

HIGHPOINTE PUD

PHASE 2 REVISED FINAL SITE PLAN

C148-017

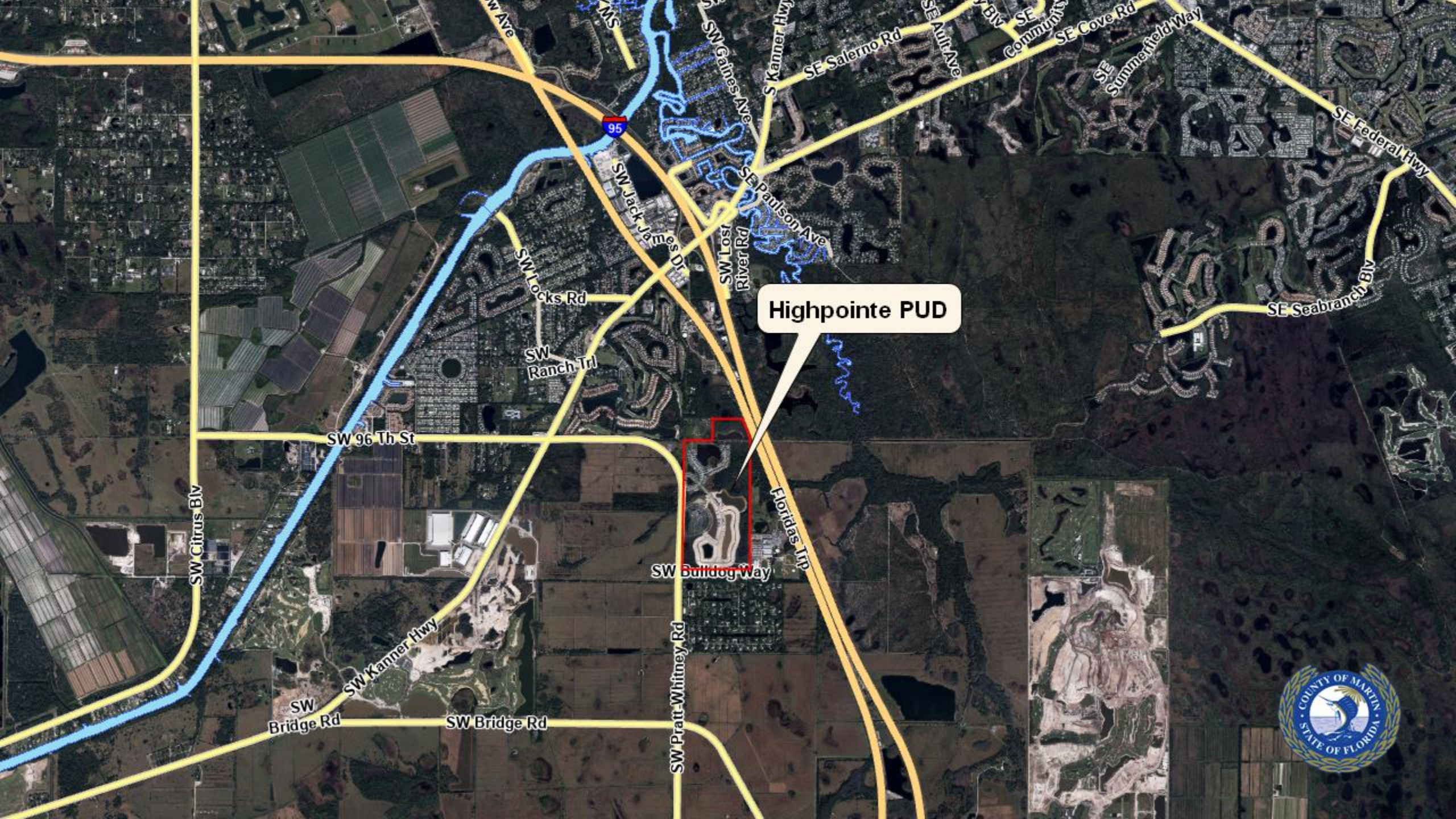
Board of County Commissioners

Public Meeting

October 21, 2025

Owner:	Pulte Home Company – Garrett Dinsmore
Applicant:	Pulte Home Company – Garrett Dinsmore
Requested by:	Coteleur & Hearing – Leah Heinzelmann
Project Coordinator:	Brian Elam, PMP, Principal Planner

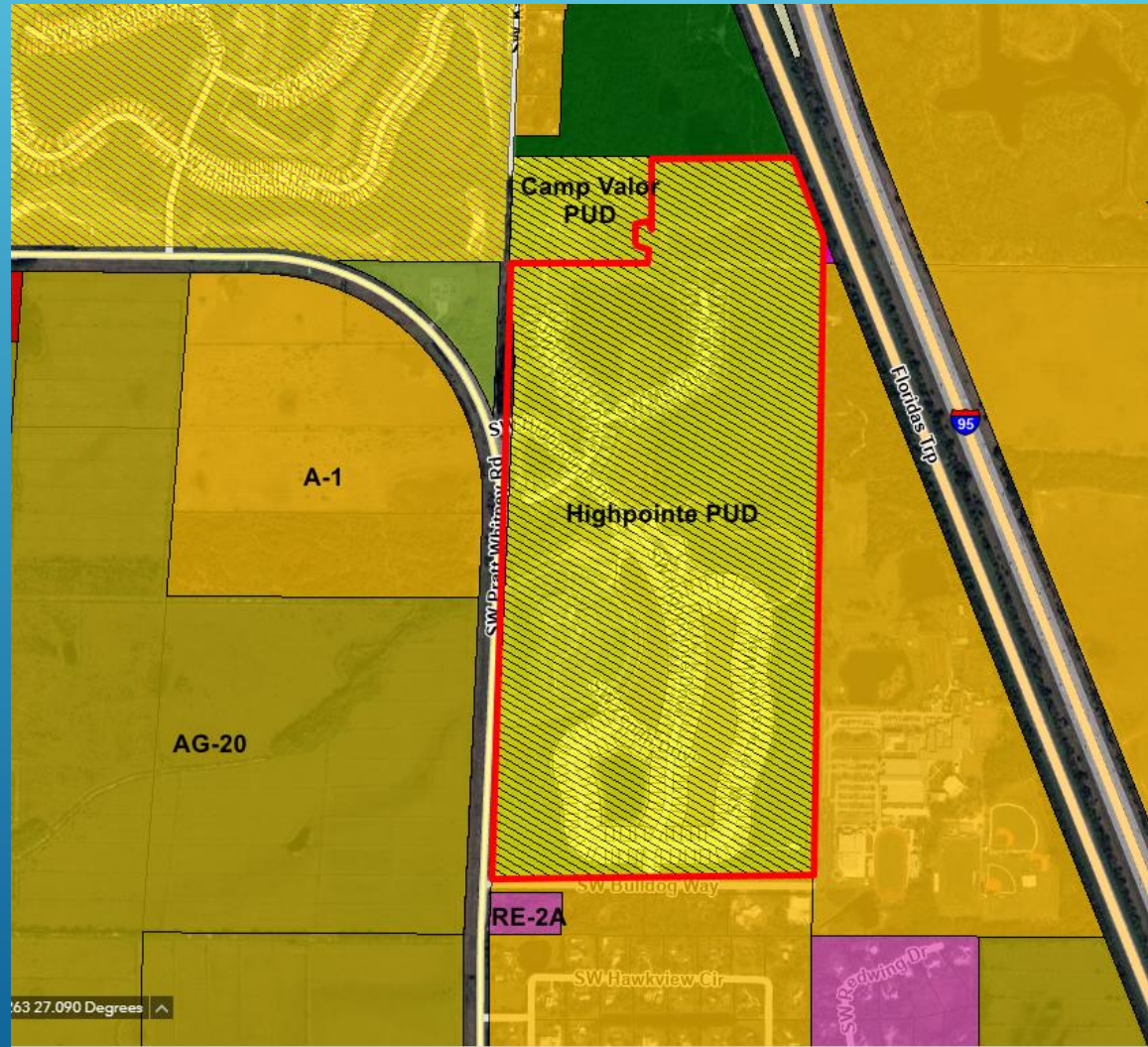




Highpointe PUD



Zoning Atlas



Future Land Use



REVIEW OF APPLICATION

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:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	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	Comply
K	Transportation Review	James Hardee	772-288-5470	N/A
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
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	Kaitlyn Zanello	772-288-5920	N/A
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Julie Sessa	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	Comply

Development review staff have found the Pulte Home Company application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of the Pulte Home Company application to revise the phase 2 final site plan for the Highpointe PUD.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the Resolution approving the revised phase 2 final site plan for Highpointe PUD.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

