159	5,584	6,000	6,269	6,220	5,943	5,689	6,437	-0.08%	3990	5613	44.07%	1.47%	1.47%	7594	0.48
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		5,001	6,001	5,415	5,140	5,161	5,320	5,584	5,870	0.07%	3968	10674	59.73%	1.99%	1.99%	8583	0.54
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	D	D		Urban	D_D_Urban_2	2-2D		Class II: 4-Ln Divided		32400		21,484	22,356	20,832	22,537	21,283	21,604	22,828	21,561	0.03%	13565	18250	23.29%	0.78%	0.78%	28081	0.80
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	I	D		Urban	I_D_Urban_2	I-2D		Class I: 4-Ln Divided		36800		20,750	20,673	19,369	19,743	20,562	19,605	21,620	20,334	0.03%	13465	17564	30.43%	1.01%	1.01%	25987	0.65
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,025	11,442	10,577	9,723	9,493	9,602	10,700	10,205	-0.24%	5006	7193	41.05%	1.37%	1.37%	13875	0.88
CR-708 (Bridge Rd)	SR-76	CR-711	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		625	743	615	655	658	619	602	671	-2.26%	8538	12936	50.32%	1.68%	1.68%	915	0.07
CR-708 (Bridge Rd)	CR-711	I-95	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		2,407	2,353	2,403	2,629	2,420	2,457	2,365	2,521	0.07%	1664	19316	63.95%	2.10%	2.10%	3849	0.28
CR-708 (Bridge Rd)	I-95	Powerline Ave	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Urban /Undivided Flow		24400		7,598	7,019	6,945	6,188	6,526	6,228	6,481	6,718	-0.28%	17169	25683	20.46%	0.68%	0.68%	7955	0.33
CR-708 (Bridge Rd)	Powerline Ave	SR-5	1	NS	D		Urban	NS_D_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,628	8,071	8,475	7,595	7,190	7,527	7,745	8,617	-0.28%	17039	23400	18.40%	0.61%	0.61%	9345	0.59
CR-708 (Bridge Rd)	SR-5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,565	8,860	8,559	8,863	7,332	8,823	9,019	8,888	-0.22%	4489	6313	40.62%	1.34%	1.34%	12002	0.76
CR-708 (Bridge Rd)	CR-A1A	Connex Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,556	8,908	8,915	7,903	7,980	8,010	8,009	8,072	-0.18%	7011	9450	34.79%	1.15%	1.15%	10590	0.67
CR-708 (Bridge Rd)	Connex Ave	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		4,653	5,051	4,865	4,690	4,513	4,955	4,751	4,808	-0.07%	6558	8707	48.80%	1.62%	1.62%	7066	0.44
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		2,143	2,342	2,523	2,553	2,476	2,684	2,504	2,562	0.31%	4066	8299	53.78%	1.79%	1.79%	3002	0.27

Bold Italic volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	# Lane Each Direct	Class for lookup (mbidsr, I, II, NS)	Div	2040 Lanes # Lane Each Direct	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided		16200		3,179	3,073	3,262	3,540	3,437	3,654	3,442	3,508	0.22%	5285	6381	20.74%	0.59%	0.69%	4164	0.26
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided		16200		4,561	3,957	4,591	4,846	4,651	4,644	4,736	4,872	0.21%	6564	8465	29.06%	0.97%	0.97%	6262	0.39
CR-713 (High Meadow Ave)	I-95	CR-714	1	I	U		Urban	I_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		14,966	14,647	14,726	14,279	13,752	11,404	13,521	13,920	-0.19%	18538	22251	20.03%	0.67%	0.67%	16458	1.03
CR-713 (High Meadow Ave)	CR-714	SR-714	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided		17700		12,465	11,814	11,459	10,471	8,425	8,495	8,453	8,530	-0.47%	13464	15503	15.14%	0.50%	0.50%	10629	0.61
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided		17700		16,911	15,969	13,412	11,565	10,668	11,106	10,777	11,007	-0.68%	15879	18711	17.83%	0.59%	0.59%	12832	0.72
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy; 2-Ln Undivided		14300		2,447	2,708	2,536	2,465	2,476	2,454	2,430	2,500	-0.07%	4038	5083	25.84%	0.86%	0.86%	3084	0.22
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy; 2-Ln Undivided		14300		2,720	2,759	2,671	2,683	2,719	2,712	2,625	2,736	-0.09%	4872	6791	39.39%	1.31%	1.31%	3706	0.26
CR-714 (Martin Hwy)	CR-609	I-95	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy; 2-Ln Undivided		14300		3,718	3,916	3,971	3,894	4,016	3,824	3,837	4,079	0.09%	7700	22250	188.96%	6.30%	6.30%	11016	0.77
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided	14800	32400	11,555	11,929	11,484	11,928	11,447	11,649	11,816	11,590	-0.02%	19718	37535	90.36%	3.01%	3.01%	21015	0.65
CR-714 (Martin Hwy)	CR-713	Berry Ave	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided	14800	32400	12,435	11,339	9,843	10,030	10,034	10,218	9,943	9,712	-0.31%	10,034	23136	130.57%	4.35%	4.35%	21125	0.65
CR-714 (Martin Hwy)	Berry Ave	Mapp Rd	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided	14800	32400	12,646	12,155	10,967	11,178	11,260	11,144	10,854	14,007	0.06%	11,260	22404	98.97%	3.30%	3.30%	26463	0.82
CR-714 (Veteran's Memorial Bridge)	***Mapp Rd***	SR-76	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800										#DIV/0!			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CR-723 (Savanna Rd)	CR-707	NE 24th St	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		11,626	11,896	10,569	11,111	11,509	8,910	8,457	8,440	-0.53%	12777	16595	29.93%	1.00%	1.00%	10714	0.67
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		13,563	13,248	12,318	12,698	12,638	10,524	10,501	10,244	-0.49%	7828	10647	36.05%	1.20%	1.20%	13687	0.85
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy; 2-Ln Undivided		14300		2,603	2,743	2,235	2,777	2,158	2,393	2,490	2,257	-0.27%	1363	4155	204.82%	6.83%	6.83%	6419	0.45
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy; 2-Ln Undivided		14300		2,646	2,419	2,272	2,526	2,289	2,383	2,107	2,509	-0.20%	1979	5013	153.61%	5.12%	5.12%	5001	0.35
CR-76A (Citrus Blvd.)	CR-726	SR-714	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninter /Undivided Flow		24400		3,560	3,135	3,092	3,343	3,491	3,361	3,257	3,321	0.11%	3164	5869	86.13%	2.87%	2.87%	5825	0.24
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninter /Undivided Flow		24400		3,578	3,257	3,080	3,549	2,325	3,446	3,072	3,373	-0.15%	2477	6320	155.15%	5.17%	5.17%	8068	0.33
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided		16200		8,555	8,563	8,558	7,243	8,731	7,226	6,774	8,581	0.05%	5748	10374	80.48%	2.68%	2.68%	11365	0.70
CR-A1A (Dixie Hwy)	SR-5	CR-708	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided		14800		3,197	3,016	2,730	2,509	2,464	2,489	2,413	2,457	-0.42%	4042	6107	51.09%	1.70%	1.70%	3587	0.24
CR-A1A (Dixie Hwy)	CR-708	Osprey St	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided		17700		7,401	6,850	6,524	6,449	6,387	6,327	6,363	6,367	-0.25%	4058	7640	84.21%	2.14%	2.14%	10078	0.57
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninter /Undivided Flow		24200		6,107	5,612	5,416	6,529	5,258	5,144	5,113	5,205	-0.30%	5097	9723	90.76%	3.03%	3.03%	9457	0.39
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninter /Undivided Flow		24200		6,415	6,149	5,781	5,679	5,712	5,754	5,662	5,662	-0.18%	5668	11042	94.81%	3.16%	3.16%	10549	0.44
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	1	II	D		Urban	II_D_Urban_1	3-1D		Class II 2-Ln Divided		15540		11,452	11,339	11,315	10,735	10,583	10,989	10,672	11,026	-0.10%	13563	15295	12.77%	0.43%	0.50%	12515	0.81
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	1	II	D		Urban	II_D_Urban_1	3-1D		Class II 2-Ln Divided		15540		15,938	15,808	14,823	14,377	14,037	14,746	14,312	14,821	-0.15%	10857	12773	17.64%	0.59%	0.59%	17260	1.11
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	1	II	D		Urban	II_D_Urban_1	2-1U		Class II 2-Ln Undivided		14800		12,799	12,495	11,768	11,502	11,553	11,755	11,698	12,594	-0.09%	3391	4573	34.86%	1.16%	1.16%	15868	1.07
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided		32400		16,843	16,588	15,886	14,744	15,083	15,503	15,981	16,040	-0.09%	12059	14484	20.19%	0.67%	0.67%	18965	0.59
CR-A1A (Dixie Hwy)	Indian St	SR-714	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		13,514	13,004	13,516	12,209	12,265	13,310	13,522	14,335	0.06%	15254	15567	2.04%	0.00%	0.50%	16270	0.41
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided		15600		6,090	5,011	5,521	5,087	5,330	5,559	5,403	5,780	-0.09%	13643	15027	10.14%	0.34%	0.50%	6678	0.43
Ocean St	CR-A1A	Gomez Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		2,878	2,533	2,609	2,628	2,663	2,638	2,438	2,450	-0.19%	1723	2253	30.76%	1.03%	1.03%	3135	0.20
Dixie Hwy	Joan Jefferson Wy	Wright Blvd	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided		15600		8,853	8,372	8,272	7,597	8,289	8,534	7,899	8,230	-0.32%	16373	20777	26.90%	0.90%	0.90%	10234	0.66
Dr Martin Luther King Jr Blvd	Palm Rd	SR-710	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		1,977	1,934	1,548	1,915	1,782	1,784	1,722	1,769	-0.19%	N/A	N/A	0.00%	0.00%	0.50%	2007	0.13
Palm Rd	Dr Martin Luther King Jr Dr	Palm Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		3,198	2,879	2,515	2,850	2,304	2,303	2,238	2,267	-0.54%	N/A	N/A	0.00%	0.00%	0.50%	2873	0.18

Bold Italic: volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded: volume exceeds generalized LOS volume and requires additional analysis.

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Each Direct	Class for Int (urban: I, II, NR)	D/U	E+C Lanes (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Least Squares)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR-5 (US-1)	SR-714	SR-5A	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		42,025	40,175	38,011	37,640	37,987	37,889	37,003	36,847	-0.10%	30470	37195	22.07%	0.73%	0.73%	44154	0.74
SR-5 (US-1)	SR-5A/Cutoff Rd	SR-76	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		36,504	36,660	36,153	35,809	36,185	35,403	35,596	35,657	-0.07%	20115	25931	28.91%	0.96%	0.96%	44230	0.75
SR-5 (US-1)	SR-76	Palm City Rd	3	II	D		Urban	II_D_Urban_3	2-3D		Class II 6-Ln Divided		50000		47,958	46,660	45,360	44,700	45,580	45,180	45,340	46,372	0.90%	31513	40558	28.70%	0.96%	0.96%	58348	1.17
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	3	II	D		Urban	II_D_Urban_3	2-3D		Class II 6-Ln Divided		50000		53,367	54,402	52,670	51,973	52,724	51,190	53,643	53,306	-0.02%	52745	63078	19.59%	0.65%	0.65%	62739	1.25
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		65,617	54,635	56,154	56,330	57,038	57,073	57,412	57,104	-0.11%	52745	63078	19.59%	0.65%	0.60%	67170	1.12
SR-5 (US-1)	Wright Blvd	Baker Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		54,134	54,900	52,321	52,200	54,330	51,498	52,121	52,835	-0.07%	53670	65187	21.45%	0.72%	0.72%	60040	1.00
SR-5 (US-1)	Baker Rd	Britt Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		56,904	57,708	55,686	54,922	55,912	53,469	52,778	53,361	-0.14%	54035	63680	17.85%	0.59%	0.59%	61844	1.03
SR-5 (US-1)	Britt Rd	SR-732	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		62,404	60,030	58,886	56,370	57,306	58,062	55,234	57,070	-0.15%	51173	58925	15.15%	0.50%	0.50%	64851	1.08
SR-5 (US-1)	SR-732	Westmoreland Blvd	4	I	D		Urban	I_D_Urban_4	1-4D		Class I 8-Ln Divided		80100		69,838	69,490	64,018	63,738	64,869	63,766	63,694	62,090	-0.10%	75238	89181	18.53%	0.62%	0.62%	72450	0.90
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	4	I	D		Urban	I_D_Urban_4	1-4D		Class I 8-Ln Divided		80100		65,195	67,987	60,447	60,681	62,929	60,355	60,440	58,875	-0.18%	68771	79697	15.84%	0.53%	0.53%	67370	0.84
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		8400		8,020	7,307	5,789	4,474	5,596	5,372	5,133	5,513	-0.60%	3301	4418	33.84%	1.13%	1.13%	7102	0.85
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		8400		6,746	6,869	9,070	7,373	6,660	6,374	6,304	6,065	-0.31%	4718	7539	59.59%	1.99%	1.99%	10576	1.26
SR-710 (Warfield Blvd)	***CR-609 (Allapattah)***	***Van Buren***	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Divided		14400		11,022	10,898	8,982	9,514	9,843	9,738	9,595		-0.31%	9739	15568	59.71%	1.99%	1.99%	14942	1.04
SR-710 (Warfield Blvd)	Van Buren	***CR-726 (Citrus)***	1	II	D		Transit	II_D_Transit_1	2-1D		Class II Transitional 4-Ln Divided		8500		11,022	10,658	8,982	8,914	9,843	9,230	9,595		-0.31%	9152	16784	83.58%	2.80%	2.80%	17107	2.01
SR-710 (Warfield Blvd)	CR-726	***SR-76 (Kanner)***	2	UN	D		Transit	UN_D_Transit_2	UN-2		Transitional 4-Ln Uninterr /Divided Flow		49800		11,697	11,023	9,004	9,048	8,673	8,373	8,833		-0.09%	8956	12739	42.24%	1.41%	1.41%	12301	0.25
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	1	UN	U	2	Transit	UN_U_Transit_1	UN-1	UN-2	Transitional 2-Ln Uninterr /Undivided Flow	Transitional 4-Ln Uninterr /Divided Flow	17300	49800	7,683	8,514	5,604	6,353	6,125	5,779	5,925	6,404	-0.29%	6234	8520	36.67%	1.22%	1.22%	8518	0.17
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr /Undivided Flow		24400		10,850	11,031	10,226	9,079	9,758	9,540	9,421	9,630	-0.29%	6399	10110	57.99%	1.93%	1.93%	14887	0.60
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	1	I	D		Urban	I_D_Urban_1	1-1D		Class I 2-Ln Divided		18585		14,645	14,660	14,020	15,909	15,816	15,634	15,357	15,392	0.14%	14709	23501	58.87%	1.96%	1.96%	23492	1.26
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		20,243	19,548	18,524	18,094	19,217	19,378	18,330	18,990	-0.06%	11925	14403	21.03%	0.70%	0.70%	22524	0.57
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		33,456	21,814	29,146	29,030	28,847	29,119	29,520	28,864	-0.11%	28817	28273	5.45%	0.18%	0.18%	30374	0.76
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		30,048	34,069	30,318	29,213	30,403	30,021	31,528	35,563	-0.12%	34089	36580	7.36%	0.25%	0.00%	32419	0.81
SR-714 (Palm City Bridge)	***Mapp Rd***	***SR-76***	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		47,005	46,495	44,384	43,398	43,542	44,507	44,026	43,881	-0.11%	54740	48657	-11.11%	-0.37%	0.50%	49800	1.25
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		28,975	28,824	27,235	26,356	26,599	26,365	26,621	27,598	-0.05%	36119	35123	-2.75%	-0.09%	0.50%	31773	0.80
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		26,033	25,537	24,820	24,580	24,774	24,740	25,318	25,689	-0.05%	27487	29567	7.65%	0.25%	0.50%	29157	0.73
SR-714 (Monterey Rd)	Monterey Extension	SR-5	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		18,351	18,527	15,863	16,880	17,190	17,159	17,357	17,614	-0.01%	16333	22994	40.79%	1.36%	1.36%	24079	0.61
SR-714 (Monterey Rd)	SR-5	CR-A1A	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided		32400		24,073	20,516	21,480	22,254	23,000	23,263	23,438	23,391	0.11%	28583	35941	25.83%	0.86%	0.86%	28829	0.89
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided		33800		13,501	13,659	12,681	14,146	15,336	15,688	16,582	16,893	0.50%	16785	21612	28.92%	1.00%	1.00%	21405	0.63
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninterr /Undivided Flow		14200		12,581	13,082	11,820	11,678	12,547	12,764	13,637	12,828	0.03%	10211	13461	31.83%	1.06%	1.06%	16003	0.66
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		28,144	27,346	25,736	24,851	25,408	25,816	25,543	25,134	-0.16%	24324	29093	19.61%	0.65%	0.65%	29587	0.74
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		25,768	20,641	23,868	23,018	23,112	24,115	25,484	24,677	0.13%	15815	21142	33.68%	1.12%	1.12%	32158	0.81
SR-76 (Kanner Hwy)	SR-15	SR-710	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		14300		2,374	2,048	1,804	1,523	1,781	1,567	1,727	1,958	-0.27%	3983	5001	26.22%	0.87%	0.87%	2430	0.17
SR-76 (Kanner Hwy)	SR-710	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		14300		4,723	3,717	2,688	2,858	3,180	2,804	2,905	3,100	-0.55%	12030	16847	40.17%	1.34%	1.34%	4221	0.30
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr /Undivided Flow		24400		2,453	3,202	2,857	2,890	2,959	2,653	2,650	2,736	-0.33%	3794	4303	13.42%	0.45%	0.50%	3105	0.13

Bold italic volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	# Lane Each Direct	Class for Ins lookup (Indiv. L & MM)	Dir	# of Lanes (# Lane Each Direct)	Urban Transit Road	Road width for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR-76 (Kanner Hwy)	CR-711/CR714A	Locke Rd	1	I	U		Urban	LU_Urban_1	1-1U		Class I 2-Ln Undivided		17700		15,593	12,939	11,905	11,398	11,676	11,969	11,422	11,773	-4.34%	15158	18375	21.22%	0.71%	0.71%	14021	0.79
SR-76 (Kanner Hwy)	Locke Rd	Jack James	2	I	D		Urban	LD_Urban_2	1-2D		Class I 4-Ln Divided		39600		19,758	19,629	18,128	18,128	18,647	18,568	18,375	18,781	-0.12%	18769	23732	26.71%	0.89%	0.89%	23398	0.59
SR-76 (Kanner Hwy)	Jack James	Cove Rd	2	I	D		Urban	LD_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	39600	59400	41,723	41,116	38,147	38,027	39,213	39,143	39,547	40,936	-0.04%	43351	61552	42.15%	1.40%	1.40%	56340	0.94
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	2	I	D		Urban	LD_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	39600	59400	30,402	30,205	29,232	29,349	29,860	29,328	30,025	30,411	0.00%	34701	50401	45.40%	1.55%	1.55%	43118	0.72
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	2	I	D		Urban	LD_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	39600	59400	26,631	25,933	24,675	25,021	26,564	26,700	26,112	25,887	0.01%	28267	42192	49.58%	1.60%	1.60%	37438	0.63
SR-76 (Kanner Hwy)	Indian St	SR-714	2	I	D		Urban	LD_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	39600	59400	23,630	23,321	22,266	23,812	24,040	23,800	23,454	22,926	0.04%	23069	37526	60.97%	2.03%	2.03%	33510	0.89
SR-76 (Kanner Hwy)	SR-714	SR-5	3	I	D		Urban	LD_Urban_3	1-3D		Class I 6-Ln Divided		59400		32,525	28,408	28,715	27,960	25,529	27,664	27,500	25,338	-0.31%	29408	40937	39.20%	1.31%	1.31%	34014	0.57
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	2	II	D		Urban	IL_D_Urban_2	2-2D		Class II 4-Ln Divided		33600		15,792	17,164	17,602	15,529	18,658	17,133	17,788	17,810	0.14%	15158	22478	48.28%	1.61%	1.61%	26549	0.79
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	3	I	D		Urban	LD_Urban_2	1-2D		Class I 4-Ln Divided		39600		20,648	20,487	17,711	17,785	19,347	20,347	20,350	21,025	0.28%	21920	31873	44.45%	1.48%	1.48%	29437	0.74
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	1	I	U		Urban	LU_Urban_1	1-1U		Class I 2-Ln Divided		19500		8,667	12,167	11,636	11,365	12,273	12,716	11,526	13,097	0.16%	11513	14598	27.86%	0.92%	0.92%	16320	0.85
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Urban Undivided Flow		24200		7,800	7,877	6,705	6,809	7,179	7,252	7,297	7,151	-0.03%	9568	12465	30.28%	1.01%	1.01%	8112	0.38
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Urban Undivided Flow		24200		12,245	12,484	11,506	11,735	12,264	13,179	12,684	11,918	0.04%	8192	10006	22.14%	0.74%	0.74%	14284	0.59
St Lucie Blvd	CR-A1A	Indian St	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		3,356	3,445	3,110	2,372	3,175	2,935	2,655	2,818	-0.36%	3222	5325	65.27%	2.18%	2.18%	4473	0.28
St Lucie Blvd	Indian St	SR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		9,435	8,663	6,756	6,713	7,419	6,977	6,607	6,621	-0.48%	9086	12040	32.51%	1.08%	1.08%	8817	0.55
Westmoreland Blvd	St Lucie County	SR-5	1	II	D		Urban	IL_D_Urban_1	2-1D		Class II 2-Ln Divided		15540		13,973	10,971	11,685	11,286	11,303	11,297	11,204	11,130	-0.16%	9565	13080	36.82%	1.22%	1.22%	14784	0.95
Willoughby Blvd	Cove Rd	Salerno Rd	1	I	U		Urban	LU_Urban_1	1-1U		Class I 2-Ln Undivided		17700		3,046	2,623	2,461	2,680	2,575	2,736	2,917	2,924	0.07%	3723	7076	90.06%	3.00%	3.00%	5994	0.32
Willoughby Blvd	Salerno Rd	Pomeroy St	1	I	U		Urban	LU_Urban_1	1-1U		Class I 2-Ln Undivided		17700		8,145	7,230	7,618	7,200	7,146	7,039	7,210	6,718	-0.23%	5839	9734	93.90%	2.13%	2.13%	10582	0.60
Willoughby Blvd	Pomeroy St	Indian St	2	I	D		Urban	LD_Urban_2	1-2D		Class I 4-Ln Divided		39600		8,896	8,539	8,892	8,530	8,419	8,378	8,008	8,496	-0.06%	8495	14196	66.92%	2.22%	2.22%	13676	0.34
Willoughby Blvd	Indian St	SR-714	3	I	D		Urban	LD_Urban_3	1-3D		Class I 4-Ln Divided		59400		11,493	11,157	11,433	10,630	10,786	10,706	11,121	11,727	-0.02%	18020	13947	-24.00%	-0.93%	0.50%	12060	0.34
Wright Blvd	SR-5	Dixie Highway	1	II	D		Urban	IL_D_Urban_1	2-1D		Class II 2-Ln Divided		15540		9,006	8,718	8,218	7,807	8,461	8,478	8,138	8,880	0.02%	8377	9100	8.63%	0.28%	0.28%	9365	0.57
SR 9 (I-95)	N of SR 706 (Indiantown Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		62,500	64,000	103,000	65,000	69,000	65,000	58,000	67,000	-0.51%	52690	81813	30.50%	1.02%	1.02%	85394	1.00
SR 9 (I-95)	N of CR 708 (Bridge Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		84,500	62,500	70,000	69,500	67,500	66,500	71,000	73,000	0.21%	58318	77809	33.42%	1.11%	1.11%	94951	1.11
SR 9 (I-95)	N of SR 76 (Kanner Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		68,500	68,000	52,500	64,000	51,000	53,500	51,000	54,500	-0.34%	71193	94656	33.28%	1.11%	1.11%	70672	0.83
SR 9 (I-95)	S of SR 714 (Martin Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		52,000	47,500	46,500	46,000	50,000	50,000	48,500	46,500	-0.12%	51646	80245	54.78%	1.83%	1.83%	72410	0.85
SR 91	N of SR 714 (Martin Highway)		2		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57800		35,000	36,000	36,000	35,000	36,000	36,000	35,000	32,000	-0.18%	38513	47501	30.34%	1.01%	1.01%	48822	0.81
SR 91	SR 714 (Baker)	Bridge Road	3		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57800			43,100	42,100	40,700	41,100	41,000	40,000	37,000	-0.27%	41752	51211	46.61%	1.55%	1.55%	52530	0.91
																	13,767	13,037	13,638	13,347	13,441	13,323								

N/A = Roadway segment that does not appear in the Travel Demand Model (TCRPM4)

Bold Italic volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,134	0.09	0.51	230	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,496	0.09	0.50	157	C	0.9%
Berry Ave	CR-714	Sunset Tr	750	1,917	0.09	0.53	91	C	1.0%
Britt Rd	Pine Lake Dr	SR-5	750	4,538	0.08	0.58	208	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	5,145	0.12	0.81	479	C	6.3%
Commerce Ave	Salerno Rd	Monroe St	750	6,810	0.10	0.60	413	D	2.5%
Commerce Ave	Monroe St	Indian St	750	6,726	0.11	0.60	432	D	1.2%
Country Club Dr	Palm Beach County	Island Way	750	2,978	0.08	0.53	120	C	4.2%
Country Club Dr	Island Way	Little Club Dr	750	3,665	0.08	0.59	164	C	4.4%
County Line Rd	Little Club Dr	SR-5	750	2,517	0.08	0.53	105	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	880	13,912	0.10	0.51	681	C	3.3%
Cove Rd	Willoughby Blvd	SR-5	880	14,894	0.09	0.54	732	C	2.1%
Cove Rd	SR-5	CR-A1A	750	12,683	0.08	0.52	547	D	4.2%
Cove Rd	CR-A1A	End	675	5,547	0.09	0.57	285	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,793	0.09	0.53	85	A/B	5.3%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,812	0.09	0.65	106	A/B	6.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,928	0.09	0.63	111	C	5.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,401	0.09	0.51	237	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,488	0.10	0.54	578	D	2.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	5,683	0.08	0.53	241	C	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,216	0.09	0.61	334	C	3.1%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	1630	21,842	0.09	0.50	950	D	0.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	1630	18,090	0.08	0.54	772	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	675	9,516	0.08	0.56	421	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	740	921	0.11	0.62	61	A/B	8.0%
CR-708 (Bridge Rd)	CR-711	I-95	740	3,577	0.10	0.58	216	A/B	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	1200	8,886	0.10	0.53	485	C	7.8%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	880	10,228	0.10	0.50	522	C	6.5%
CR-708 (Bridge Rd)	SR-5	CR-A1A	675	9,524	0.12	0.57	630	D	1.2%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	675	7,851	0.10	0.57	430	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	750	4,346	0.11	0.56	268	C	0.5%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	740	3,409	0.13	0.74	333	C	6.9%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	800	4,396	0.12	0.51	260	C	5.4%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	800	5,629	0.12	0.76	505	C	3.0%
CR-713 (High Meadow Ave)	I-95	CR-714	1190	13,242	0.11	0.70	1,010	D	1.2%
CR-713 (High Meadow Ave)	CR-714	SR-714	880	11,799	0.09	0.51	530	C	2.7%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	1190	12,699	0.10	0.68	820	C	2.3%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	740	3,170	0.08	0.53	131	A/B	5.0%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	740	3,410	0.08	0.55	146	A/B	4.2%
CR-714 (Martin Hwy)	CR-609	I-95	740	5,314	0.08	0.56	241	C	5.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	2000	20,989	0.11	0.60	1,373	C	8.0%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	2000	22,352	0.11	0.56	1,352	C	5.3%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2000	23,323	0.11	0.59	1,500	C	8.0%
CR-723 (Savanna Rd)	CR-707	NE 24th St	880	9,023	0.09	0.50	393	C	2.4%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	880	10,500	0.09	0.53	473	C	1.6%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	740	2,779	0.08	0.58	132	A/B	4.7%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	740	2,553	0.09	0.57	131	A/B	5.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	1200	4,204	0.09	0.55	215	A/B	5.6%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1200	3,768	0.09	0.56	190	A/B	4.7%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	8,115	0.09	0.63	435	C	4.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	3,233	0.09	0.50	147	C	4.6%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	7,508	0.11	0.53	454	C	3.6%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1190	6,641	0.08	0.55	292	A/B	4.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1190	7,348	0.09	0.54	341	A/B	4.7%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	12,223	0.09	0.53	602	D	3.6%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	750	16,587	0.09	0.51	753	E	3.1%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	750	13,991	0.10	0.50	700	D	2.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1630	18,643	0.08	0.52	756	D	4.0%
CR-A1A (Dixie Hwy)	Indian St	SR-714	2000	16,285	0.10	0.50	790	C	0.9%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	675	6,585	0.09	0.55	340	D	2.0%
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	675	2,169	0.07	0.53	83	C	4.0%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	750	2,588	0.06	0.59	93	C	2.0%
Fox Brown Rd	SR-710	CR-714	740	333	0.08	0.60	16	A/B	0.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,403	0.10	0.51	684	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,891	0.10	0.52	1,319	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,869	0.09	0.56	1,253	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,117	0.09	0.57	105	A/B	8.0%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,488	0.08	0.59	171	A/B	8.0%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	3,027	0.11	0.54	180	A/B	1.9%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	12,928	0.12	0.52	813	C	1.2%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,494	0.09	0.60	1,082	C	2.0%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	45,918	0.10	0.52	2,409	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,734	0.09	0.52	1,436	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	29,492	0.10	0.52	1,468	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,161	0.07	0.52	759	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	25,033	0.08	0.50	1,001	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	1630	19,372	0.11	0.57	1,193	D	1.4%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2000	21,532	0.09	0.51	1,010	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	925	12,803	0.09	0.54	650	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1190	8,278	0.09	0.53	395	A/B	2.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1190	14,957	0.12	0.54	953	D	3.6%
St Lucie Blvd	CR-A1A	Indian St	675	3,083	0.10	0.55	163	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	675	7,420	0.11	0.54	421	D	0.8%
Westmoreland Blvd	St Lucie County	SR-5	790	12,542	0.08	0.60	632	D	2.6%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Print Form

Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: 4/16/19
Parcel ID#: See attached narrative.
Project Name: Pulte at Christ Fellowship
Former Project Name: Christ Fellowship of Stuart
Owner/Developer: Christ Fellowship Church
Contact Name/Number: Leo Abdella, 561-308-2255
Total Project Acreage: 321.11
Year 1 of the Build-Out: 2021

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

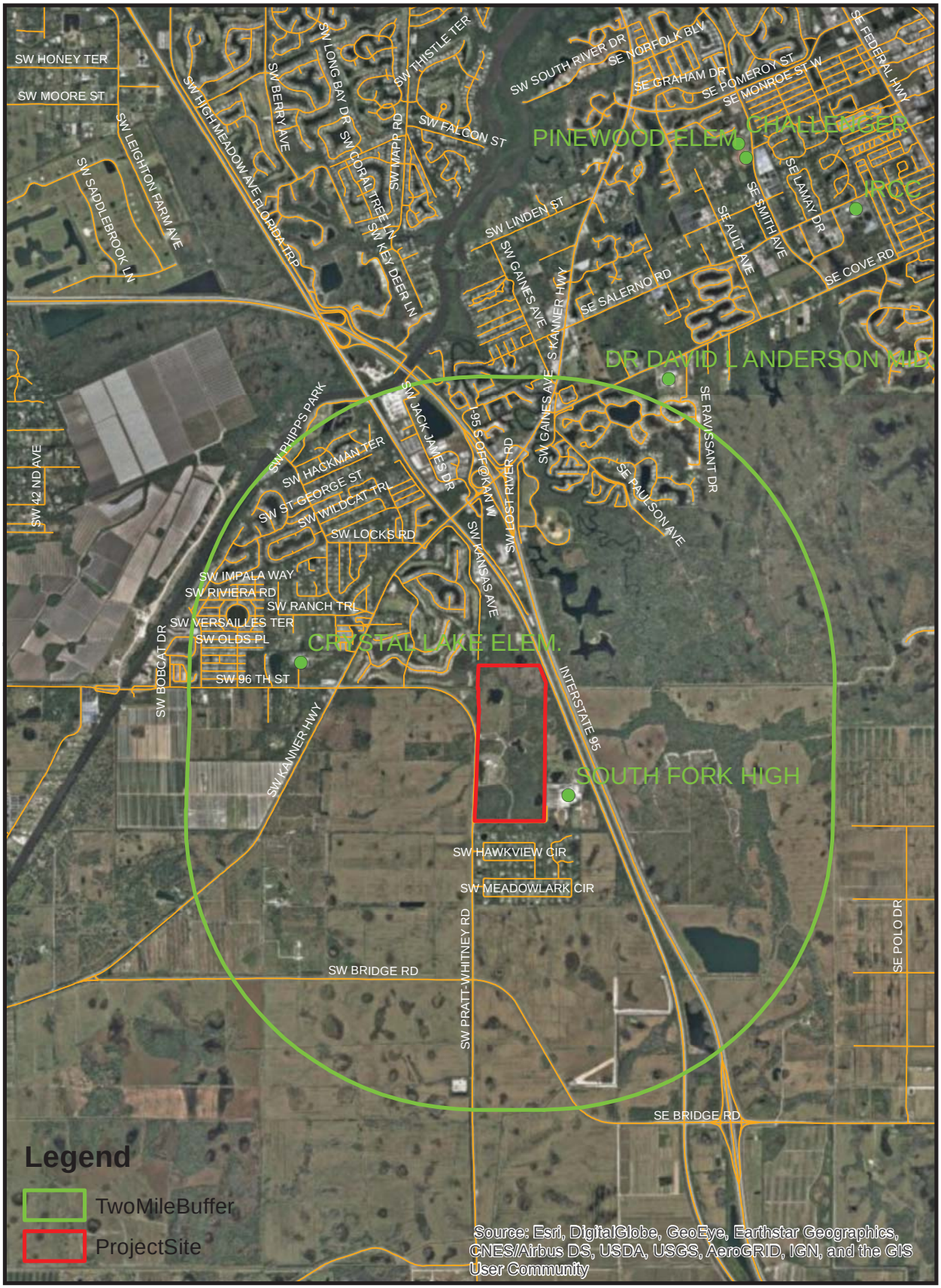
Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	294	54	60	60	60	60					
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price ($) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	294	2000	$390,000	0
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.



Christ Fellowship Schools Proximity Map

0 0.325 0.65 1.3 1.95 2.6 Miles

N

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Date: 4/9/2019

Document Path: F:\Projects Active\19-0127 Pulte at Christ Fellowship\Maps and Graphics\SchoolsMap.mxd

WATER AND SEWER AVAILABILITY WORKSHEET

This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposes development.

1. General Information

Date: 5/29/19

Contact name: David C. Baggett, P.E. Phone: 772-462-2455 E-Mail: davidbaggett@edc-inc.com

Local government: Martin County

Potable water supplier/source: Martin County Utilities

Wastewater Collection: Martin County Utilities

2. Infrastructure Information

Water treatment plant permit number: 4431891 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 21.77 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes X No____

If not, indicate how and when the lines will be provided: Existing water distribution line is present within the project boundary. Main extension through the interior of site will be required.

Are reuse distribution lines available to serve the property? Yes____ No X

If not, indicate if, how and when the lines will be provided: Not Known

Wastewater treatment plant permit number: 0043214 Permitting agency: FDEP

Permitted capacity of the wastewater treatment plants: 5.9 million gallons a day (mgd)

Are collection lines available to serve the property? Yes X No____

If not, indicate how and when the lines will be provided: Existing sewer collection (force main) line is present within the project boundary. Main extension through the interior of site will be required.

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00102-W Expiration date: 7/27/2035

Total CUP duration (years): 20

CUP allocation in last year of permit: 11.81 MGD

Current status of CUP: In compliance X Not in compliance _____

Allocations to other local governments: None Known

Reserved capacity: 12.32 MGD

4. Consumptive Use Analysis

Designate mgd X or mgy __

A. Current year CUP allocation: 11.81

B. Consumption in the previous calendar year: 9.85

C. Reserved capacity X or growth projection __ _____

D. Projected consumption by proposed comprehensive plan amendment areas .51

E. Amount available for all other future uses (A-B-C-D-E): 6.48

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: _____

_____

_____

WORKSHEET INSTRUCTIONS

1. General Information
Date: Enter worksheet completion date.
Contact name: Enter the contact information for the person who prepared the worksheet.
Local government: Enter your city of county
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.

2. Infrastructure Information
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.

3. SFWMD Consumptive Use Permit (CUP) Information
CUP information: Obtain from the utility.
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.

4. Consumptive Use Analysis
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more conservation approach for planning purposes.

B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or form other acceptable documentation. Cite your source.

C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.

   Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.

   Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.

D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposes change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation is due to an annexation determined to be accounted for in the growth projection, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.

E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A.

   If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.

Please Initial
County: HM
Developer: DA

WATER AND WASTEWATER SERVICE AGREEMENT
Christ Fellowship

THIS AGREEMENT made this 14th day of April, 2014, by and between MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY" and **Christ Fellowship Church, Inc.** hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER is the owner of a parcel of land within the COUNTY's water and wastewater consolidated system service area and is desirous of purchasing water and wastewater treatment service from COUNTY; and

WHEREAS, COUNTY has sufficient capacity to supply DEVELOPER with service;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, and intending to be legally bound, the parties covenant and agree as follows:

1. GENERAL PURPOSE

The general purpose of this Agreement is to provide water and wastewater treatment service to **Christ Fellowship** development legally described in Exhibit "A" attached hereto and made a part hereof.

2. MARTIN COUNTY WATER AND SEWER ORDINANCE

All of the terms and conditions of the Code of Laws and Ordinances of Martin County, Chapter 31, Water and Sewers, as may be amended from time to time, are hereby incorporated by reference in this Agreement.

3. EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) RESERVED; PAYMENT OF CAPITAL FACILITY CHARGES (CFCs), RIVER CROSSING SURCHARGES AND SYSTEM AVAILABILITY CHARGES (SACs)

3.1 COUNTY shall reserve _6_ ERCs for water and _6_ ERCs for wastewater service to DEVELOPER. DEVELOPER agrees to pay for said ERCs according to the following schedule:

_6_ Potable Water CFCs - _6_ X $1710/ERC:	$ 10,260.00
_0_ Potable Water CFCs for Irrigation - _0_ X $1710/ERC:	$ .00
_6_ Wastewater CFCs - _6_ X $2100/ERC:	$ 12,600.00
_12_Engineering Review Fees - _12_ X $70/ERC:	$ 840.00
Recording Fee's:	$ 150.00
Total:	$ 23,850.00

INSTR # 2451914 OR BK 2714 PG 1716 RECD 04/28/2014 01:54:56 PM
(14 Pgs)
CAROLYN TIMMANN MARTIN COUNTY CLERK
DEED DOC $0.00, MTG DOC $0.00, INTANGIBLE $0.00

Please Initial
County: JM
Developer: SA

3.2 The charges for reserved ERCs shall include the Capital Facility Charge (CFC) and the river-crossing surcharge if applicable. DEVELOPER agrees to pay the current CFC being imposed by COUNTY at the time of payment for each group of ERCs.

3.3 DEVELOPER agrees to pay the effective monthly service availability charge (SAC) for each and all ERCs reserved for DEVELOPER beginning on the date this Agreement is approved by COUNTY. No certificate of occupancy shall be issued while any SAC payments required under this Agreement remain unpaid or are delinquent.

3.4 In addition to any other obligations of this Agreement, DEVELOPER may be required by COUNTY to make modifications to COUNTY's water and wastewater system because of the development's impact on the system. The modifications are set forth in Exhibit "B" attached hereto and made a part hereof and shall be performed by DEVELOPER prior to the issuance of the first certificate of occupancy, unless otherwise stated in this Agreement.

3.5 No Martin County Building Permit shall be issued to DEVELOPER or its agents for any unit unless and until DEVELOPER has paid for ERCs for said unit and all monthly system availability charges required by this Agreement. Written approval by Martin County Utilities and Solid Waste Department shall be required prior to the issuance of any building permit.

3.6 Cost Reimbursement for Accounting, Administrative, Engineering and Legal Cost Reimbursement:

The DEVELOPER agrees to pay COUNTY upon execution of this Agreement the sum of Seventy Dollars ($70.00) per ERC wastewater connection and Seventy Dollars ($70.00) per ERC water connection for the agreed amount of proposed Equivalent Residential Connections (ERCs) to cover accounting, administrative, engineering and legal costs prudently incurred by COUNTY in the execution of performance of this Agreement.

In the event of DEVELOPER default, as defined in Paragraph 14, DEVELOPER shall forfeit all sums paid as an advance deposit and DEVELOPER and COUNTY agree that because actual damages to COUNTY are indeterminable and incapable of being defined, COUNTY shall be entitled to retain as liquidated damages all funds paid.

The DEVELOPER shall pay a Geographic Information System (GIS) update fee of $0.75 per linear foot of utility pipeline to be installed for the project both on and off site and a parcel map update fee of $400 per plat plus $7.00 per lot or subdivided parcel. Prior to the Utility Department's

Please Initial
County: WM
Developer: SA

final acceptance, the DEVELOPER shall provide the Utility Department with a copy of the final plat in a digital AutoCad release 14 "DWG" file format, georeferenced to the state plane coordinate system in accordance with the current plat ordinance.

DEVELOPER further agrees to pay recording fees for this document and the Bill of Sale to be submitted as a condition of this Agreement. The amount of these fees is based upon the number of pages to be recorded and the current fee structure set out by the COUNTY's Clerk of the Circuit Court.

4. CONNECTION CHARGES

Every user of COUNTY's water and wastewater system shall pay the connection charge in effect on the date the connection request is made.

5. POINTS OF DELIVERY

5.1 The water furnished to DEVELOPER hereunder will be delivered by COUNTY and will be accepted and received by DEVELOPER at the time the meters are installed in the development by COUNTY upon acceptance of application for connection. The size and location of the meters shall be determined by the COUNTY.

5.2 Under no circumstances shall COUNTY provide water and/or wastewater service to an area encompassed under this DEVELOPER's Agreement when, in fact, that area has not been completed, tested, certified, approved and accepted by the COUNTY in accordance with this Agreement.

6. OBLIGATIONS OF DEVELOPER

6.1 It will be the obligation of the DEVELOPER, at his expense, to design, construct and install water and wastewater service lines over, through, under, across and past DEVELOPER's property in accordance with plans, specifications and engineering data as submitted by a Florida registered engineer to be approved by the regulatory agencies having jurisdiction over the subject matter and by the COUNTY's Utilities and Solid Waste Director or his designated representative. Such water and wastewater service lines shall be connected to the COUNTY's existing water and wastewater service lines at DEVELOPER's expense, and shall comply with the COUNTY's Minimum Standards for Construction.

6.2 DEVELOPER shall, at his expense, retain the services of the same Florida registered engineer who prepared plans and specifications, for the purpose of providing necessary inspections and supervision of the construction work to insure that construction is at all times in compliance with accepted

Please Initial
County: HM
Developer: SD

sanitary engineering practices and the approved plans and specifications. A copy of each field report shall be submitted to the COUNTY as each inspection is made. Should there subsequently be cause or reason for the DEVELOPER to engage the services of another Florida registered engineer with respect to the water and wastewater service lines that are the subject of this Agreement, DEVELOPER must notify the COUNTY within five (5) days of such engagement.

6.3 DEVELOPER will arrange for a pre-construction meeting to be attended by the COUNTY's Utilities and Solid Waste Director or his authorized representative and the DEVELOPER or DEVELOPER's engineer and contractor. Notification of such meeting shall be made in writing and received by all parties no less than seventy-two (72) hours in advance of, and such meeting shall be held at least twenty-four (24) hours prior to the start of any and all phases of construction.

6.4 The work to be performed by DEVELOPER, as provided for above, may not commence until all plans and specifications covering the work to be performed are approved in writing by the COUNTY's Utilities and Solid Waste Director or his authorized representative.

6.5 DEVELOPER will notify the COUNTY before any construction is begun and at the times when inspection will be required. Said notification shall be made in writing and shall be received by COUNTY at least twenty-four (24) hours in advance of the time construction is to begin or inspections are to be made.

6.6 During construction, at the time when periodic inspections are required, COUNTY's Utilities and Solid Waste Director or his authorized representative, together with DEVELOPER's engineer, will be present to observe and jointly witness tests for determination of conformance to approved plans and specifications.

6.7 The work to be performed by DEVELOPER, pursuant to the provisions set forth herein, shall be in accordance with all requirements of the regulatory agencies having jurisdiction over the subject matter of the Agreement.

6.8 When the water and wastewater service systems have been satisfactorily installed, inspected, tested, and approved in writing by the DEVELOPER's engineer, together with the COUNTY's Utilities and Solid Waste Director or his authorized representative, COUNTY will thereafter maintain the water and wastewater service systems up to and only within granted easements upon DEVELOPER's property without cost to DEVELOPER. The obligations of COUNTY to maintain the water and wastewater service systems will not take effect, however, until such time as DEVELOPER

Please Initial
County: _____
Developer: _____

has conveyed title to the systems to the COUNTY; and furnished the as-built drawings prescribed in Paragraph 6.9.1 below, and the 12 month maintenance bond has expired.

6.9 The following are the required documents, equipment and other information that must be executed and received by COUNTY in order to accept a water and/or wastewater service system and provide service:

6.9.1. DEVELOPER shall, at his sole expense, and at no cost to the COUNTY, provide one 4" vacuum Assisted, dry priming sewage pump(s) for each lift station(s) that are constructed and dedicated to the COUNTY pursuant to this agreement. The specifications for the 4" vacuum Assisted, dry priming sewage pump(s) are described in the Martin County Utilities and Solid Waste Department Minimum Design and Construction Standards.

6.9.2. DEVELOPER shall, at his expense, and at no cost to the COUNTY, furnish to the COUNTY one (1) complete set of reproducible as-built drawings of the completed works or installation on mylar or on such other transparent material as approved by the COUNTY plus two (2) sets of as-built prints made from the original as-built drawing. The as-built drawing on transparent material and the prints shall be certified and sealed by a Florida registered engineer and must show all pertinent information thereon. As-built drawings to include information as to easements, correct location of all mains, service grades, invert elevations, heights related to known datum, and all appurtenances belonging to the completed works or installations, at option of the COUNTY, shall also be certified and sealed by a Florida registered professional land surveyor. The as-built drawings and all information shown thereon shall be to the approval of the COUNTY.

6.9.3. Final acceptable inspection by the COUNTY Utilities and Solid Waste Department (Item 6.9.1 above must be received prior to final inspection).

6.9.4. Bacterial samples collected by the COUNTY and approved by regulatory agency.

6.9.5. Florida registered engineer certification that system has been constructed according to approved plans.

6.9.6. Regulatory agency approval for service by letter of permit.

6.9.7. Notarized Bill of Sale from DEVELOPER in a form approved by the COUNTY.

Please Initial
County: HM
Developer: SA

6.9.8. Itemized cost list, certified by a Florida registered engineer, of materials used in construction of the water and wastewater systems installed by the DEVELOPER/Contractor.

6.9.9. Release of Liens and Statement of Warranty from DEVELOPER/Contractor and equipment suppliers.

6.9.10. Release of Lien by project engineer and surveyor.

6.9.11. Recorded easements with survey attached.

6.9.12. Approved recorded plats if applicable.

6.9.13. Maintenance bond or letter of credit from any United States banking institution with an office in Florida for guarantee of maintenance for 12 months following acceptance by the COUNTY as follows:

BOND REQUIREMENT FORM

The bond or letter of credit shall be in the following amount:

a. 100% of the first $5,000 of improvements; plus

b. 10% of the balance of the cost of improvements; plus

Maintenance bonds or letters of credit shall contain the following terms:

If at any time before one (1) year from the date of final acceptance of the work, defects therein shall be found, the DEVELOPER shall promptly correct such defects and remove and dispose of all defective or unsatisfactory work or materials, in accordance with the approved plans. Previous inspection of such work will not relieve DEVELOPER of the responsibility for good work or materialism, although the defects may have been overlooked by the engineer of their COUNTY or may have been the result of damage from any cause.

Should DEVELOPER fail or refuse to remove and renew any defective work performed, or to make any necessary repairs in an acceptable manner and in accordance with the requirements of the approved plans within the time specified in writing by the COUNTY. The COUNTY shall have the authority to cause the unacceptable or defective work to be removed and renewed, or such repairs as may be necessary to be made, at DEVELOPER's expense. In an emergency situation, the COUNTY may make emergency

Please Initial
County: _____
Developer: _____

repair at DEVELOPER's expense, without providing notice to DEVELOPER.

All equipment, materials and installation thereon which are furnished by DEVELOPER shall be guaranteed by DEVELOPER and his surety, through the performance and maintenance bond, against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure, under normal use and operation for a period of one year from and after the date of final acceptance by the COUNTY.

6.9.14. When the COUNTY receives all of the above documents, equipment and approves the system, the COUNTY will provide a letter of acceptance. The Contractor's guarantee will begin on that date and the service to be provided by the COUNTY shall commence. DEVELOPER may apply for meters and installation of meters within ten (10) working days.

7. COUNTY TO FURNISH WATER

The COUNTY shall make its best efforts to furnish water of the quality and purity meeting the standards required by the Florida Department of Health and Rehabilitative Services, the COUNTY Health Department and any other regulatory agency having jurisdiction. The COUNTY shall make its best efforts to supply, at all times, for the use of each of the properties connected to its water system, a quantity of water under adequate pressure satisfactory for domestic use at the customer's side of the meter.

8. RATE STRUCTURE

The COUNTY covenants and agrees to charge DEVELOPER, his successors and assigns, the same rates that the COUNTY charges other users in the COUNTY water and wastewater system.

Notwithstanding any provision in this Agreement, the COUNTY may establish, amend or revise from time to time rates and/or rules and regulations covering water and wastewater service by the COUNTY. Any such initial or future lower or increased rates, rate schedules, and rules and regulations establish, amended or revised, and enforced by the COUNTY, shall be binding on DEVELOPER, upon any person or other entity holding by, through or under DEVELOPER, and upon any user of the water and wastewater service provided to DEVELOPER by the COUNTY.

9. NO ASSIGNMENT OR SALE OF RIGHTS

DEVELOPER may not assign or sell any of its rights or obligations under this Agreement without the express written consent of the COUNTY, which consent shall not be unreasonably withheld. The Reserve Service Availability under this

Please Initial
County: JM
Developer: SA

Agreement may not be transferred from the property described in Exhibit "A" to any other property except with the consent of the COUNTY and under such conditions as shall reasonably be required.

10. PRIORITY

Reserved

11. RECORDATION

A copy of this Agreement, by the COUNTY at DEVELOPER'S sole cost and expense, shall be filed in the Public Records of Martin County, without the plans and specifications referred to in "Exhibit "B."

12. PROJECT APPROVAL

Nothing in this Agreement shall be considered approval by the COUNTY of any part of DEVELOPER's proposed project.

13. MODIFICATION, INTERPRETATION, BINDING NATURE

This Agreement may be amended only by written documentation, properly authorized, executed and delivered by both parties hereto. All interpretations shall be governed by the laws of the State of Florida. Waiver of any breach shall not constitute waiver of any other breach. Invalidation of any portion of this Agreement shall not automatically invalidate the entire Agreement. This Agreement shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors or assigns of the parties hereto.

14. DEFAULT

Upon failure of the DEVELOPER to pay any monies due under this Agreement for a period greater than thirty (30) days from the date they became due, the COUNTY shall send DEVELOPER a letter by registered or certified mail demanding payment in full within thirty (30) days. Upon failure of DEVELOPER to make the full payment due within the stated period, the COUNTY Board of County Commissioners or designee may declare this Agreement terminated. Upon termination of this Agreement by the COUNTY, as provided for therein, no further service capacity shall be reserved nor shall any further COUNTY building permits or certificates of occupancy be issued for the project described herein.

DEVELOPER shall pay an interest penalty on all monies past due for any period greater than thirty (30) days. Said interest penalty shall equal the U.S. prime rate as published by the Wall Street Journal at the time of default plus three (3%) percent.

Please Initial
County: _____
Developer: _____

15. NOTICE

Until further written notice by either party to the other, all notices provided for therein shall be in writing and transmitted by messenger, by mail or by telegram, and if to the COUNTY, shall be mailed or delivered to the COUNTY at:

Martin County Board of County Commissioners
c/o Utilities and Solid Waste Department
P. O. Box 9000, Stuart, FL 34995-9000

with required copy to:

Martin County Attorney 2401 S.E. Monterey Road Stuart, FL 34996-3397	and	Martin County Administrator 2401 S.E. Monterey Road Stuart, FL 34996-3397

and if to DEVELOPER, shall be mailed or delivered to:

Christ Fellowship Church, Inc.
5343 Northlake Boulevard
Palm Beach Gardens, Florida 33418
(561) 799-7603

and

Leo Abdella
Christ Fellowship Church, Inc.
5343 Northlake Boulevard
Palm Beach Gardens, Florida 33418
(561) 799-7603
leoa@cftoday.org

Please Initial
County: _____
Developer: _____

IN WITNESS WHEREOF, this agreement has been fully executed on behalf of the parties and hereto have set their hand and seal as of the date first set forth above.

COUNTY:

Board of County Commissioners
Martin County, Florida

By: _____
John Polley
Utilities and Solid Waste Director

Approved as to Form and Correctness:

By: _____
Michael D. Durham
County Attorney

Please Initial
County: HM
Developer: SA

(CORPORATE)

IN WITNESS WHEREOF, the parties hereto have set their hand and seal as of the date first set forth above.

DEVELOPER:

Witness Signature

Authorized Agent Signature

Witness Printed Name

STEPHEN P. AUSTIN, TREASURER/DIRECTOR
Authorized Agent Printed Name and Title

SECRETARY

Witness Signature

Witness Printed Name

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 14 day of April 2014, by Stephen Austin, Treasurer ~~President, and~~ ~~as~~ Secretary, of Christ Fellowship (name of corporation), personally known to me or have produced known (type of identification) as identification.

WITNESS my hand and official seal at Palm Beach County, Florida this 14th day of April, 2014.

Notary

My commission expires

SYLVIA MEADE
Commission # EE 115227
Expires July 31, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

(SEAL)

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate officer's signature and corporate seal applied and one witness; or, corporate officer's signature and two witnesses.

Please Initial
County: HM
Developer: SA

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

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

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

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

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

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

Please Initial
County: _ HM
Developer: _ SA

EXHIBIT "A"
LEGAL DESCRIPTION
(Continued)

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

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

Please Initial
County: BM
Developer: SA

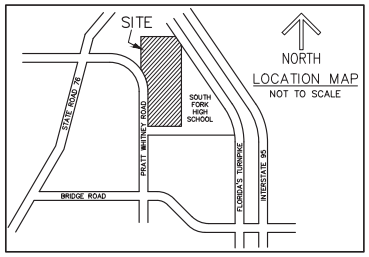
EXHIBIT "B"

DESCRIPTION OF FACILITIES TO BE BUILT BY THE DEVELOPER

To that certain Agreement by and between MARTIN COUNTY and **Christ Fellowship Church, Inc.** dated the 14 day of April, 2014, consists of plans and specifications made by:

The MilCor Group, Inc.
Melissa G. Corbett, P.E.
6526 South Kanner Highway
#236Stuart, Florida 34997
(772) 223-8850
melissac@themilcorgroup.com

the originals of which will be filed separately with MARTIN COUNTY and are incorporated herein by reference.



CHRIST FELLOWSHIP CHURCH
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

DESCRIPTION:

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

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

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.
CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SCHEDULE B-II TITLE EXCEPTIONS:

1. TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 342, PAGE 822. (AFFECTS AS SHOWN)
2. TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 919, PAGE 310. (AFFECTS AS SHOWN)
3. TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN UTILITY EASEMENT DEED IN FAVOR OF MARTIN COUNTY RECORDED IN BOOK 1690, PAGE 2529. (AFFECTS AS SHOWN)
4. DEED OF CONSERVATION EASEMENT GRANTED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN BOOK 2323, PAGE 593; AS AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF CONSERVATION EASEMENT RECORDED IN BOOK 2900, PAGE 874. (AFFECTS AS SHOWN)
5. SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN BOOK 2513, PAGE 2865. (AFFECTS – NO PLOTTABE ITEMS)
6. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 2186, PAGE 2312; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 2324, PAGE 2694. (AFFECTS AS SHOWN)
7. RESOLUTION NUMBER 06-4.11 REGARDING MASTER SITE PLAN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY RECORDED IN BOOK 2154, PAGE 115; AS AMENDED BY MARTIN COUNTY, FLORIDA DEVELOPMENT ORDER CHANGE RECORDED IN BOOK 2356, PAGE 2823. (AFFECTS – NO PLOTTABLE ITEMS)
8. TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN UNITY OF TITLE RECORDED IN BOOK 2635, PAGE 1869. (AFFECTS – NO PLOTTABLE ITEMS)
9. RESOLUTION NO. 13-11.17 BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA RECORDED IN BOOK 2694, PAGE 1005. (EASEMENT REPLACED BY BOOK 2813, PAGE 2594)
10. NON-EXCLUSIVE FLOW-THROUGH DRAINAGE AND ACCESS EASEMENT GRANTED TO MARTIN COUNTY RECORDED IN BOOK 2694, PAGE 1019; AS CORRECTED BY RESOLUTION NO. 15-5.9 REGARDING CORRECTIVE NON-EXCLUSIVE FLOW-THROUGH DRAINAGE AND ACCESS EASEMENT RECORDED IN BOOK 2792, PAGE 2141; AS FURTHER CORRECTED BY THAT CERTAIN CORRECTIVE NON-EXCLUSIVE FLOW-THROUGH DRAINAGE AND ACCESS EASEMENT RECORDED IN BOOK 2792, PAGE 2156; AND RE-RECORDED IN BOOK 2813, PAGE 2594. (AFFECTS AS SHOWN)
11. RESOLUTION NO. 13-11.18 BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA RECORDED IN BOOK 2694, PAGE 1035. (EASEMENT REPLACED BY BOOK 2793, PAGE 685)
12. UTILITY EASEMENT GRANTED TO MARTIN COUNTY RECORDED IN BOOK 2694, PAGE 1043; AS CORRECTED BY THAT CERTAIN CORRECTIVE UTILITY EASEMENT RECORDED IN BOOK 2793, PAGE 685. (AFFECTS AS SHOWN)
13. TERMS AND CONDITIONS SET FORTH IN MARTIN COUNTY, FLORIDA DEVELOPMENT ORDER REGARDING FINAL SITE PLAN APPROVAL RECORDED IN BOOK 2694, PAGE 1052. (AFFECTS – NO PLOTTABLE ITEMS)
14. TERMS AND CONDITIONS SET FORTH IN DRAINAGE AGREEMENT AND ASSIGNMENT FOR WATER CONTROL RECORDED IN BOOK 2697, PAGE 1184. (AFFECTS – NO PLOTTABLE ITEMS)
15. TERMS AND CONDITIONS SET FORTH IN RIGHT-OF-WAY MAINTENANCE AGREEMENT RECORDED IN BOOK 2700, PAGE 937. (AFFECTS – NO PLOTTABLE ITEMS)
16. TERMS AND CONDITIONS SET FORTH IN WATER AND WASTEWATER SERVICE AGREEMENT RECORDED IN BOOK 2714, PAGE 1716. (AFFECTS – NO PLOTTABLE ITEMS)
17. UNDERGROUND EASEMENT (BUSINESS) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 2745, PAGE 1762. (AFFECTS AS SHOWN)
18. TERMS AND CONDITIONS SET FORTH IN MARTIN COUNTY, FLORIDA DEVELOPMENT ORDER CHANGE REGARDING REVISED FINAL SITE PLAN APPROVAL RECORDED IN BOOK 2824, PAGE 957. (AFFECTS – NO PLOTTABLE ITEMS)
19. DEED OF CONSERVATION EASEMENT GRANTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN BOOK 2900, PAGE 932. (AFFECTS AS SHOWN)
20. TERMS AND CONDITIONS SET FORTH IN MARTIN COUNTY, FLORIDA DEVELOPMENT ORDER CHANGE REGARDING REVISED FINAL SITE PLAN APPROVAL RECORDED IN BOOK 2920, PAGE 1893. (AFFECTS – NO PLOTTABLE ITEMS)

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. PLOTTABLE ITEMS CONTAINED IN TITLE COMMITMENT PREPARED BY FIRST AMERICA TITLE INSURANCE COMPANY, FILE NO. 1062-4240343, COMMITMENT DATE: JANUARY 17, 2019 AT 8:00 AM, ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.02°15'47"E. ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. COORDINATES SHOWN ARE IN U.S. SURVEY FEET, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS AND IMPROVEMENTS NOT LOCATED AT THE CLIENT'S REQUEST.
7. FLOOD ZONE B; COMMUNITY PANEL NO. 120161 0285 B; DATED JUNE 15, 1981, AND COMMUNITY PANEL NO. 120161 0305 B; DATED JUNE 15, 1981.
8. BENCHMARK ORIGIN: GCY D07 (AJ5276), ELEVATION 15.32 FEET, AND U 516 (AJ5624), ELEVATION 14.40 FEET, BOTH RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
10. UNLESS OTHERWISE NOTED ALL BEARINGS AND DISTANCES ARE BASED ON FIELD MEASUREMENTS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 2, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY

FILE NAME: 6334-4-BOUNDARY_SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS, LAND PLANNERS
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

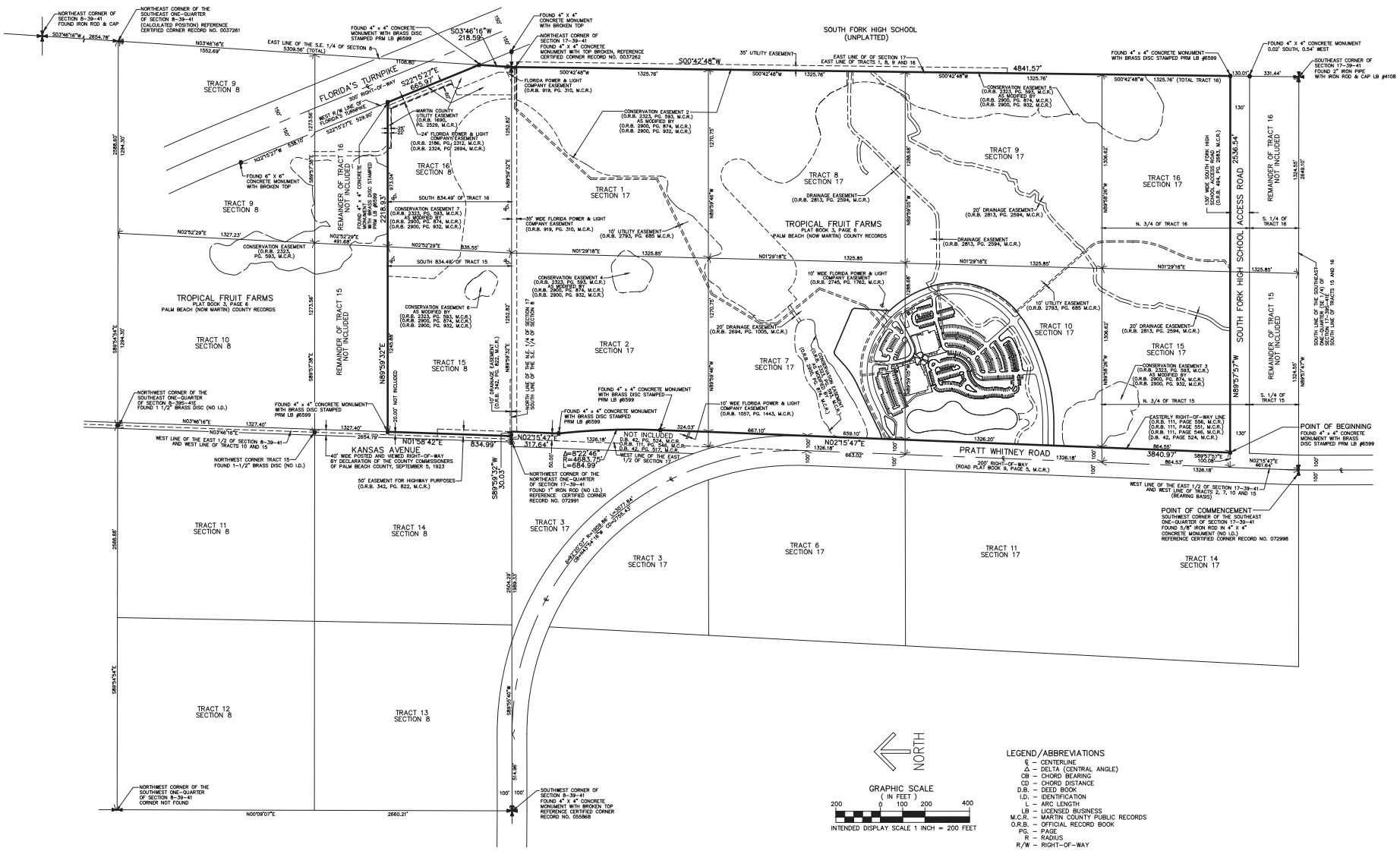
CHRIST FELLOWSHIP CHURCH
BOUNDARY AND TOPOGRAPHIC SURVEY
COVER SHEET

DATE	4/02/19
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE AS SHOWN	

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 6334-4

SHT.NO. 1 OF 3 SHEETS



LEGEND/ABBREVIATIONS

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
D.B. – DEED BOOK
I.D. – IDENTIFICATION
L – ARC LENGTH
LB – LICENSED BUSINESS
M.C.R. – MARTIN COUNTY PUBLIC RECORDS
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R – RADIUS
R/W – RIGHT-OF-WAY

REVISIONS	DATE	BY

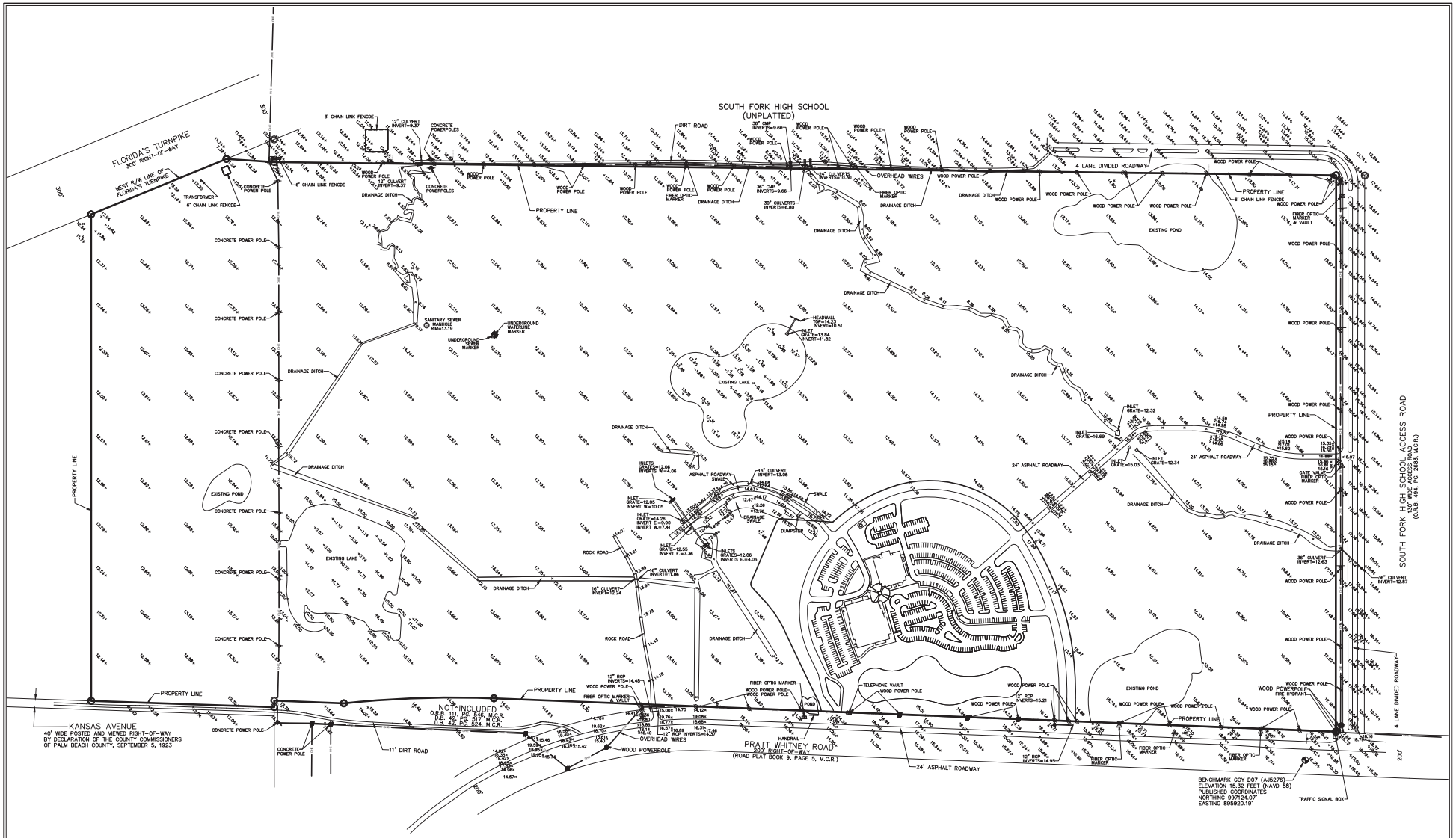
FILE NAME: 6334-4-BOUNDARY_SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS, LAND SURVEYORS
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

CHRIST FELLOWSHIP CHURCH
BOUNDARY AND TOPOGRAPHIC SURVEY
BOUNDARY SURVEY

DATE 4/02/19
DRAWN BY JC
F.B./ PG. ELEC
SCALE AS SHOWN

JOB # 6334-4
SHT.NO. 2
OF 3 SHEETS



LEGEND/ABBREVIATIONS

- 15.38 – EXISTING SPOT ELEVATION
- 15 – EXISTING CONTOUR ELEVATION
- D.B. – DEED BOOK
- LB – LICENSED BUSINESS
- M.C.R. – MARTIN COUNTY PUBLIC RECORDS
- O.R.B. – OFFICIAL RECORD BOOK
- PG. – PAGE
- R/W – RIGHT-OF-WAY

NOTES:

1. FLOOD ZONE B; COMMUNITY PANEL NO. 120161 0285 B; DATED JUNE 15, 1981, AND COMMUNITY PANEL NO. 120161 0305 B; DATED JUNE 15, 1981.
2. BENCHMARK ORIGIN: GCY D07 (AJ5276), ELEVATION 15.32 FEET, AND U 516 (AJ5624), ELEVATION 14.40 FEET, BOTH RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. CONTOURS LINES ARE PLOTTED AT 1 FOOT VERTICAL INTERVALS.

REVISIONS	DATE	BY
ADDED DITCHED AND UTILITY	04/26/19	AMS

FILE NAME: 6334-4-NAVD-TOPO

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS, LAND PLANNERS
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

CHRIST FELLOWSHIP CHURCH
BOUNDARY AND TOPOGRAPHIC SURVEY
TOPOGRAPHY

DATE	4/02/19
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE AS SHOWN	

JOB # 6334

SHT.NO. 3 OF 3 SHEETS

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June 27, 2019

Re: Ownership Search – Christ Fellowship Church

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 2,500 foot area surrounding the following described parcel(s) of land: See Exhibit "A" attached hereto and made a part hereof, and consisting of the following Parcel Identification Numbers: 08-39-40-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-002-00000-2, 17-39-41-000-008-00010-7, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9.

The apparent property owners of land surrounding the above referenced property within the noted search area, based on the records of the Martin County Property Appraiser's Office, are attached hereto as Exhibit "B" and made a part hereof.

Sincerely,

Tyson J. Waters, Esq.

Exhibit "A"
Legal Description

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

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

> Excepting therefrom the right-of-way deeded to Martin County in Deed Book 42, Page 517 and Deed Book 42, Page 524, of the Public Records of Martin County, Florida;
>
> Also excepting the rights-of-way deeded to Martin County in Official Record Book 111, Page 546 and Official Record Book 111, Page 551, and Official Record Book 111, page 556, all of the Public Records of Martin County, Florida;
>
> Also excepting the right-of-way for the South Fork High School access road, recorded in Official Record Book 494, Page 2683, of the Public Records of Martin County, Florida;
>
> Also excepting the 40 foot posted and viewed right of way (Kansas Avenue) by declaration of the County Commissioners of Palm Beach County September 5, 1923.

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

NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1 /4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY , FLORIDA.

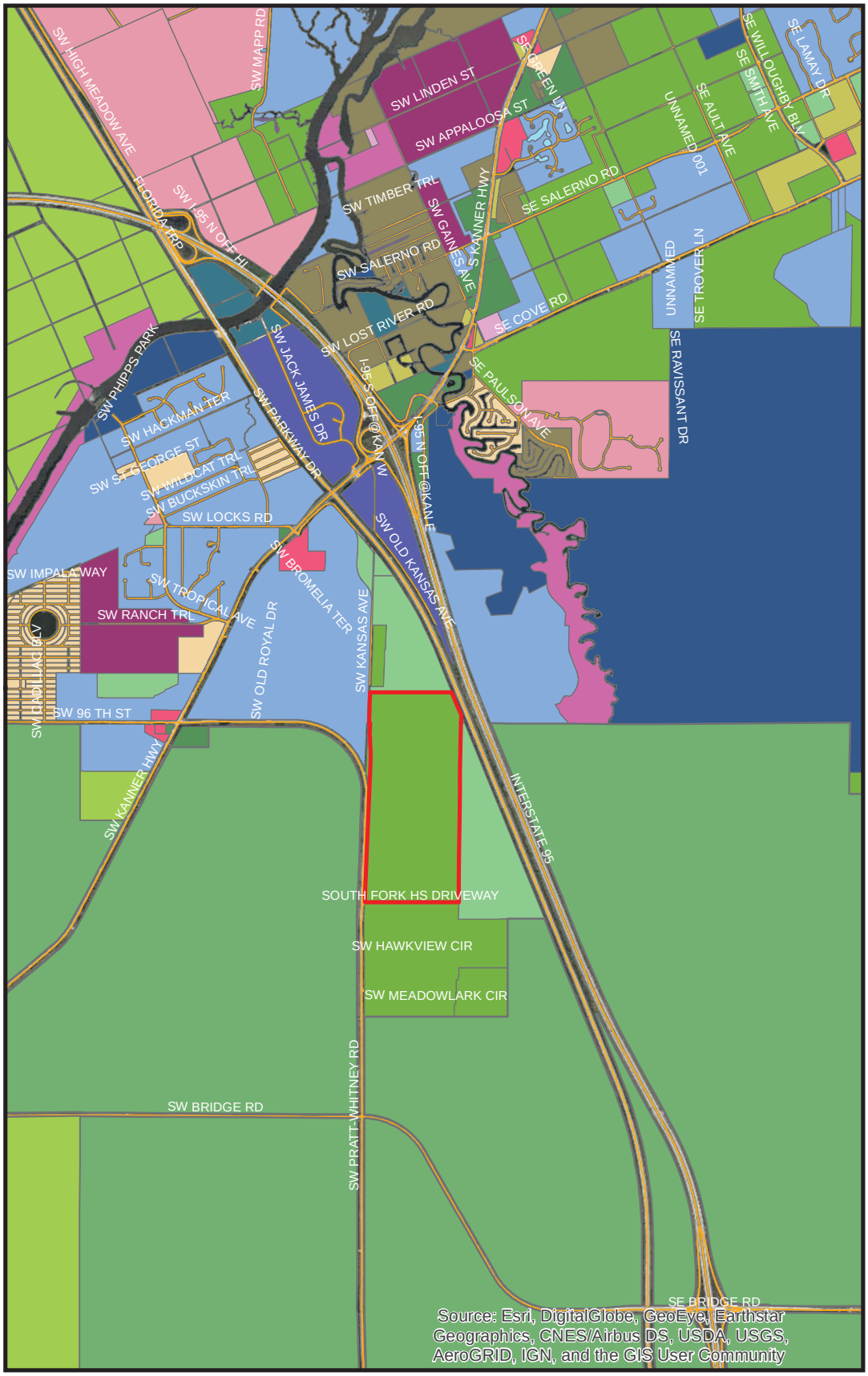
Legend

FutureLandUse

- Other

FutureLandUse

- AG. RANCHETTE
- AGRICULTURAL
- AGTEC
- COMM. GENERAL
- COMM. LIMITED
- COMM. WATERFRONT
- COMM/OFF/RES
- CONSERVATION
- ESTATE DENSITY 1UPA
- ESTATE DENSITY 2UPA
- GENERAL INST.
- HIGH DENSITY
- INDUSTRIAL
- LOW DENSITY
- MEDIUM DENSITY
- MOBILE HOME
- NO DATA
- POWER GEN.
- RECREATIONAL
- RURAL DENSITY
- RURAL HERITAGE
- WATER



Christ Fellowship FLUM

0 0.25 0.5 1 1.5 2 Miles

N

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Date: 4/4/2019

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