

# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

# STAFF REPORT

PulA. Application Information

# HIGHPOINTE PUD REVISED PHASE 2 FINAL SITE PLAN

Applicant: Pulte Home Company (Garrett Dinsmore)

Property Owner: Pulte Home Company

Agent for Applicant: Cotleur & Hearing (Leah Heinzelmann)
County Project Coordinator: Brian Elam, PMP, Principal Planner

Growth Management Director: Paul Schilling Project Number: C148-017

Record Number: DEV2025020004

Report Number: 2025\_0909\_C148-017\_DRT\_STAFF\_FINAL

Application Received: 03/19/2025 Transmitted: 03/24/2025 Date of Report: 05/15/2025 **Application Received:** 06/17/2025 Transmitted: 06/17/2025 07/03/2025 Date of Report: Application Received: 07/30/2025 Transmitted: 07/31/2025 Additional Items Received: 08/22/2025 Date of Report: 09/09/2025

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#### B. Project description and analysis

This is a request by Cotleur & Hearing, on behalf of Pulte Home Company LLC, for Revised Final Site Plan approval for Phase 2 of the Highpointe Planned Unit Development (PUD) consistent with the approved Revised Master Site Plan which added six (6) lots to Phase 2 increasing the total from 190 to 196 lots. The total units approved within the Highpointe PUD is 290 resulting in a density of 1 unit per acre. The site is located along SW Pratt Whitney Road on the northwest corner of Pratt Whitney and

Bulldog Way, within the Secondary Urban Service District, in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

This revised phase 2 final site plan for the Highpointe PUD is required for consistency with the approved revised master site plan and provides the site information for the six added lots so they may be platted and conveyed.

# 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:

Sec	ction	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
Н		Commercial Design Review	Brian Elam	772-288-5501	N/A
Η		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 Sjoholm	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
Ο		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

#### D. Review Board action

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, \$10.5.F.9 (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), 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 addressed the non-compliance findings from the staff report dated, July 3, 2025 with the resubmittal dated August 30, 2025. The previous staff reports, and resubmittals are incorporated herein by reference. 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.

# E. Location and site information

Parcel number: 173941001000000020

Address: 10515 SW Highpointe Drive, Stuart

Existing zoning: Highpointe PUD
Future land use: Estate Density 1UPA
Nearest major road: SW Pratt Whitney Road

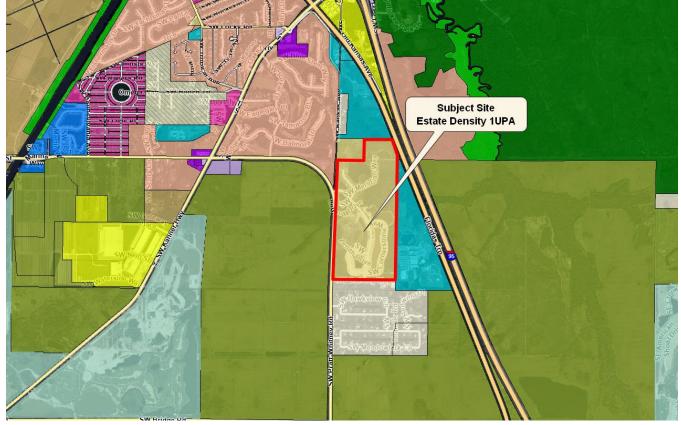


Figure 1: Location Map

Florida Golf Club Camp Valor South Florida Gateway Highpointe PUD Three Lakes Golf Club

Figure 2: Zoning Atlas





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

# **Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

# **Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

#### **Commercial Design**

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

#### **Community Redevelopment Area**

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

- I. Determination of compliance with the property management requirements Engineering Department
- N/A Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.
- J. Determination of compliance with environmental and landscaping requirements Growth Management Department

#### **Environmental**

#### **Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations

# Landscaping

# **Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed an amendment to a previously approved residential PUD project to add 6 lots to the development within an area that had been previously cleared.

In accordance with Section10.14.A.2, Code of Ordinances Martin County, FL (2016) "Only those phases, or portions thereof, that are the subject of an application proposing an amendment to an approved development order, or that would be affected thereby, shall be subject to the current review standards specified in the Comprehensive Plan, the LDR, and the Code."

Requirements of Article 4, Land Development Regulations, Martin County, FL (2016) Division 15, Landscaping, Buffering and Tree Protection are not applicable because there are no existing trees in the area of proposed construction, so a tree survey is not required. There are no changes proposed to any landscape or buffer areas. There are no vehicular use areas being proposed with this application, so VUA requirements are not applicable.

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

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

# L. Determination of compliance with county surveyor - Engineering Department

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

M. Determination of compliance with engineering, storm water and flood management requirements

— Engineering Services Division

# **Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

#### **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: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9 - Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being 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. The applicant demonstrated that the minimum finished floor elevation of 17.69-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (17.08-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 by providing two parking spaces per unit.

Division 19- The applicant is not proposing to make modifications to the existing roads. Therefore, compliance with Division 19 is not applicable.

# **Development Order Condition:**

One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

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. (2025).

#### **Electronic File Submittal**

#### **Findings of Compliance:**

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

O. Determination of compliance with utilities requirements – Utilities Department

#### **Water and Wastewater Service**

#### **Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

#### **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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider - On-Site Well

Findings - Positive Evaluation

Source – Health Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider - On-Site Septic

Findings - Positive Evaluation

Source – Health Department

Reference - see Section O of this staff report

Stormwater management facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Positive Evaluation

Source – Engineering Services Department Reference - see Section M of this staff report

Mass transit facilities
Findings - Positive Evaluation
Source - Engineering Services Department
Reference - see section K of this staff report

Public safety facilities
Findings – In Place
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities
Findings – Positive Evaluation
Source - Growth Management Department
Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

# 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. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.** 

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.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Approved PUD Phase 2 Revised Final Site Plan	One (1) copy 24" x 36" of the approved PUD Phase 2 revised final site plan.
7.	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.
8.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
9.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
10.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the Page 10 of 12

Item Description	Requirement
	approved stamped and signed project plans at the pre-construction
	meeting.

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

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

#### W. Fees

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

Fee type: Fee amount: Fee payment: Balance:
Application review fees: \$9,127 \$9,127 \$0.00

Inspection fees: Advertising fees \*: Recording fees \*\*:

Impact fees\*\*\*: N/A

# X. General application information

Applicant: Pulte Home Company

Garrett Dinsmore

1475 Centrepark Boulevard, Suite 140 West Palm Beach, Florida 33401

304-290-6022

Garrett.dinsmore@pulte.com

Owner: Pulte Home Company

**Garrett Dinsmore** 

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304-290-6022

Garrett.dinsmore@pulte.com

Agent: Cotleur & Hearing

Leah Heinzelmann

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Jupiter, Florida 33458

561-747-6336

lheinzelmann@cotleur-hearing.com

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

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

<sup>\*\*\*</sup>Impact fees are required at building permit.

Engineer of Record: EDC

Davis Baggett

10250 SW Village Parkway, Suite 201

Port Saint Lucie, Florida 34987

321-848-2851

davidbaggett@edc-inc.com

# 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