



May 20, 2019

To: The Guardians Board of Directors

From: George MacLean and Greg Braun

Subject: Christ Fellowship Church and Pulte Homes project

On May 14, 2019, George and I met with several representatives of the Christ Fellowship Church and Pulte Homes team to learn about their project. This memo summarizes notable discussion points and provides a location map, acreages table and the site plan.

Project team attendees: Dan Sorrow (Cotleur-Hearing [land planner]), Leo Abdella (Christ Fellowship Church), Stacy Ranieri and Melissa Zolla (Public relations consultants), and Patrick Gonzalez (Pulte Group).

The Project

Their team proposes to seek approval from Martin County to amend the Comprehensive Plan to allow approximately 320 homes to be built on a 321-acre tract of mostly vacant land on the east side of Pratt-Whitney Rd. near South Fork High School (SFHS).

The existing Christ Fellowship Church campus consists of several buildings (including a church that seats approximately 1,200) situated on approximately 28 acres of the Church-owned property.

The existing property includes wetlands, wetland buffers and upland preserves that were required by Martin County to be set aside and managed pursuant to a Preserve Area Management Plan.

The property is within Martin County's Secondary Urban Services District, with water and wastewater services provided by Martin County Utilities, which would also provide these services to the proposed residential project if it is approved.

The property receives surface water inflow from the Harmony Ranch property, which is directly across the street, on the west side of Pratt-Whitney Road. That inflow meanders through a drainage feature that extends eastward through the property, then under the Florida Turnpike and I-95, and ultimately into the South Fork of the St. Lucie River.

An amendment to the Comp Plan is required because the project team is asking for an approximate doubling of the housing density through approval as a Planned Unit Development (PUD). The property is zoned one unit per acre, and they are requesting that it be changed to two units per acre. The County had previously approved a residential project that consisted of 100 homes, but no construction ever took place for that project.

The project is within the school districts for Crystal Lake Elementary, David L Anderson Middle School and South Fork High School. The elementary and middle schools currently have adequate capacity to receive the students the project would house.

The project is proposed to be built in two phases – with the northerly portion of the site in Phase 1, and the southerly half of the project in Phase 2.

They propose to donate 20 acres in the northwesterly corner to the non-profit organization “Operation 300” to be used as a camp for children of fallen military personnel. Some wetlands may be present on the tract being donated.

Houses proposed to be built are 2-4 bedrooms, in the \$300,000 to \$600,000 price range and approximately 2,000 ft² in size.

The existing site plan has exceeded minimum setback requirements from Pratt-Whitney Road and the entrance road to South Fork High School (which borders the property on the west and south, respectively). A table identifying the acreages of wetlands, lakes, upland preserves and/or “Open Space”, and a copy of the site plan are included below.

The eastern part of the property, which includes some wetlands, is managed pursuant to a Preserve Area Management Plan, part of which abuts a Preserve that was set aside for SFHS.

Regarding schedule, they have transmitted preliminary site information to Martin County for initial review. They expect some back and forth with the County, and are hoping for a Local Planning Agency hearing approximately September 2019, a transmittal hearing before the Board of County Commissioners (BOCC) approximately November 2019, and an adoption hear by the BOCC in mid-2020.

One issue that we and their project team are aware of is Martin County’s Residential Capacity Study. The approval of the Pineland Prairie project by the BOCC in 2018 has allocated enough housing units to take care of projected growth in the County in the near future. The 2018 Residential Capacity and Vacant Land Analysis indicates that Martin County has met 663% of the needed residential capacity in the Eastern Secondary Urban Services Districts in the next 10-year planning period, and 442% of the need in the Eastern Secondary Urban Services Districts during the next 15-year planning period. The Christ Fellowship development team believes the County Commission has directed staff to revise the Residential Capacity Study.

The project team offered to meet with Guardians Board (or a subset of the Board) in the fall, and would like our support for their project.

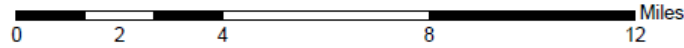
The location of the project in relation to Martin County’s Urban Services Districts (my creation), a table showing acreages of different components of the project and the site plan from the project’s land planning team follow.



Martin County

Urban Service District - Figure 4-2

Plot Name: UrbanServiceDistrict.mxd
Created By: Emily Kisher (9862)
Plot Date: Aug 21, 2014

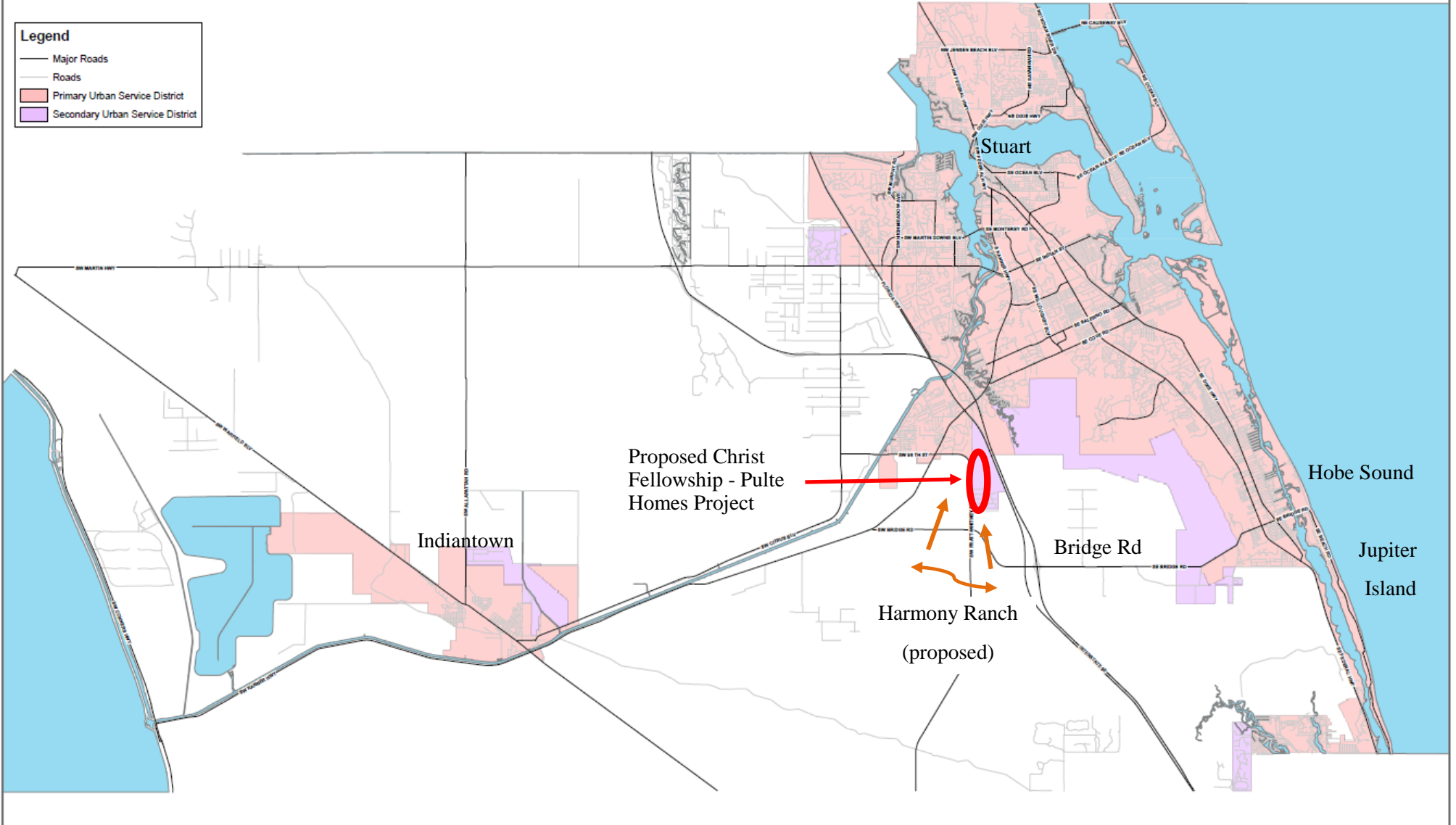


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Legend

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District



SITE DATA

SITE ACREAGE

RESIDENTIAL	272.6 AC
CHRIST FELLOWSHIP (INSIDE BERM)	28.3 AC
CAMPGROUND	20.1 AC
TOTAL	321.0 AC

RESIDENTIAL TRACT CALCULATIONS

RESIDENTIAL SITE AC: 272.6 AC

LOT COUNT CALCULATIONS

TOTAL LF:	21,082 LF LOT FRONTAGE
95 % TOTAL LF:	20,028 LF LOT FRONTAGE
ESTIMATE LOT YIELD:	299 (67' X 130' SINGLE FAMILY LOTS)

LAKE TRACT ACREAGE:

44.0 ACRES

(INCLUDES EXISTING AND PROPOSED LAKES WITHIN PROPOSED RESIDENTIAL DEVELOPMENT AREA. PRATT WHITNEY LAKE WITHIN EXISTING CHURCH CAMPUS IS NOT INCLUDED IN ABOVE TOTAL)

UPLAND PRESERVE TABLE

Native Vegetation	Required Acreage	Provided Acreage
Pine Flatwoods		212.9
Total Upland Preserve	53.23	
Upland Preserve		41.38
Wetland Buffer (Native)		23.18
Wetland Buffer (Restored)		1.62
Total		66.18

PULTE - CHRIST FELLOWSHIP STUART

Martin County, Florida



SITE PLAN