

March 25, 2021

LETTER TO SURROUNDING PROPERTY OWNERS

Subject: Highpointe PUD (fka Christ Fellowship) Zoning Agreement and Master Site Plan (C148-008). Pulte Group Request for a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Highpointe Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Highpointe development, consisting of 284 detached single family units is on 321 acres, with a resulting density of one unit per acre.

Location: The project is located on the east side of SW Pratt-Whitney Road approximately one mile east of SW Kanner Highway in Stuart.

Dear property owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

LOCAL PLANNING AGENCY

Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, April 15, 2021

BOARD OF COUNTY COMMISSIONERS

Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, April 27, 2021

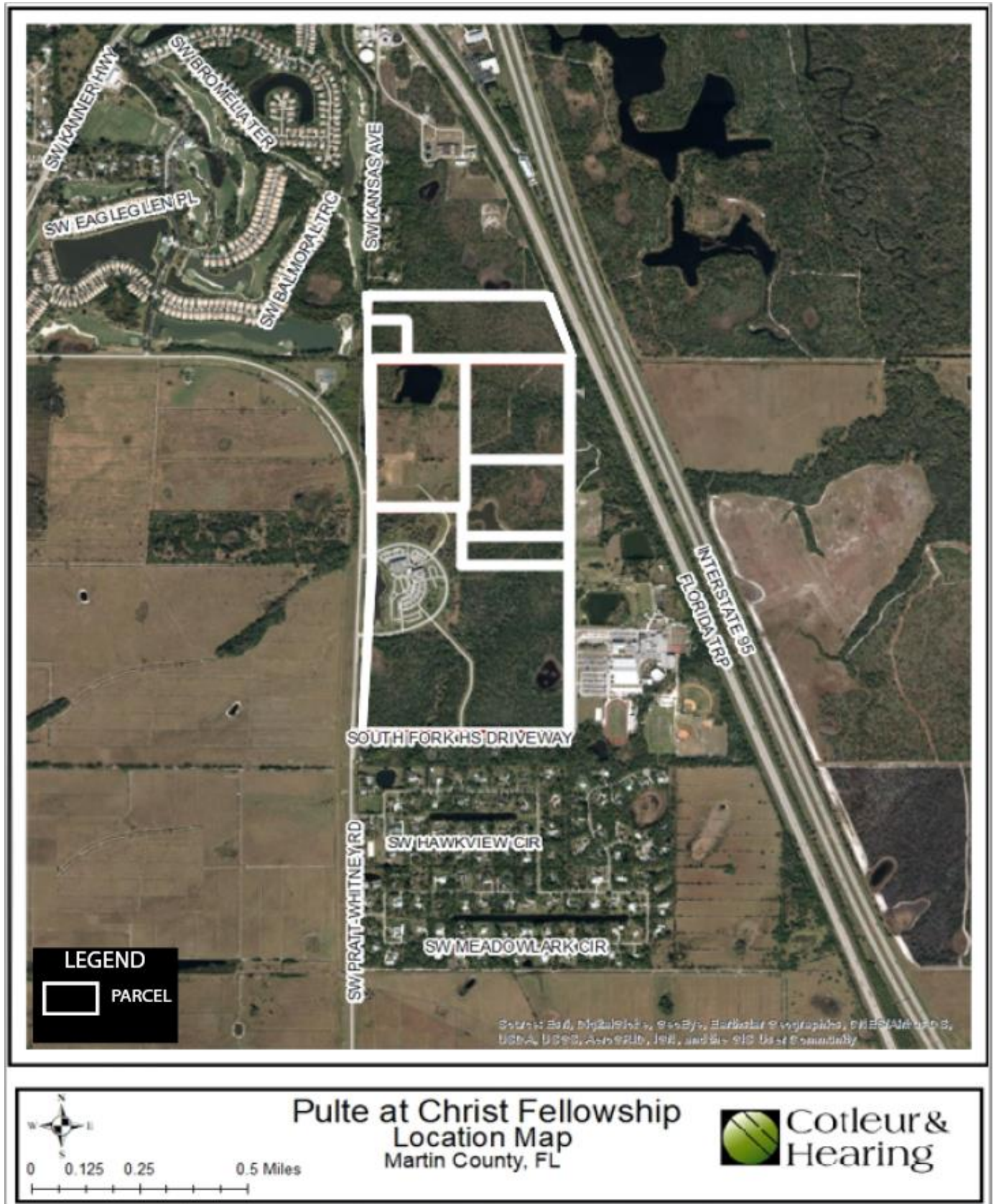
Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Peter Walden, AICP, Principal Planner, (e-mail: pwalden@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.





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March 24, 2021

Re: Ownership Search – Christ Fellowship Church

We certify that a search has been made of the Martin County Property Appraiser's records regarding a 1,000 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.

Exhibit "B"

AMESBURY, CANDACE A
92 CANTABURY RD
CHATHAM NJ 07928

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FERRY JOSEPH J IVGINCLEY FAITH M
9205 SW KANSAS AVE
STUART FL 34997

BINDER, RICHARD AUGUSTKORORA, DONNA
LOUISE
822 SW BALMORAL TRC
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FLORIDA CLUB PROPERTY OWNERS ASSOC I
9250 SW OLD ROYAL DR
STUART FL 34997

BRADFORD, ROBERT & S MARRENE
10821 SW HAWKVIEW CIR
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FLORIDA CLUB PROPERTY OWNERS ASSOC I
9250 SW OLD ROYAL DR
STUART FL 34997

BURKE WILLIAM T TR
900 SW BALMORAL TRC
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FLORIDA GOLF CLUB LLC
1380 SW KANNER HWY
STUART FL 34997

CAROL LEYSER STOUT REVOCABLE TRUST
744 SW BALMORAL TRCE
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

CAWBY MICHAEL GNADEAU BRIGITTE
10981 SW HAWKVIEW CIR
STUART FL 34997

CLOW, CHRISTOPHER L & JULIE M
9265 SW KANSAS AVE
STUART FL 34997

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

CEDRUS INC
9011 SW OLD KANSAS AVE
STUART FL 34997

CLYNES JAMES JOSEPH JRCLYNES DIANA
CHRISTINE
10903 SW REDWING DR
STUART FL 34997

GOETHEL DOUGLAS AGOETHEL DONNA L
888 SW BALMORAL TRCE
STUART FL 34997

CHORNIIEWY RITA A L/ECHORNIIEWY LIVING
TRUST
798 SW BALMORAL TRCE
STUART FL 34997

DAILY DUFF D & RHONDA L
10922 SW HAWKVIEW CIR
STUART FL 34997

HALL KENNETH SGLENN DIANE
10962 SW HAWKVIEW CIR
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

DEWITT LINDA H
10862 SW HAWKVIEW CIR
STUART FL 34997

HIMPLER FRANCESHIMPLER HANS
780 SW BALMORAL TRCE
STUART FL 34997

CHRIST FELLOWSHIP CHURCH INC
5343 NORTHLAKE BLVD
PALM BEACH GARDENS FL 33418

FERRER F THOMAS & SUSAN ANNE
774 SW BALMORAL TRCE
STUART FL 34997

HOBE SOUND RANCH LTD
4500 PGA BLVD STE 207
PALM BEACH GARDENS FL 33418

HOBE SOUND RANCH LTD
4500 PGA BLVD STE 207
PALM BEACH GARDENS FL 33418

LESLIE KENITH ELESIE SUZANNE L
894 SW BALMORAL TRCE
STUART FL 34997

MYER CLAUDEMASSEY-MYER, RITA
10601 SW PRATT WHITNEY RD
STUART FL 34997

JEDLICK JAMES M
10961 SW HAWKVIEW CIR
STUART FL 34997

MAGEE PATRICIA E
912 SW BALMORAL TRCE
STUART FL 34997

MYERS LANDSCAPING, INC.
10601 SW PRATT WHITNEY RD
STUART FL 34997-2728

JERVIS JOHN & LINDA
762 SW BALMORAL TRCE
STUART FL 34997

MARTIN COUNTY
2401 SE MONTEREY RD
STUART FL 34996

MYERS LANDSCAPING, INC.
10601 SW PRATT WHITNEY RD
STUART FL 34997-2728

JUDITH A TIERNAN REVOCABLE TRUST
918 SW BALMORAL TRCE
STUART FL 34997

MATTHEWS ROBERT FMATTHEWS MICHELE M
870 SW BALMORAL TRCE
STUART FL 34997

NORELLI ANTHONY F & MAYRA
10802 SW HAWKVIEW CIR
STUART FL 34997

KNECHT MIKE W
10990 SW REDWING DR
STUART FL 34997

MILANO NANCY M
828 SW BALMORAL TRCE
STUART FL 34997

O'SHEA MICHAEL F
846 SW BALMORAL TRCE
STUART FL 34997

KRATZER MICHELE A
876 SW BALMORAL TRCE
STUART FL 34997

MINLIONICA KATHLEEN MMINLIONICA JR
THOMAS M
496 STARKS PL
BALDWIN NY 11510

OPTIDEV INC
425 DE MAISONNEUVE BLVD W STE 1600
MONTREAL QC H3A3G5 QC H3A3G5

LABRIER JOHN
768 SW BALMORAL TRC
STUART FL 34997

MOATS HARMON L
22 SIMPSON PL
YONKERS NY 10710

OSBORNE JOHN D L/EOSBORNE JOHN D TR
10968 SW REDWING DR
STUART FL 34997

LAHN MARKLAHN JANET
W165S8254 KURTZE LN
MUSKEGO WI 53150

MONTAGUE EDWARD RALPHMONTAGUE SUSAN
ELIZABETH
23 NOA CT
HAMILTON NJ 08690

PATTEN, PAUL J & NANCY M
732 SW BALMORAL TRACE
STUART FL 34997

LAMBERT DONALD A IIILAMBERT JILLIAN
10902 SW HAWK VIEW CIR
STUART FL 34997

MORGAN FAMILY REVOCABLE TRUST UTD 12
10882 SW HAWK VIEW CIR
STUART FL 34997

PELTON, CRAIG M & CAROLE J
10941 SW HAWKVIEW CIR
STUART FL 34997

LARRY G MCLENON TRUSTSHARON L
MCLENON TRUST
750 SW BALMORAL TRCE
STUART FL 34997

MYER CLAUDEMASSEY-MYER, RITA
10601 SW PRATT WHITNEY RD
STUART FL 34997

QUINLAN SUSAN
738 SW BALMORAL TRCE
STUART FL 34997

REOLDARO INC
336 E DANIA BEACH BLVD
DANIA FL 33004

SOTOMAYOR REVOCABLE TRUST
11012 SW REDWING DR
STUART FL 34997

YONESCU WILLIAM EYONESCU LINDA
810 SW BALMORAL TRCE
STUART FL 34997

REYNOLDS CHAD D & JULIE
11001 SW HAWK VIEW CIR
STUART FL 34997

SPRAGUE, JOHN R & JUDITH A
10901 SW HAWKVIEW CIR
STUART FL 34997-2706

YOUNG KEVIN DALE
852 SW BALMORAL TRCE
STUART FL 34997

RODRIGUEZ MANUEL CARLOSRODRIGUEZ
CELIA ROSA
816 SW BALMORAL TRCE
STUART FL 34997

SPRAYBERRY STEPHEN C & SUSAN D
10921 SW HAWKVIEW CIR
STUART FL 34997

ROOMANN KATRIN-KAJA
786 SW BALMORAL TRCE
STUART FL 34997

ST JOHN RAYMOND H & JENNIFER M
10942 SW HAWKVIEW CIR
STUART FL 34997

RUETH JIM D & DONNA C
11013 SW REDWING DR
STUART FL 34997

STATE OF FLORIDASOUTH FLORIDA WATER
MANAGEMENT DISTR
3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

SCHOOL BOARD OF MARTIN COUNTY
500 E OCEAN BLVD
STUART FL 34994

THOMPSON, PAUL J JR & CONNIE
9335 SW KANSAS AVE
STUART FL 34997-7132

SKUNZA JOHN F & DIANE L
792 SW BALMORAL TRCE
STUART FL 34997

WACH GEORGE J L/E
840 SW BALMORAL TRCE
STUART FL 34997

SNELL KEVIN P & DARCY H
10947 SW REDWING DR
STUART FL 34997

WHITEHEAD RICHARD LMARQUIS MARY A
10861 SW HAWKVIEW CIR
STUART FL 34997

SNYDER JOSEPH S & SONIA P
804 SW BALMORAL TRCE
STUART FL 34997

WHITWORTH FARMS, LTD
11050 STATE ROAD 7
BOYNTON BEACH FL 33437

SOROKOWSKI, JANET B
756 SW BALMORAL TRACE
STUART FL 34997

WILLIAM & CAROL FITZPATRICK REVOCABL
924 SW BALMORAL TRCE
STUART FL 34997