



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## HIGHPOINTE PUD THIRD AMENDMENT & REVISED MASTER PLAN

Applicant:	Pulte Group (Garrett Dinsmore)
Property Owner:	Christ Fellowship Church Inc. (Stephen Austin)
Agent for Applicant:	Cotleur & Hearing (Daniel Sorrow)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-016
Record Number:	DEV2024030012
Report Number:	2024_0710_C148-016_DRT_STAFF_FINAL
Application Received:	05/07/2024
Transmitted:	05/08/2024
Date of Report:	07/10/2024

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### *B. Project description and analysis*

This is a request by Cotleur & Hearing on behalf of Pulte Group for a Third Amendment to the Highpointe PUD including a Revised Master Site Plan. The proposal includes revising the master site plan to remove the approximate 19.54-acre Camp Valor, AKA Operation 300, site from the PUD and to add six single family lots, for a total of 290 lots by way of the transfer of 5.69-acres from Christ Fellowship to Pulte. The subject property is located at 10205 Pratt Whitney Road in Stuart. Included is an affidavit deferring Public Facilities Reservation.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Non-Comply
M	Engineering Review	Stephanie Piche	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Non-Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	N/A
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Exempt

**D. Review Board action**

This is an application for a PUD Zoning Agreement and Master Site Plan. Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioner (BCC). Both the LPA and the BCC reviews must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review

agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

**E. Location and site information**

Parcel number	Area (acres)	Owner
083941006000000020	130.97	Highpointe Property Owners Association
173941000002000002	0.22	Pulte Home Company LLC
173941000007000109	28.52	Christ Fellowship Church, Inc.
173941000009000100	98.86	Pulte Home Company LLC
173941000008000205	9.04	Pulte Home Company LLC
173941000008000107	8.77	Pulte Home Company LLC
083941000015000209	20.58	Camp Valor LLC

Address: 10205 SW Pratt Whitney Rd, Stuart  
 Existing zoning: PUD  
 Future land use: Estate Density 1UPA  
 Nearest major road: SW Pratt Whitney Road  
 Gross area of site: 301.4580 acres

**Figure 1: Location Map**



Figure 2: Aerial



Figure 3: Zoning Atlas

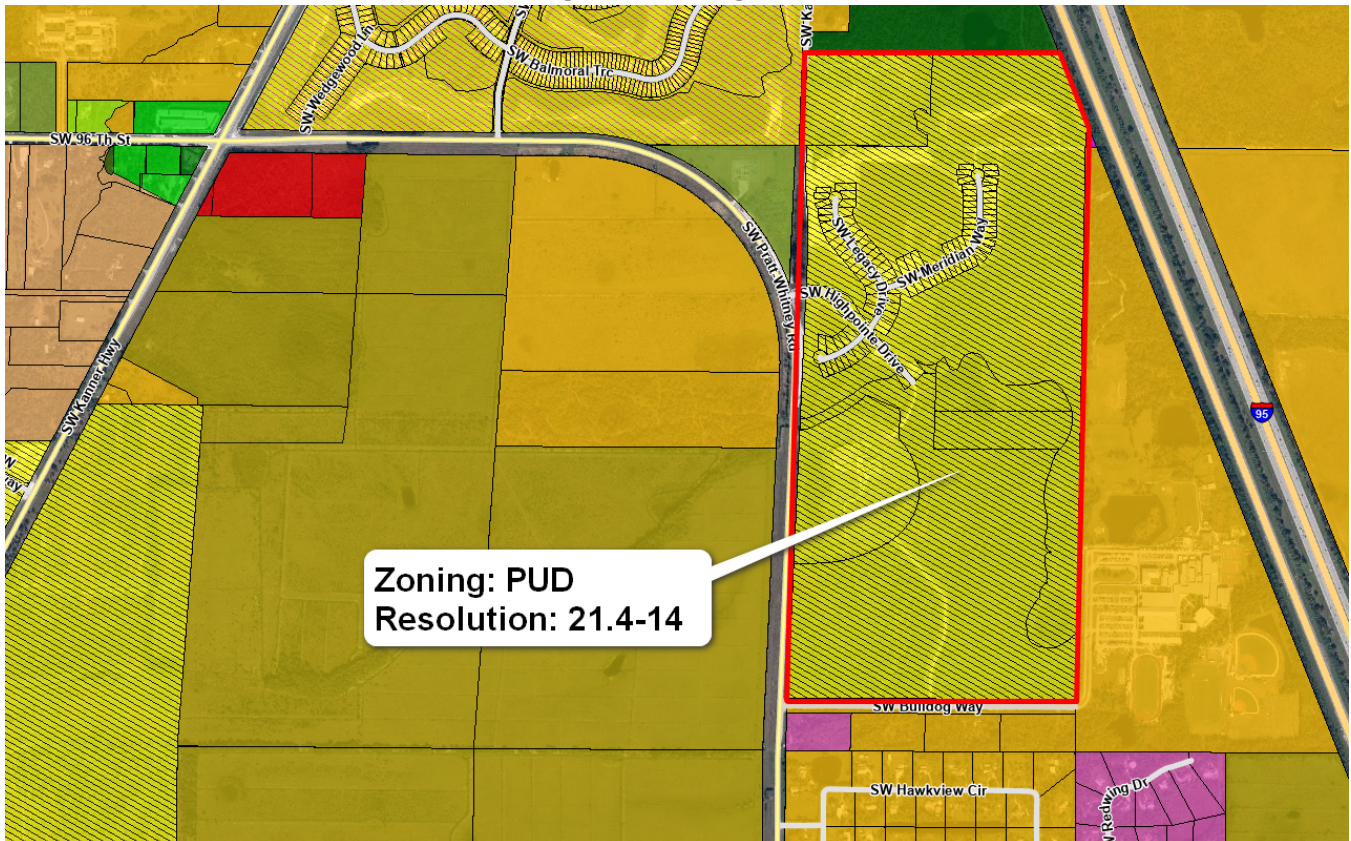
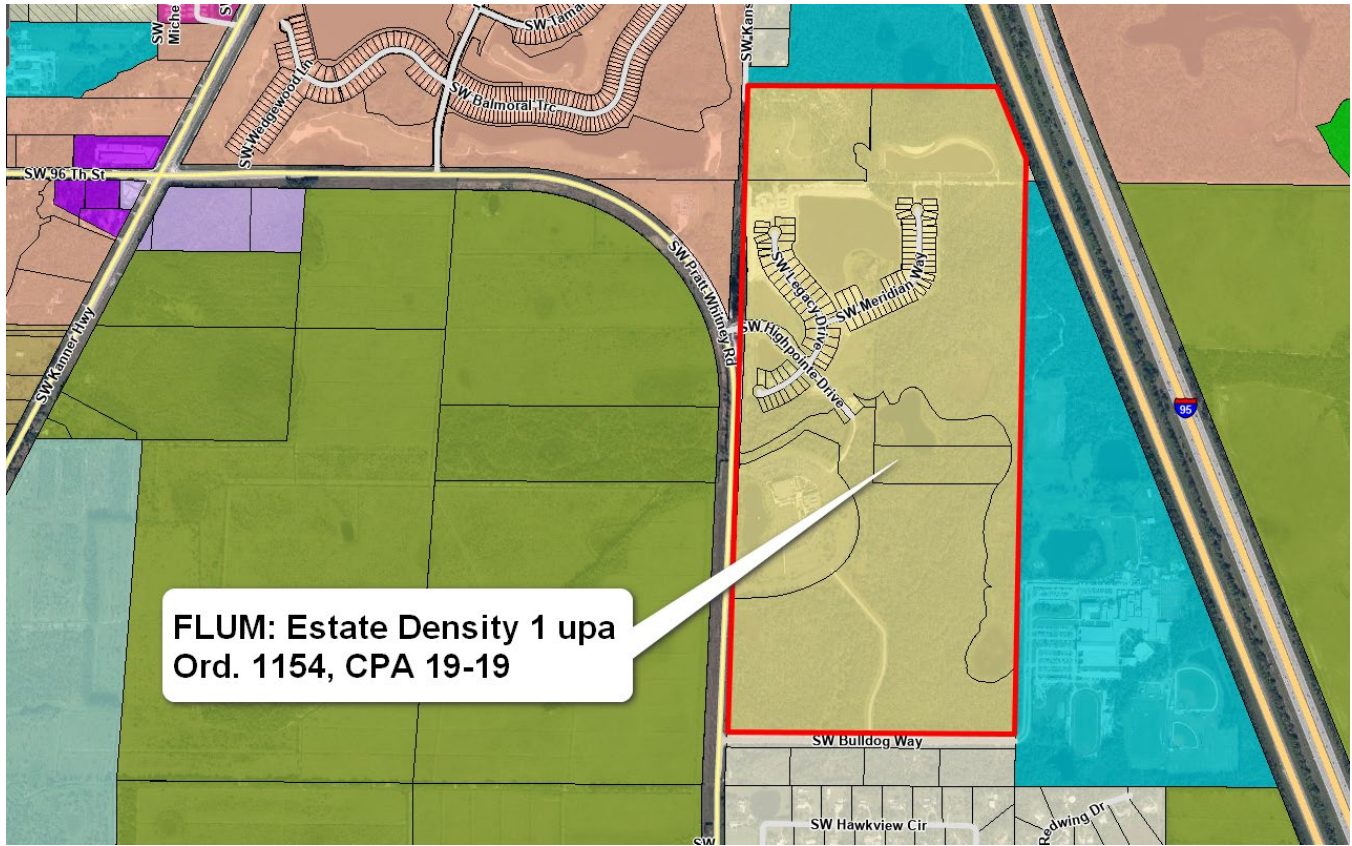


Figure 4: Future Land Use Map



**F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department**

**Unresolved Issues:**

**GENERIC COMP PLAN COMPLIANCE:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved.  
Martin County, Fla., CGMP, § 1.3

**G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department**

**Unresolved Issues:**

**Item #1.**

**GENERAL**

1. Christ Fellowship Church Inc. is listed as the owner on the application. Provide a notarized authorization from the owner for Pulte Group who is listed as the applicant.
2. The application and narrative lists parcel number 173941000001000004, which doesn't appear to be valid. Provide corrected application and narrative.
3. The Christ Fellowship legal description (10d.) provided says it contains 28.2802 acres. This application proposes an area of 22.59 acres. Update.

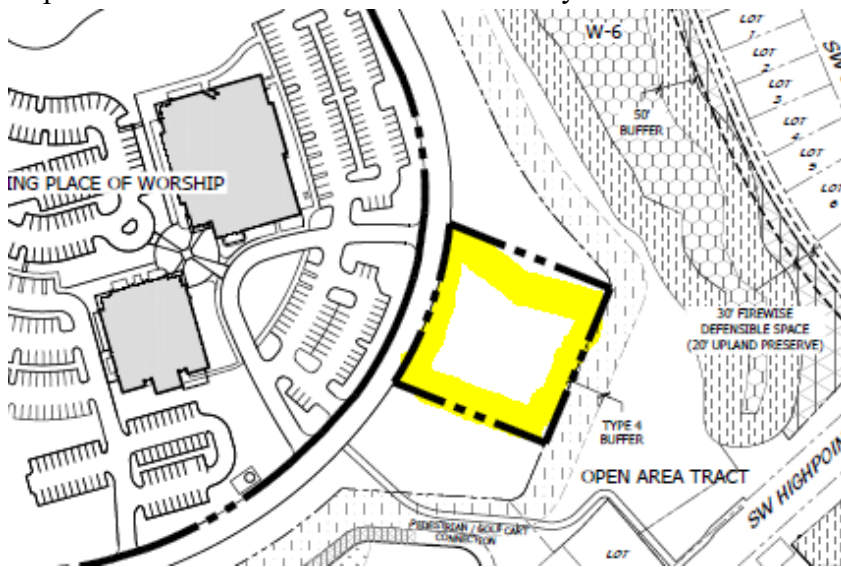
4. The separate Camp Valor PUD submittal (C148-014) needs to run concurrent with this third amendment.

**Item #2.**

**PUD MASTER SITE PLAN GRAPHICS**

**LEGAL DESCRIPTIONS**

1. The legal descriptions on page 2 of the proposed PUD Master Site Plan are missing the Book and Page information. Provide.
2. Remove all legal descriptions on sheet 2 except the new proposed PUD area of 301.4580 acres.
3. Update the title to “Revised Master Site Plan” in title bar.
4. Remove word “Existing” from “Place of Worship” under the Density Calculations data as land is being removed from this area.
5. Revise the label, over the church, from “Existing Place of Worship” to “Existing Institutional” as was shown on the approved Master Plan from the second amendment.
6. Correct the footnote beneath “Residential Area” in the “Density Calculations” site data that reads, “Per the PUD agreement, there are no residential units allowed, nor provided for, on the 22.59 acres of property designated as “Institution area” on the Master Plan”. Should be “Institutional Area”.
7. Change the line type around the institutional area (church area) to differentiate from the overall PUD boundary.
8. Explain the box area with the dark boundary north of the church.



9. Remove note beneath the Open Space data table referring to “RV/Boat Storage has been changed to an open space tract”.
10. Remove notes on sheet 2 associated with the second amendment.

**Information #1:**

**Land Clearing**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction

meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department.

***H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department***

**Commercial Design**

N/A - No construction is being proposed as part of this application; therefore, staff review for compliance requirements associated with this area of regulations is not applicable.

**Community Redevelopment Area**

N/A - No construction is being proposed as part of this application; therefore, staff review for compliance requirements associated with this area of regulations is not applicable.

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - No construction is being proposed as part of this application; therefore, staff review for compliance requirements associated with this area of regulations is not applicable.

***J. Determination of compliance with environmental and landscaping requirements – Growth Management Department***

**Environmental**

**Finding of Compliance:**

This proposed PUD amendment does not propose any changes/amendments to the established preserve areas or the approved PAMP. Therefore, the Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

**Unresolved Issues:**

Site data is not consistent for open space/landscape areas. The approved Master Plan stated there was 2,550,739.87 sf of landscape area which included the buffer areas, Road/landscape common areas, and open green space. This revised Master Plan removes 1.53 acres of open space to be converted to lots. The revised landscape data states 2,484,662.40 sf as the revised area. This is a difference of 66,077.47 sf which is less than the 1.53 acres (66,646.80 sf). Please explain what other changes are included.

What use is proposed for the square area that had been part of the Church site? Is this the 5.69 ac. transferred to the residential parcel? Open space/landscape area has not increased to incorporate this area.

***K. Determination of compliance with transportation requirements – Engineering Department***

**Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

**Compliance with Adequate Public Facilities Ordinance:**

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

***L. Determination of compliance with county surveyor – Engineering Department***

**Unresolved Issues:**

The survey does not meet the requirements for the following reasons:

1. Date of last field work not within 180 days.
2. Does not reference the current title commitment.

***M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division***

**Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8: Excavation, Fill, and Mining – This application is for a Master Site Plan revision; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval. Division 8 is not applicable.

Division 9: Stormwater Management – The applicant has demonstrated that the stormwater from the improvements will be collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10: Flood Protection – The site does not fall within a Special Flood Hazard Area with a base flood elevation. No changes to the finished floor elevation or maximum predicted flood stages are proposed with this revision.

Division 14: Parking and Loading – No changes to the parking or loading facilities are proposed with this revision.

Division 19: Roadway Design – No changes to the proposed roadway design or connections to the Martin County right-of-way are proposed with this revision.



***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

**Electronic File Submittal**

**Unresolved Issue:**

No AutoCAD dwg files of the final site plan and boundary survey were received with your submittal.

***O. Determination of compliance with utilities requirements – Utilities Department***

**Water and Wastewater Service**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

**Fire Prevention**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Emergency Management**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***R. Determination of compliance with Martin County Health Department and Martin County School Board***

**Martin County Health Department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Martin County School Board**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***S. Determination of compliance with legal requirements – County Attorney’s Office***

Review ongoing.

***T. Determination of compliance with adequate public facilities requirements – responsible departments***

5.32.C. Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

Purpose. An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

***U. Post-approval requirements***

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Approved Master Site Plan	One (1) copy 24” x 36” of the approved master site plan.
6.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
7.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
8.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

***V. Local, State, and Federal Permits***

There are no applicable Local, State and Federal Permits required in conjunction with this master plan application.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:	\$	\$0.00	\$
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified after the post approval package has been submitted.

\*\*\*Impact fees are required at building permit.

**X. General application information**

Applicant: Pulte Group  
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304-290-6022  
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Engineer of Record: EDC  
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## ***Y. Acronyms***

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

## ***Z. Attachments***