



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

#### Type of Application:

Name or Title of Proposed Project: \_\_\_\_\_

#### Brief Project Description:

Was a Pre-Application Held?    YES/NO    Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information?                      YES/NO

Previous Project Number if applicable: \_\_\_\_\_

Previous Project Name if applicable: \_\_\_\_\_

#### Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Civil Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_ City: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. **(125.022(1), Fla. Stat.)**

This box must be checked if the applicant waives the limitations.

**C. Applicant or Agent Certification:**

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

[Signature]  
Applicant Signature

4.15.20  
Date

DANIEL T. SORROW  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Palm Beach

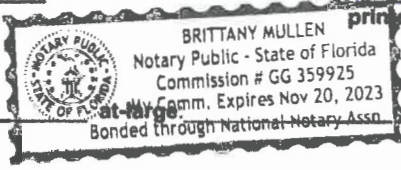
I hereby certify that the foregoing instrument was acknowledged before me this 15th day of April, 2020, by Daniel Sorrow

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

[Signature]  
Notary Public Signature

Brittany Mullen  
printed name

STATE OF: Florida



**Applicant declares:**

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

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

Applicant/Owner:  
[Signature]  
Signature of Applicant

STEPHEN P. AUSTIN, Treasurer  
Printed Name

Applicant Agent:  
[Signature]  
Signature of Agent

DANIEL T. SORROW  
Printed Name

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

*Presented to:*  
*Martin County Growth Management*  
*2401 SE Monterey Rd*  
*Stuart, FL 34996*

# **HIGHPOINTE**

## **MAJOR FINAL SITE PLAN** **APPLICATION**

**FORMAL SUBMITTAL**  
**NOVEMBER 20, 2020**

*Presented by:*  
*Cotleur & Hearing*  
*1934 Commerce Lane, Suite 1*  
*Jupiter, FL 33458*



**Martin County, Florida Growth Management Department**  
**DEVELOPMENT REVIEW DIVISION**  
**2401 SE Monterey Road, Stuart, FL 34996**  
**772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)**

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**Site Plan Application Checklist**

**(Non-PUD, New or Revised, Minor or Major Development, Master and/or Final)**

**Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.**

- ☒ 1. APPLICATION: Please use the new application form. [Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
- ☒ 3. The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- ☒ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage on 8 1/2 x 11 document.
- ☐ 11. UNITY OF TITLE: A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). [Unity of title form](#)
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.

- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specifying a reservation, deferral or an exemption.
- ☐ 14. If available, land dedication documentation.
- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☐ 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ☒ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ☒ 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- ☒ 21. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet, if project includes residential development. [Wildfire risk assessment scoresheet](#)
- ☒ 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- ☐ 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
- ☐ 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule) [Environmental waiver application](#)

- ☒ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☒ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☒ 30. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ☒ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.  
[Information sheet](#)
- ☐ 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.  
[Utility service certification](#)
- ☐ 33. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- ☒ 34. PROPERTY OWNERS (Major Development requiring Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ☒ 35. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 36. Electronic files of the master and/or final site plan in AutoCAD 2004 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- ☒ 38. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.



- ☒ 39. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 40. SITE PLAN: The master and/or final site plan. [Site plan template](#)
- ☒ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ☐ 42. Copies of any previously approved site plans.
- ☒ 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☒ 44. CONSTRUCTION PLANS: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ☐ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ☐ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan. (Final Site Plan approval)
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR. (Final Site Plan approval)
- ☒ 49. A lighting plan. (Final Site Plan approval)
- ☐ 50. Commercial Design drawings must be prepared by a FL licensed architect. [Section 4.871C, LDR] (Final Site Plan approval)
- ☒ 51. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)
- ☒ 52. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

**RESOURCES:** [Martin County Development Review Webpage](#)



Martin County Development Review  
Digital Submittal Affidavit

I, Rachel Plummer, attest that the electronic version included for the Highpointe project is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Rachel Plummer  
Applicant Signature

10-22-2020  
Date

Planning Technician  
Cotleur & Hearing

## HIGHPOINTE

### Major Final Site Plan Narrative

October 23, 2020

#### Introduction

On behalf of Christ Fellowship Church, Inc., please accept this as the narrative for the Major Final Site Plan application of Phase 1 of the proposed Highpointe 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. Phase 1 of the proposed project includes 175.49 acres and proposed 94 single family homes.

The Major Final Site Plan application proposes a residential single-family home development on most of the property, including an amenity center, model home center and sales center. There is also an area of approximately 20 acres dedicated for an Operation 300 campground on the northwest corner of the site. The PUD Zoning and Master Site Plan is anticipated to be approved concurrently with a Comprehensive Plan Amendment to change the land use of the property from *rural density* to *estate density* to allow for single-family homes on the allotted acreage, 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 in the concurrent PUD Rezoning application, Comprehensive Plan Amendment application and Major Final Site Plan application.

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. A PUD Rezoning and Master Site Plan is currently under review with the County and is anticipated to be approved in December 2020.

### 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

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 density eligible wetland acreage would be 7.945.

Density Calculations, Pulte at Christ Fellowship PUD

	PUD	Density Eligible Wetlands	Density Eligible Uplands
Existing Place of Worship	28.3	0	0
Proposed Institutional (Operation 300)*	20.1	0.09	20.01
Residential Area	272.6	15.8	256.71
Site Total	321	15.89	276.72

Utilizing Policy 9.1G.2(8)) of the County's Comprehensive Plan, we calculated residential density for this project with the following calculation:  $(1/2 \times \text{wetland acreage} \times \text{gross density}) + (\text{density eligible upland acreage} \times \text{estate density})$ . Please see below for calculation details:

$(0.5 \times 15.89 \text{ acres of density eligible wetlands})(1 \text{ UPA}) + (276.72 \text{ acres of density eligible uplands})(1 \text{ UPA}) = \mathbf{284.664} = 284 \text{ maximum units allowed for the entire project area.}$

**284 units/ 321 acres= 0.88 units per acre**

The Phase 1 Plan proposes 94 homes, which leaves 190 allowable homes remaining for the future Phases.

### Housing Types

The PUD will allow for a variety of single-family detached homes. Single-family lots will be a minimum of 40, 55, or 70 feet wide; all lots will be at least 130 feet deep. These four distinct housing types will encourage families of different incomes, backgrounds, demographics, and sizes to live within the community, promoting diversity and equity in Martin County.

### Phasing

There are two planned phases for the PUD, illustrated in the Phasing Plan of the PUD Rezoning and Master Site Plan application. The first phase will be to develop the northern half of the property, including the Operation 300 campground. If built out to the maximum density allowed, 96 lots may be constructed, we are only proposing 94 lots with this application. The second phase would be the southern half of the property, including the recreation center, and if built out to the maximum density allowed, 190 lots may be constructed.

### Environment

The existing upland preserve and wetlands on-site will remain mostly untouched and will be preserved on the eastern and northeastern side of the project site. The approved preserve boundaries will remain the same as they were when accepted as part of the approved PAMP and District Conservation Easement. The proposed project would include the removal of exotic species, which would improve the health and function of the local ecosystem and return it to a more endemic state. Gopher tortoise burrows were also observed and measures to protect and relocate this listed species to ensure they are placed in a more suitable location. This treatment of the preserve areas will provide a healthier ecosystem for the native wildlife.

### Christ Fellowship Church

The Christ Fellowship Church, which includes one worship center and worship center annex, is approximately 49,500 square feet. The latest site plan approval for the church was done in 2017 under Martin County project number C148-001, and the site will remain unchanged. The community will have access to the church site, but access will be restricted by gates in order to prohibit through traffic. The Christ Fellowship Church will be buffered from the surrounding residential areas to ensure religious services and events do not interfere with the residents. The proposed development will maintain all existing access, drainage, utilities, and environmental elements of the existing church site.

### Operation 300 Gold Star Camp

Operation 300 is a non-profit organization created in honor of SOC Aaron C. Vaughn. The organization provides mentorship to children who have lost parents in military service. Each child is partnered with a father-aged male who mentors and spends the weekend doing activities with the child at the Operation 300 camp, allowing them to share their burdens and ask difficult questions they may not be comfortable asking their mothers. Each camp has typically between 40 and 50 children, and the weekend experience introduced the children to activities as sailing, canoeing, archery, fishing and one-on-one mentorship with a paternal figure. This break in their everyday life connecting with other children that understand their feeling of loss and adult figures that are trained to communicate and navigate the pain of the loss of a parent. While we as adults understand the hero sacrificed his or her life defending our country and our liberties, this sacrifice does not necessarily translate to the children left behind who may not fully grasp why their father no longer comes home.

Registration for the seven Operation 300 weekend event dates in 2019 has already been filled, and there are an estimated twelve camp events planned for 2020. Martin County is recognized on a national level for hosting Operation 300 and the work they do for Gold Star families. Having this camp available to the community will bring immense value to the area and will support the mission of the non-profit, *“to provide mentorship to children of the fallen, honor the sacrifice of those who've given their all for our freedom,*

*and promote patriotism and service in our communities”.* This provides an immense patriotic and civic opportunity for the residence of our community. Local volunteers who support the mission of Operation 300 do everything from set-up, logistics, one-on-one mentoring and raising funds to fully fund the work.

The camp will be constructed during the first of two phases of development of the entire PUD. Access to the camp will not be provided from within the PUD but will instead come from the County-owned Kansas Avenue, off Kanner Highway. Kansas Avenue will be improved to meet transportation needs created by the camp.

There will be four main buildings constructed on the campgrounds. The first one to be built will be the multi-purpose storage structure, approximately 100'x100' pole-barn utilized for the storage of camp and activity equipment. The second will be a small, 50'x50' barn for potential temporary farm animals. The third building will serve as a general gathering space for meetings and activities. Finally, the last constructions will be eight, 20'x15' cabins without plumbing and four bunk house structures approximately 30'x50' with indoor plumbing. The proposed development will provide utility and drainage connections for future service to the campgrounds.

#### Schools

The project site is located within a two-mile radius of the Crystal Lake Elementary School and the South Fork High School. The Dr David L Anderson Middle School is just outside the two-mile radius but is still easily accessible from the property site for those families with middle-school-aged children. The southeast corner of the project area will feature a pedestrian access to the South Fork High School for students of the community who are able to and prefer to walk to school.

#### Adequate Public Facilities Statement

Due to the existing infrastructure constructed as a part of the Christ Fellowship Church, Martin County utilities are already available on-site. As such, the project does not propose alteration of the existing infrastructure and will utilize the associated water and sanitary force mains for service. The site is located within the Secondary Urban Service District and a utilities letter was provided by the County confirming that potable water, wastewater, and irrigation water services would adequately be provided to the project. Letters were also provided by Waste Management and TECO Partners ensuring waste management and natural gas services would be available for Highpointe. These letters are included in this application as Item 22.



#### Stormwater Management System

The development will be served by a proposed master stormwater drainage system design to satisfy the treatment and attenuation criteria of Martin County and the South Florida Water Management District. The master system will accommodate existing drainage flows from off-site contributing areas and the existing Christ Fellowship Church. The system will be sized to accommodate the future Operation 300 drainage requirements.

#### Landscape and Irrigation

Landscaping and irrigation standards within this project will abide by the Martin County Land Development Regulations, Site Development Standards, Division 15. – Landscaping, Buffering and Tree Protection. The only deviation from the Land Development Regulations will be buffer requirements for lakes. The PUD aims to provide aesthetic vistas to the proposed and existing lakes, therefore perimeter buffers for recreation centers and residences will not be required when adjacent to lakes.

#### Traffic and Access

Main access to and from Highpointe will be provided from County Road 711, also known as Pratt Whitney Road. A secondary access will be available from Bulldog Way, but this access will be for emergency vehicles and residents only. The Operation 300 campground will not be accessible from within the PUD, but will instead be reachable through Kansas Avenue, located north of the property boundary. At buildout, the proposed PUD will generate 3,240 daily trips; with 243 trips during peak morning hours and 331 trips during peak evening hours. Per the traffic impact analysis, the trips created by this development will not cause levels of service to fall below acceptable levels in the future, and the project is deemed consistent with transportation concurrency requirements.

#### Compatibility with Comprehensive Plan

The proposed Major Final Site Plan Application is consistent with all policies under **Objective 2.1A**, which states “*Text amendments to the CGMP and amendments to the FLUM shall allocate land use so as to provide for compatibility with existing development and long term planning goals*” after the Comprehensive Plan Amendment 19-19 is approved by the Board of County Commissioners on February 18, 2020. Highpointe will not support developments that exceed 15 units per acre, buildings of more than four stories, and building height of more than 40 feet, per **Policy 2.1A.1**. The project is consistent with **Policy 2.1A.2** by preventing the development of commercial or industrial uses in an area surrounded by low density residential developments. Additionally, **Policy 2.1A.3** is met by ensuring that the subject project has a comparable residential density as those surrounding residences.



Wetlands on site will also be preserved, per **Objective 2.2A**, **Policy 2.2A.1**. The proposed development will consistent with **Policy 2.2A.4**, which states that *“Development plans shall provide restoration of the natural hydroperiod to the maximum extent technically feasible, and shall provide for buffers, exotic vegetation removal, long term maintenance guarantees, and any other actions necessary to assure the continuing values and functions of the wetland area”*. **Objective 2.2B** is aimed at preserving native upland habitat when it is used by threatened and endangered flora and fauna. **Policy 2.2B.1** states that at least 25% of existing upland native habitat should be preserved in developments, and the proposed project ensures that the existing upland habitat is almost entirely preserved. Per **Policy 2.2B.3**, gopher tortoises were found onsite and although their native habitat will be preserved, appropriate measures will also be taken to ensure they are relocated to a more suitable location, and a 100% Gopher Tortoise Survey will be required prior to any clearing of the site.

The project site is located within the Secondary Urban Service District (USD), and with a proposed density of one dwelling unit per acre, the project contributes to **Objective 4.7B** of the Comprehensive Plan; *“To concentrate rural and estate densities not exceeding one unit per gross acre in Secondary Urban Service Districts, where a reduced level of public facility needs are programmed to be available at the base level of service adopted in the Capital Improvements Element”*. **Policy 4.7B.1** states that Estate Density land uses are allowed within Secondary USD, therefore the project is in compliance with the policy. The proposed density of one unit per acre also fulfills **Policy 4.7B.4**, which requires that residential developments in Secondary USDs have density of no higher than one dwelling unit per acre in Estate Density and one unit per two acres in Rural Density.

Highpointe also supports **Objective 4.9C**, *“To ensure that the Land Development Regulations provide for residential zoning classifications allowing for flexibility in site design and land use mix”*. **Policy 4.9C.1(2)** states that at a minimum, residential zoning shall provide for *“PUDs to encourage creativity in development, design, protection of open space and protection of environmental features, and a mix of residential and non-residential land uses”*.

The allowable housing types per the project’s proposed PUD regulations are consistent with **Goal 6.1**, *“To provide a diverse housing stock adequate to serve the needs of current and future populations of Martin County, consistent with the desired development character of the County”*. With the three different sizes of single-family homes and the possibility to construct multifamily units, **Policy 6.1B.1**, *“Zone lands for housing”* and **Policy 6.1B.2** *“Provision of varied housing types”* are achieved. The different housing types permitted within the project area will encourage diversity and will allow for a variety of family sizes, incomes, and demographics to reside within the area.

Highpointe will also contribute to **Objective 9.1A**, *“To ensure the air quality in Martin County continues to meet or surpass National Ambient Air Quality Standards for all pollutants measured by the FDEP”*. **Policy 9.1A.2** reaffirms the importance of alternate transportation methods in regard to the reduction of air-polluting emissions. The

proposed development will be fully interconnected through a sidewalk network, which will connect residents to each other as well as to the Christ Fellowship Church and the adjacent high school. Being a private, gated community, the low number of vehicular trips within the community will also encourage bicycling within the project site, as well as to the surrounding areas.

**Objective 13.1B** is also partially achieved through this project. The objective is “*To enhance the quantity of groundwater recharge and maintain desirable groundwater levels*”. Highpointe conforms with **Policy 13.1B.6**, which is for “[...] *regional stormwater retention/detention systems shall be located in areas of depressed groundwater levels and/or impacted wetlands and shall be designed to enhance groundwater recharge*”. This policy is accomplished through the conservation and preservation of the numerous existing wetlands and lakes onsite. Stormwater retention/detention will be achieved through the existing natural or minorly altered hydrologic system and features within the project area.

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

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 Coteleur & Hearing, Inc. and Pulte Group, as representatives and agent on behalf of the undersigned in connection with such filing to sign the following:

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

For:

Thomas D Mullins  
Signatory Authority

6/26/19  
Date

Thomas D Mullins  
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> 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



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

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

Rec Fees \$35.50  
Doc Stamps \$26250.00

Prepared by and return to:

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

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

[Space Above This Line For Recording Date]

## Warranty Deed

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

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

Taylor Morrison of Florida, Inc.

By: [Signature]  
Louis E. Steffens, President

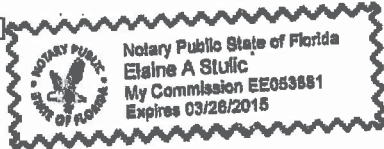
(Corporate Seal)



State of Florida  
County of Hillsborough

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

[Notary Seal]



[Signature]  
Notary Public

**Elaine A. Stulic**

Printed Name:

My Commission Expires:

03-26-2015



**Exhibit "A"**  
**Legal Description**

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

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

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

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

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

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

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

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

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



Cotleur &  
Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

## HIGHPOINTE

On behalf of Christ Fellowship, please accept this as the official statement that there have been no property transfers since the property was deeded to the current owner.

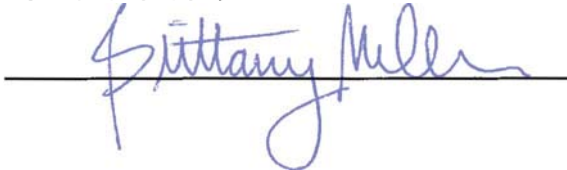
  
Signature

DANIEL T. SORROW  
Print Name

State of: Florida

County of: Palm Beach

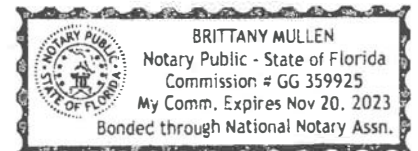
The foregoing Letter of No Property Transfer was sworn to, affirmed and subscribed before me this 26th day of November 2019, by Daniel Sorrow, who is personally known to me or have produced N/A as identification.



Notary Public, State of Florida  
Print Name: Brittany Mullen  
My Commission Expires: Nov 20, 2023  
Notary Seal: See Below



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





**DESCRIPTION:**

**Parcel Identification Numbers:**

**17-39-41-000-007-00010-9**

**17-39-41-000-002-00000-2**

**17-39-41-000-008-00020-5**

**17-39-41-000-008-00010-7**

**17-39-41-000-001-00000-4**

**08-39-41-000-015-00020-9**

**08-39-41-000-015-00030-0**

**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;

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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 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 ¼) OF SAID SECTION 8;

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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 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.





**HIGHPOINTE**  
**Adequate Public Facilities**  
**Statement October 22, 2020**

On behalf of Christ Fellowship Church, Inc, please accept this letter as the official statement that the proposed Highpointe project will be served with adequate public facilities, as supported by the Utilities Letters provided in this development review submittal packet.

Sincerely,



Rachel Plummer  
*Planning Technician*  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458  
561-406-1009





**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**UTILITIES & SOLID WASTE DEPARTMENT**  
PO Box 9000 Stuart, FL 34995-9000

**DOUG SMITH**  
**STACEY HETHERINGTON**  
**HAROLD E. JENKINS II**  
**SARAH HEARD**  
**EDWARD V. CIAMPI**

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

**TARYN KRYZDA, CPM** County Administrator  
**KRISTA A. STOREY** Acting County Attorney

**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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April 30, 2019

Engineering Design and Construction  
David Baggett, P.E.  
10250 SW Village Parkway - Suite 201  
Port Saint Lucie, Florida 34987

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

Potable Water and Wastewater Service

Dear Mr. Baggett:

This will confirm that Martin County Utilities has adequate capacity to provide potable water, wastewater service, and potable water service for irrigation to PCNs: 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-002-00000-2, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9 as described in your April 29, 2019 email correspondence. The proposed project is located north of SW Bulldog Way in between the Ronald Reagan Turnpike and SW Pratt-Whitney Road.

It is the developer's responsibility to construct required utility infrastructure internal to the property to serve each of the homes, and make connections to the utility. The County will provide service subject to development plan approval, execution of a service agreement, and payment of appropriate fees and charges.

Sincerely,

  
Leo Repetti, PE  
Project Engineer

LR/hr

c: File