

Public Comments

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

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



Dear Commissioners,

This item is the result of the failure by Pulte Christ Fellowship Church to get a change of 1 unit per 2 acres to 1 unit per 1 acre in a prior application. As I understand it, the the Residential Estate Density is not allowed in a Secondary Urban Service District. Knowing that the option to achieve what they wanted in terms of density would be to ask for the SUSD be changed by moving the PUSD would be a mighty task to accomplish, they decided to ask for an exception to the rule. Now the exception would allow 1 unit per 1/2 acre.

"The rules don't apply to me", seems to be a mantra in today's world. The rules have been in place and accepted by the county for a long time and for good reason. If there was an immediate need for more housing in Martin County the PUSD would be under consideration to expand. That is not the case.

I am disappointed in Christ Fellowship Church that they would be a party to this exceptional treatment for profit. Although, I guess I shouldn't be, since they gave no indication when they were looking for our support to place their ministry on that property several years ago. They told us then that any use of that land would be used to expand their ministry and we believed them.

I would ask that you deny the transmittal of these issues to the state. They need to play by the rules.

Judy Gordon

From: dgregbraun@aol.com
To: [Maria Jose](#)
Cc: [Joan Seaman](#)
Subject: CPA 20-04 Pulte at Christ Fellowship Text Amendment
Date: Thursday, August 20, 2020 4:08:49 PM
Attachments: [Embedded1597939689844.png](#)
[FOS Water Quality Map 7-16-2020.pdf](#)



Please print this and the attachment and either read it into the record or provide it to the LPA members for the discussion this evening regarding CPA 20-04 Pulte at Christ Fellowship Text Amendment.

My name is Greg Braun. I am a Professional Ecologist, and I am providing these comments in my capacity as Executive Director of the Guardians of Martin County, a non-profit environmental conservation organization with more than 1,500 donors who support our advocacy work that is focused on growth management, clean water and fiscal conservancy.

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

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

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

Long-term monitoring conducted as part of the Florida Oceanographic Society’s water quality network shows that the Winding South Fork (into which runoff from the Pulte project will enter) often has some of the worst water quality of any of our surface waters. This is demonstrated graphically on

the attached map, created by FOS for data taken last month. Runoff from the Pulte/Christ Fellowship Church project will enter at the southern extremity of the waterway near Marker 4, where the water quality was graded "F - Destructive".

We note staff's most recent recommendation on this project (Staff Report Dated 7/10/2020), and we support staff's Alternate Proposal.

Please also consider a recommendation that a continuous water quality monitoring program be developed and implemented along with a requirement that only native or Florida Friendly landscaping be allowed.

The Guardians fully support Martin County's expenditure of great amounts of time, effort and resources in addressing sources of the South Fork's water quality impairment and its effects on human health. It would be inappropriate to have those efforts negated if the conversion of hundreds of acres of vacant lands into rooftops, roads and other impermeable surfaces transports elevated levels of nutrients into one of Martin County's most picturesque waterways.

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417



St. Lucie River Estuary Water Quality Report

This information is provided by the Florida Oceanographic Society with support of the Marine Resources Council. It is collected by the Citizen Volunteer Water Quality Monitoring Network.

For historical data go to our website at: <http://www.floridaocean.org>

For sample results related to bacteria levels go to:

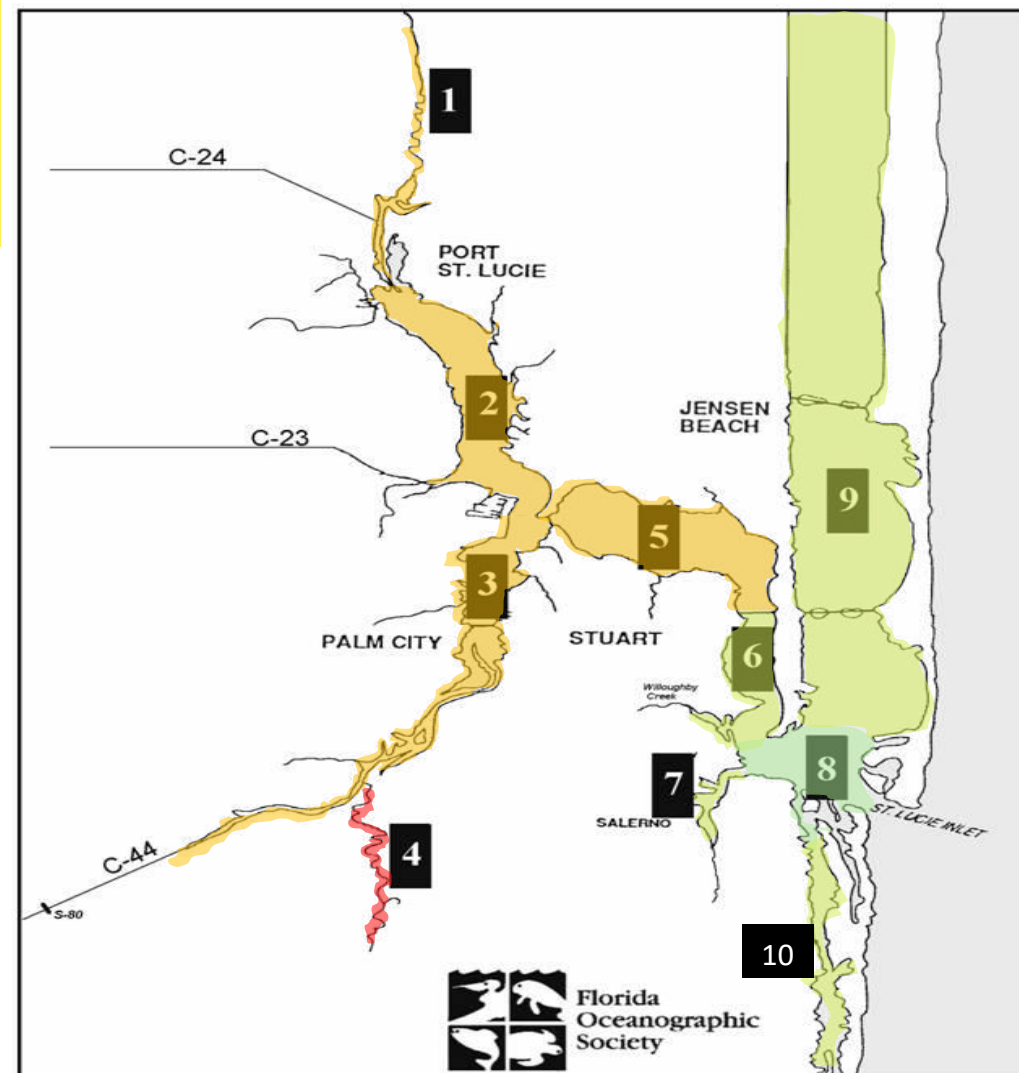
<http://martin.floridahealth.gov/programs-and-services/> and click on the Environmental Health link.

Posted:

07/16/2020

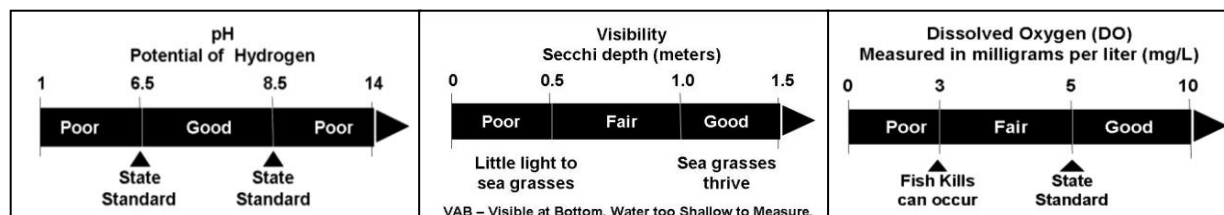
| | | | |
|----------------|------------|-----------|-------------|
| Overall Grade: | 68% | D+ | POOR |
|----------------|------------|-----------|-------------|

| Zone and Location | Water Temp. (°F) | pH | Visibility (Secchi) Meters | Salinity (ppt) | Dissolved Oxygen (mg/L) | Location Score | Grade |
|---------------------------------|------------------|-----|----------------------------|----------------|-------------------------|----------------|----------------|
| 1. Winding North Fork | 79 | 7.1 | 0.5 Fair | 0 Poor | 3.4 Fair | 61% | D Poor |
| 2. North Fork | 86 | 7.9 | 0.7 Fair | 4 Poor | 5.3 Good | 66% | D Poor |
| 3. South Fork | 87 | 7.6 | 0.5 Fair | 4 Poor | 3.9 Fair | 61% | D Poor |
| 4. Winding South Fork | 83 | 7.2 | 0.5 Poor | 0 Poor | 2.1 Poor | 46% | F Destructive |
| 5. Wide Middle River | 84 | 7.9 | 0.5 Fair | 15 Poor | 4.4 Fair | 61% | D Poor |
| 6. Narrow Middle River | 86 | 8.3 | 0.9 Fair | 20 Fair | 5.9 Good | 76% | C Satisfactory |
| 7. Manatee Pocket | 85 | 7.5 | 1.0 Good | 11 Poor | 6.8 Good | 77% | C Satisfactory |
| 8. Inlet Area | 90 | 8.0 | 0.7 Fair | 30 Good | 4.0 Fair | 81% | B Good |
| 9. Indian River Lagoon | 87 | 7.8 | 0.8 Fair | 28 Fair | 5.0 Fair | 71% | C Satisfactory |
| 10. Intracoastal Waterway South | 93 | 7.6 | 0.6 Fair | 27 Fair | 5.1 Good | 76% | C Satisfactory |



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

| Salinity (ppt) Grading | | | | |
|------------------------|-----------------------------|---------|-----------------|-------------|
| Zones | Description | GOOD | FAIR | POOR |
| 1 & 4 | Upper North & South Forks | 2 - 8 | 1 - 2 or 8 - 15 | < 1 or > 15 |
| 2 & 3 | Lower North & South Forks | 15 - 25 | 10 - 15 or > 25 | < 10 |
| 5 | Wide Middle River | > 20 | 15 - 20 | < 15 |
| 6 | Narrow Middle River | > 25 | 20 - 25 | < 20 |
| 7 | Manatee Pocket | > 27.5 | 20 - 27.5 | < 20 |
| 8 | Inlet | > 30 | 25 - 30 | < 25 |
| 9 | IRL & Intracoastal Waterway | > 30 | 25 - 30 | < 25 |



Comment: The data above may indicate areas of concern in the St. Lucie Estuary. Citizens should call the Florida Department of Environmental Protection (DEP) at 871-7662 or the South Florida Water Management District (SFWMD) 223-2600 to ask about the quality of a specific area and report observations of pollution.