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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Coastal Life Church

Brief Project Description:

Please refer to the attached Narrative.

Was a Pre-Application Held? ☑ **YES/NO** ☐ **Pre-Application Meeting Date:** 2/19/2026

Is there Previous Project Information? ☐ **YES/NO** ☐

Previous Project Number if applicable: N/A

Previous Project Name if applicable: N/A

Parcel Control Number(s)

19-38-40-000-000-00012-2

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Jesus House of Hope, Inc.

Company Representative: Rob Ranieri

Address: 2484 SE Bonita Street

City: Stuart, State: Florida Zip: 34997

Phone: 772-286-2473 Email: Rob@hohmartin.org

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Coastal Life Church, Inc.
Company Representative: James Pendleton
Address: 560 SW 34th Street
City: Palm City, State: Florida Zip: 34990
Phone: 772-210-2759 Email: Jamesp@coastallife.church

Agent (Name or Company): Cotleur & Hearing
Company Representative: Leah Heinzelmann
Address: 1934 Commerce Lane, Suite 1
City: Jupiter, State: Florida Zip: 33458
Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.c

Contract Purchaser (Name or Company): N/A
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

Land Planner (Name or Company): Cotleur & Hearing
Company Representative: Leah Heinzelmann and Cristina Lane
Address: 1934 Commerce Lane, Suite 1
City: Jupiter, State: Florida Zip: 33458
Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.com

Landscape Architect (Name or Company): Cotleur & Hearing
Company Representative: Leah Heinzelmann
Address: 1934 Commerce Lane, Suite 1
City: Jupiter, State: Florida Zip:
Phone: 561-406-1007 Email: Lheinzelmann@cotleur-hearing.c

Surveyor (Name or Company): GCY Surveying
Company Representative: Pete Anderson
Address: 1505 SW Martin Highway
City: Palm City, State: Florida Zip: 34990
Phone: 772-286-8083 Email: Petea@gcyinc.com

Civil Engineer (Name or Company): N/A
Company Representative:
Address:
City: , State: Zip:
Phone: Email:

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Architect (Name or Company): Steve Siebert Architecture, Inc.
Company Representative: Steve Siebert
Address: 1010 Gateway Blvd., Suite 103
City: Boynton Beach, State: Florida Zip: 33426
Phone: 561-880-7894 Email: Stevesiebert.com

Attorney (Name or Company): Fox McClusky
Company Representative: Tyson J. Waters
Address: 2401 SE Monterey Road, Suite 201
City: Stuart, State: Florida Zip: 34996
Phone: 772-403-2348 Email: Twaters@foxmccluskey.com

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Edward Weinberg
Address: 1000 SE Monterey Commons Blvd., Suite 208
City: Stuart, State: Florida Zip: 34996
Phone: 772-287-8771 Email: Eweinberg@ewconsultants.com

Other Professional (Name or Company): McCarthy Summers P.A.
Company Representative: Audra Creech and Terry McCarthy
Address: 2400 SE Federal Highway,
City: Stuart, State: Florida Zip: 34994
Phone: 772-286-1700 Email: Arc@mccarthysummers.com

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

> When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877. F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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 check if the applicant waives the limitations.

F. 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

3/13/2026
Date

Robert Ranieri
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13 **day of** March, **20** 26, **by** Robert Ranieri, **who is ☒ personally known to me, or ☐ produced the following type of identification** _____.

NOTARY PUBLIC SEAL

DEIDRA RAE KINNAMAN
Notary Public - State of Florida
Commission # HH 676867
My Comm. Expires Jun 29, 2029
Bonded through National Notary Assn.

Notary Public, State of Florida

Deidra Rae Kinnaman
(Printed, Typed or Stamped Name of Notary Public)

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

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Digital Submittal Affidavit

I, Leah Heinzelmann, attest that the electronic version included for the project Coastal Life Church 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.

Applicant Signature

3-10-2026
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☒ affirmed, or ☐ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of March, 2026, by Leah Heinzelmann, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

SANDRA BRUORTON
Notary Public - State of Florida
Commission # HH 693006
My Comm. Expires Oct 24, 2029
Bonded through National Notary Assn.

Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

March 25, 2026

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

J065-001 Coastal Life Church
AR-5A Rezoning Application
Narrative

Description:
Martin County Project No.: J065-001
Parcel ID: 19-38-40-000-000-00012-2
Site Acreage: 43.9 acres
Current Future Land Use: AG. Ranchette
Current Zoning: A-2

To Whom It May Concern:

On behalf of the property owner, Jesus House of Hope, Inc., and applicant, Coastal Life Church, Inc., this narrative is submitted as Item 3 Narrative in support of the Mandatory Rezoning Application for the Coast Life Church project. The subject property comprises approximately 43.9 acres and is presently undeveloped.

We received confirmation that the completeness review submitted March 13, 2026, has been determined to be complete for review by the County.

Project Location

The property is located at the intersection of SW Martingale Drive and SW Martin Highway, positioned in the southeast quadrant of the intersection and approximately 0.12 miles east of the northbound I-95 on-ramp.

Existing Land Use and Zoning

The parcel carries a Future Land Use (FLU) designation of Agricultural Ranchette (AG Ranchette) and is currently zoned A-2 Agricultural, a Category "C" zoning district that prohibits the creation of lots under 20 acres. This zoning designation is not consistent with the adopted FLU designation, and the County has confirmed that Mandatory Rezoning to AR-5A is required to establish consistency with the Comprehensive Plan and to authorize future development on the site. Surrounding properties reflect a mix of residential, agricultural, and industrial use patterns:

Adjacent Uses		
	Future Land Use	Zoning
North	AG. Ranchette	A-2
South	Industrial	LI
East	AG. Ranchette	A-2

Cotleur & Hearing

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West	Agricultural	PUD

Proposed AR-5A Rezoning

The proposed rezoning from A-2 to AR-5A is necessary to bring the property's zoning into conformity with its Agricultural Ranchette FLU designation, as determined by County staff during the pre-application meeting. This consistency is required before the County may consider the proposed development program for the site.

The rezoning will facilitate the future development of a church, a gymnasium building pad, and a warehouse supporting church-related operational functions. Staff has confirmed that Places of Worship are a permitted use within the AR-5A zoning district, and therefore the rezoning is essential to allow the church campus to be considered under County regulations.

The County has noted that the overall project also requires a Major Final Site Plan and Preliminary Plat application, each of which will undergo a separate formal review and public hearing process. These applications will be submitted following approval of the Mandatory Rezoning and will adhere to all applicable completeness checks and procedural requirements identified in the staff report.

Conclusion

We appreciate the County's consideration of this Mandatory Rezoning request and look forward to continuing to work closely with Staff as the project advances. Jesus House of Hope, Inc., together with the project team, remains committed to ensuring that all future applications, including the forthcoming Major Final Site Plan and Preliminary Plat, fully comply with the Land Development Regulations, the Comprehensive Plan, and all applicable review standards.

Thank you for your time and assistance. We look forward to beginning the review process with Staff.

Sincerely yours,

Leah Heinzelmann, PLA, ASLA
Partner
Cotleur & Hearing
561-406-1007
Lheinzelmann@cotleur-hearing.com

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 13, 2026

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

RE: Certificate of Authorized Representative

To whom it may concern,

Please be advised that Jesus House of Hope, Inc. is the owner of the parcel 19-38-40-000-000-00012-2 located at the intersection of SW Martingale Drive and SW Martin Highway. The undersigned Authorized Person hereby gives consent to Cotleur & Hearing to act as the agent for the purpose of obtaining approvals and permits from state and local government agencies regarding all application documents for the above-mentioned project.

For:

Authorized Person

3/13/2026
Date

Robert Ranieri
Printed Name

NOTARY ACKNOWLEDMENT

STATE OF FLORIDA

COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of March by Robert Ranieri. He or she is personally known to me or has provided _____ as identification.

Deidra Rae Kinnaman
Notary Public Signature
State of Florida at-Large

Deidra Rae Kinnaman
Printed Name

DEIDRA RAE KINNAMAN
Notary Public - State of Florida
Commission # HH 676867
My Comm. Expires Jun 29, 2029
Bonded through National Notary Assn.

Recorded in Martin County, FL 12/30/2025 8:55 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#3162777 BK 3540 PG 2505 PAGE 1 of 6

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Tyrone T. Bongard, Esq.
Gunster
777 S. Flagler Drive, Suite 500
West Palm Beach, FL 33401

---

space above this line for recording data

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 29th day of December, 2025, by **MARTIN COMMERCE PARK LLC**, a Florida limited liability company ("**Grantor**"), whose post office address is 9810 S Dorchester Ave, Chicago, IL 60628, to **JESUS HOUSE OF HOPE, INC**, a Florida corporation not for profit ("**Grantee**"), whose post office address is 2484 SE Bonita Street, Stuart, FL 34997.

W I T N E S S E T H:

Grantor, as a gift and for no consideration, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's successors and assigns, as appropriate, forever, the following land situate in Martin County, Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, along with said land, hereinafter referred to as "**Property**").

THIS CONVEYANCE is subject to taxes and assessments for the year 2026 and all years subsequent thereto; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authorities; easements, agreement and other matters of record, none of which are hereby reimposed.

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, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

This transfer of unencumbered property as a gift for no consideration is exempt from payment of Florida Documentary Stamp Tax pursuant to 12B-4.014(2)(a) of the Florida Administrative Code.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR OPINION AS TO MATTERS AFFECTING TITLE

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

(1) _____
Print Name: Deborah Rosa
Address: 990 Cedarbridge Ave
Brick Township, NJ 08723

(2) _____
Print Name: Rick Winch
Address: 990 Cedarbridge Ave
Brick Township, NJ 08723

GRANTOR:

MARTIN COMMERCE PARK, LLC, a Florida limited liability company, by Ashley Equities, LLC, a Florida limited liability company, its Manager

By: _____
Richard A. Morton, Member

STATE OF NJ)
) ss:
COUNTY OF Ocean)

The foregoing instrument was acknowledged before me this 19 day of December, 2025, by means of [✓] physical presence or [___] online notarization, by Richard A. Morton as Member of Ashley Equities, LLC, a Florida limited liability company, as Manager of Martin Commerce Park, LLC, a Florida limited liability company, on behalf of the company, who is [___] personally known to me or [✓] has produced Drivers Licens as identification.

[NOTARIAL SEAL]

IRELAND C BEAL
Notary Public, State of New Jersey
Comm. # 50227938
My Commission Expires 11/20/2029

_____
NOTARY PUBLIC, STATE OF NJ
Ireland Beal
Print Notary Public's Name
My Commission Expires: 11/20/29

EXHIBIT A

LEGAL DESCRIPTION

[See attached]

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION SECTION 19, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°50'19" EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 1751.13 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 0°09'41" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 00°07'20" EAST FOR A DISTANCE OF 2545.90 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE PLAT OF MARTINGALE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 25, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID MARTINGALE ESTATES PLAT THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH 33°14'49" WEST FOR A DISTANCE OF 1832.32 FEET; THENCE, NORTH 67°11'24" WEST FOR A DISTANCE OF 711.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A RADIAL BEARING OF NORTH 82°15'45" WEST AND A CENTRAL ANGLE OF 7°51'29"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°07'14" WEST FOR A DISTANCE OF 43.44 FEET TO A POINT ON THE FDOT STATE ROAD NO. 9 (I-95)RIGHT-OF-WAY SECTION 89095-2406; THENCE ALONG SAID RIGHT-OF-WAY THE NEXT FOUR CORSES AND DISTANCES, NORTH 31°32'27" EAST FOR A DISTANCE OF 526.89 FEET; NORTH 85°01'05" EAST FOR A DISTANCE OF 377.89 FEET; THENCE NORTH 00°09'41" EAST FOR A DISTANCE OF 121.80 FEET; THENCE NORTH 85°01'05" EAST FOR A DISTANCE OF 203.03 FEET; THENCE SOUTH 00°08'15" WEST FOR A DISTANCE OF 30.12 FEET; THENCE SOUTH 85°01'05" WEST FOR A DISTANCE OF 154.24 FEET; THENCE SOUTH 39°53'31" EAST FOR A DISTANCE OF 73.38 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.03 FEET, ALONG A CENTRAL ANGLE OF 32°59'44" FOR AN ARC DISTANCE OF 127.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°53'47" EAST FOR A DISTANCE OF 13.74 FEET; THENCE SOUTH 89°51'45" EAST FOR A DISTANCE OF 74.79 FEET; THENCE TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 714 (MARTIN HIGHWAY) NORTH 00°08'15" EAST FOR A DISTANCE OF 229.32 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF COUNTY ROAD 714 (MARTIN HIGHWAY) SOUTH 89°50'19" EAST FOR A DISTANCE OF 774.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 19, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 49.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N33°14'49"W ALONG THE EAST LINE OF THE PLAT OF MARTINGALE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 25, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 3, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

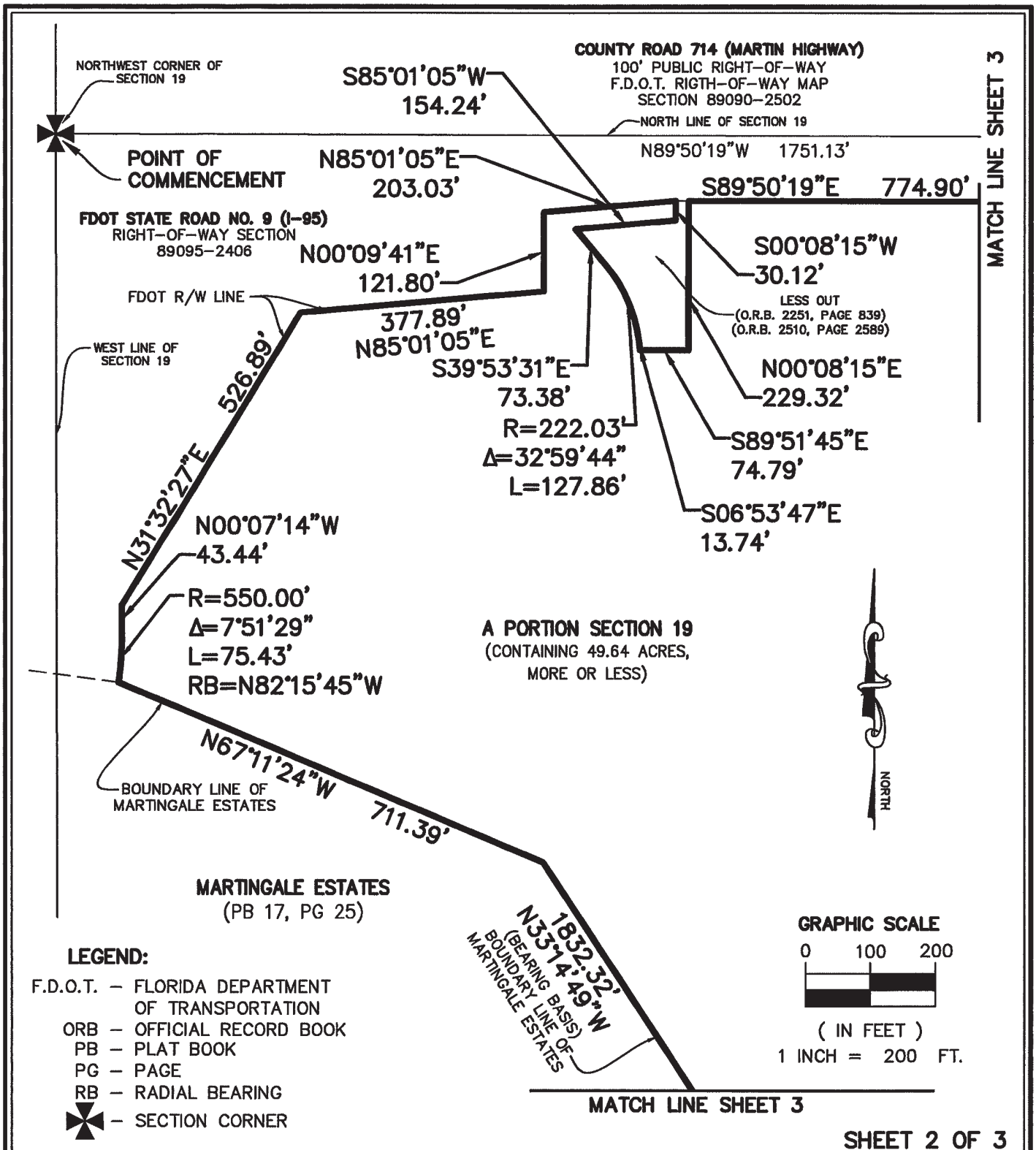
SHEET 1 OF 3

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

PORTION OF SECTION 19
SKETCH OF DESCRIPTION

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR
AND MAPPER LS6272
STATE OF FLORIDA
L.B. 3591

DATE	10/03/2026
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	11592



LEGEND:

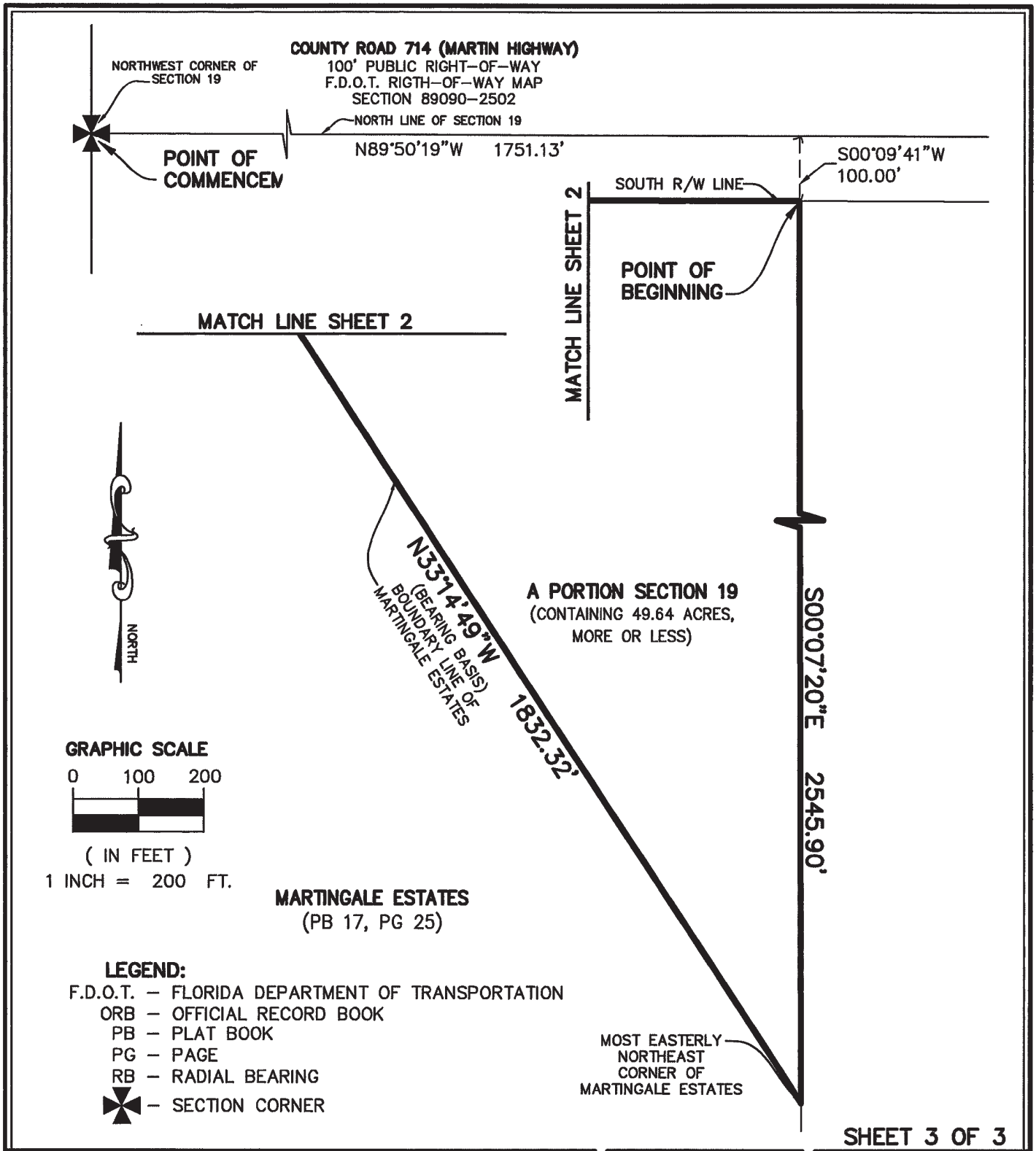
F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
ORB – OFFICIAL RECORD BOOK
PB – PLAT BOOK
PG – PAGE
RB – RADIAL BEARING
– SECTION CORNER

SHEET 2 OF 3

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

PORTION OF SECTION 19
SKETCH OF DESCRIPTION

DATE	10/03/2025
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	11592



LEGEND:

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ORB – OFFICIAL RECORD BOOK
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SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PORTION OF SECTION 19
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DATE	10/03/2025
DRAWN BY	RLF
F.B./ PG.	N/A
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JOB NO.	11592

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

March 11, 2026

Martin County
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

STATEMENT OF NO PROPERTY TRANSFER

To whom it may concern,

Please accept this letter as **Item 7, Property Transfer Statement**, for the Mandatory Rezoning Application associated with the proposed Coastal Life Church project. This letter certifies that, as of the date of this statement, there have been no transfers of title for the property described in Exhibit "A" since it was deeded to the current owner.

Sincerely,

SIGNATURE

Robert Ranieri

PRINTED NAME

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence, or onling notarization this 13 **day of** March, **2026, by** Robert Ranieri, **who is** ☒ **personally known to me, or** ☐ **produced the following type of identification** _____.

NOTARY PUBLIC SEAL

DEIDRA RAE KINNAMAN
Notary Public - State of Florida
Commission # HH 676867
My Comm. Expires Jun 29, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida
Deidra Rae Kinnaman
(Printed, Typed or Stamped Name of Notary Public)

Cotleur & Hearing

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Exhibit "A"
(LEGAL DESCRIPTION)

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°50'1" EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 1751.13 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 0°09'41" WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 00°07'20" EAST FOR A DISTANCE OF 2545.90 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE PLAT OF MARTINGALE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 25, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID MARTINGALE ESTATES PLAT THE FOLLOWING FOUR COURSES ANO DISTANCES, NORTH 33°14'49" WEST FOR A DISTANCE OF 1832.32 FEET; THENCE, NORTH 67°11'24" WEST FOR A DISTANCE OF 711.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A RADIAL BEARING OF NORTH 82°15'45" WEST AND A CENTRAL ANGLE OF 7°51'29"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°07'14" WEST FOR A DISTANCE OF 43.44 FEET TO A POINT ON THE FDOT STATE ROAD NO. 9 (I-95) RIGHT-OF-WAY SECTION 89095-2406; THENCE ALONG SAID RIGHT-OF-WAY THE NEXT FOUR CORSES AND DISTANCES, NORTH 31°32'27" EAST FOR A DISTANCE OF 526.89 FEET; NORTH 85°01'05" EAST FOR A DISTANCE OF 377.89 FEET; THENCE NORTH 00°09'41" EAST FOR A DISTANCE OF 121.80 FEET; THENCE NORTH 85°01'05" EAST FOR A DISTANCE OF 203.03 FEET; THENCE SOUTH 00°08'15" WEST FOR A DISTANCE OF 30.12 FEET; THENCE SOUTH 85°01'05" WEST FOR A DISTANCE OF 154.24 FEET; THENCE SOUTH 39°53'31" EAST FOR A DISTANCE OF 73.38 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.03 FEET, ALONG A CENTRAL ANGLE OF 32°59'44" FOR AN ARC DISTANCE OF 127.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°53'47" EAST FOR A DISTANCE OF 13.74 FEET; THENCE SOUTH 89°51'45" EAST FOR A DISTANCE OF 74.79 FEET; THENCE TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 714 (MARTIN HIGHWAY) NORTH 00°08'15" EAST FOR A DISTANCE OF 229.32 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF COUNTY ROAD 714 (MARTIN HIGHWAY) SOUTH 89°50'19" EAST FOR A DISTANCE OF 774.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

Being a Tract of land lying in Section 19, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

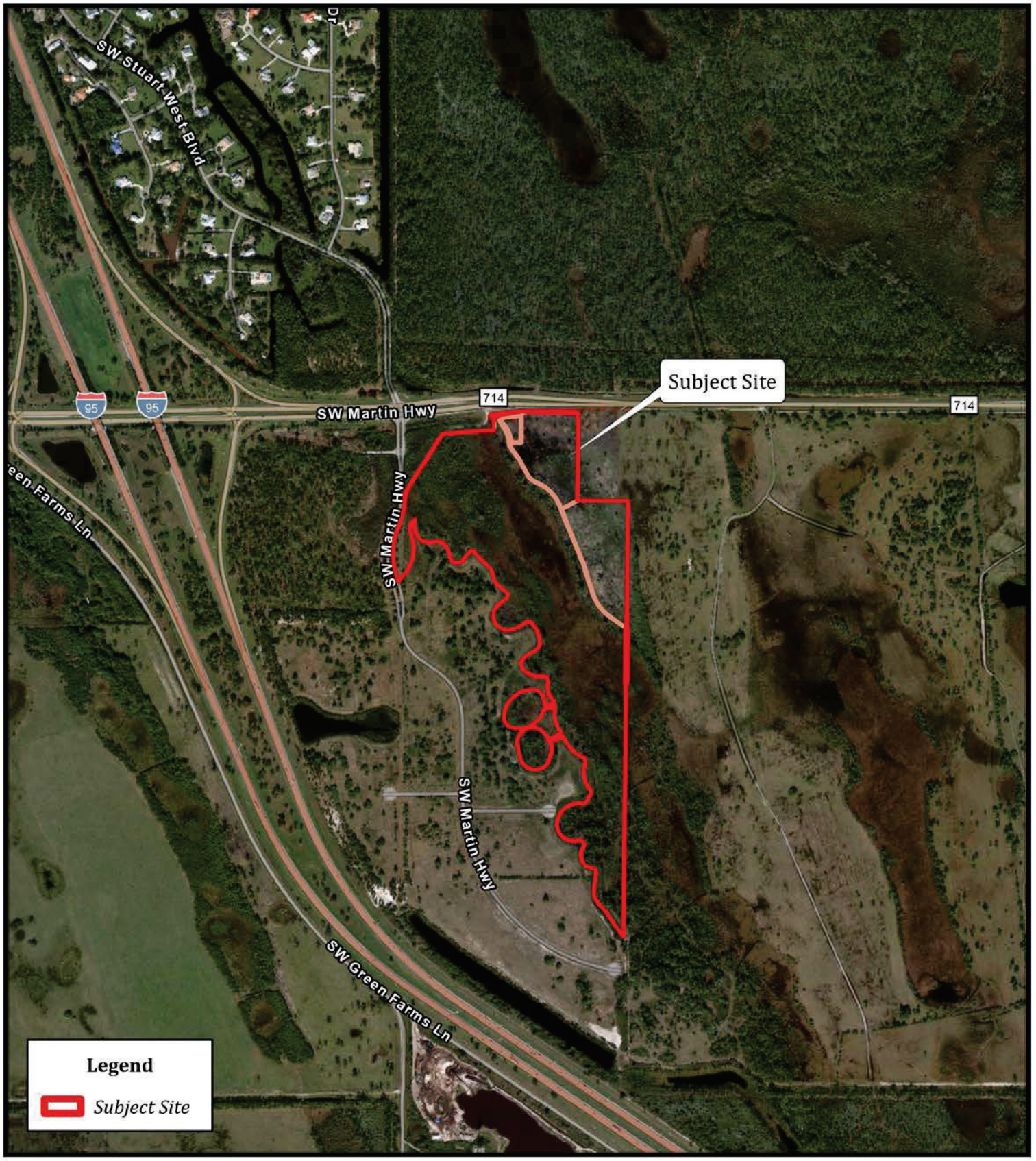
Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

COMMENCE at the Northwest corner of said Section 19; thence, along the North line of said Section, South 89°49'19" East, a distance of 1751.31 feet to the intersection with the East line of the West 1751.29 feet of said Section 19; thence along said East line South 0°06'34" East, a distance of 100.00 feet to the South Right-of-Way line of State Road 714 as shown on the Florida



1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: F:\Projects Active\25-1011 SE Martin Hwy Coastal Life Church\Maps Graphics\ArcMap_Projects\GIS_Data [1/19/2025] ESS

Location Map

Coastal Life Church

Martin County, FL

Cotleur & Hearing

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