



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## A. *Application Information*

### HIGHPOINTE PUD PHASE ONE PLAT

Applicant:	Pulte Group
Property Owner:	Christ Fellowship Church, Inc.
Agent for the Applicant:	Cotleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	C148-010
Record Number:	DEV2021060005
Report Number:	2022_0426_C148-010_Staff_Final
Application Received:	06/11/2021
Transmitted:	06/11/2021
Staff Report:	07/22/2021
Resubmittal Received:	10/13/2021
Transmitted:	10/13/2021
Date of Report:	11/23/2021
Resubmittal Received:	01/17/2022
Transmitted:	01/19/2022
Date of report:	02/22/2022
Revised Report:	04/26/2022

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## B. *Project description and analysis*

This is a request for Phase One plat approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan for Phase One includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321 acre project. Phase One also includes the donated 20 acre site for Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. Included with the application is a request for a Certificate of Public Facilities Exemption.

## C. *Staff recommendation*

The specific findings and conclusion of each review agency related to this request are identified in Sections 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	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	Comply
M	Engineering	Clark Bridgeman	288-5416	N/A
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	N/A
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	Comply
Q	ADA	Clark Bridgeman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Exemption

#### ***D. Review Board action***

This application complies with the requirements for processing a Plat, pursuant to Section 10.2.F., LDR, Martin County, Fla. (2019). As such, final action on this application will be taken by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9., Section 10.5.F., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), 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***

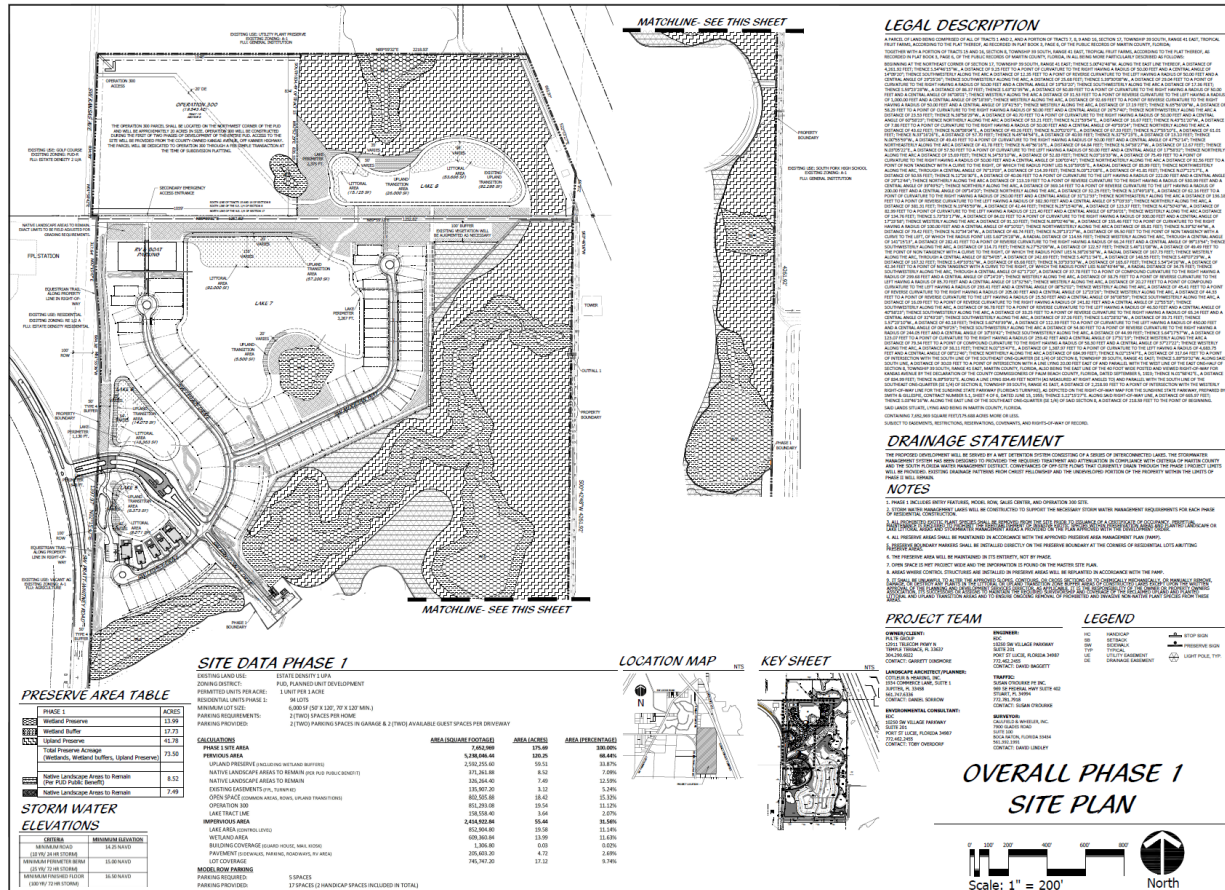
Parcel number(s) and address:

083941000015000209, 083941000015000300, 173941000001000004  
 173941000002000002, 173941000008000107, 173941000008000205  
 173941000007000109 10205 SW Pratt Whitney Rd

[illegible]



## Phase 1 Final Site Plan



**Cotleur &  
Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1034 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 • Fax 747.1377  
[www.cotleurhearing.com](http://www.cotleurhearing.com)  
Lic# LC-26000535

**HIGHPOINTE**  
PULTE GROUP  
Martin County, Florida

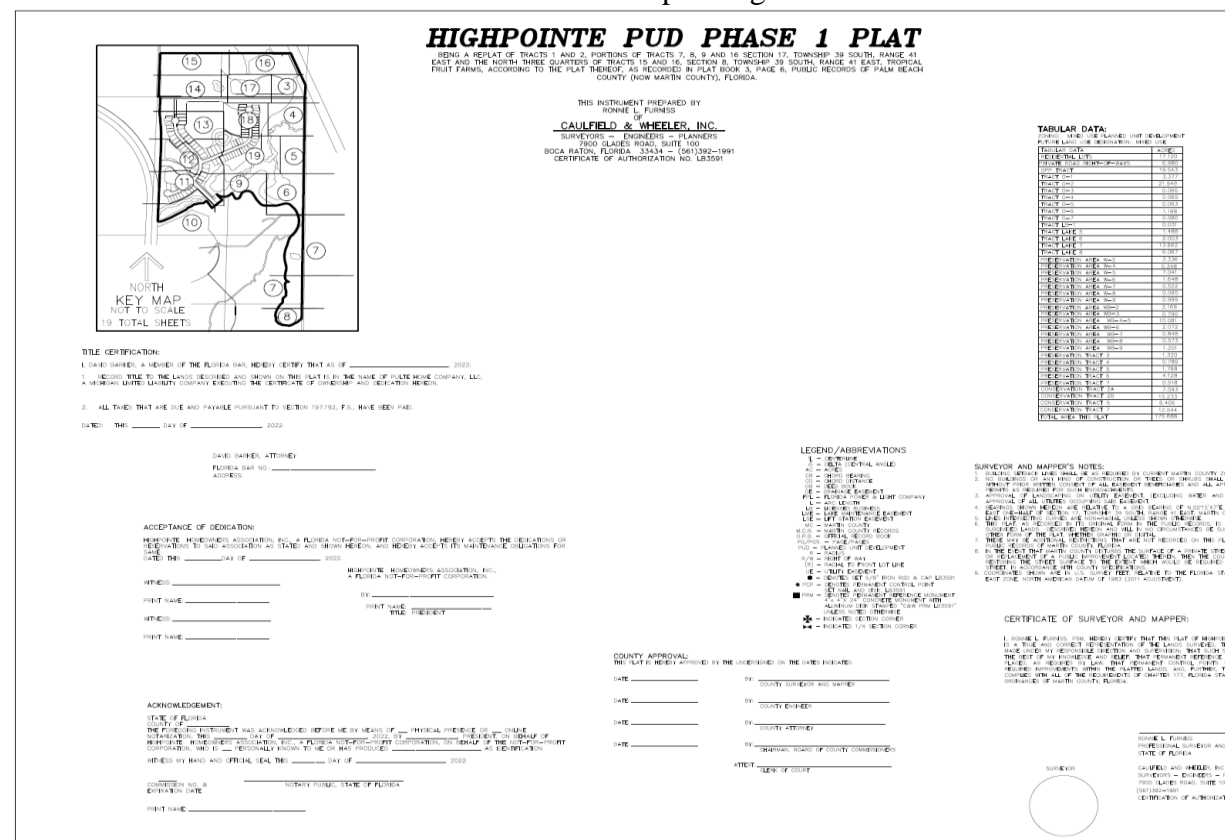
DESIGNED	LAM
DRAWN	LAM
APPROVED	DTG
JOB NUMBER	12-01-27
DATE	12-23-02
REVISIONS	03-23-01
	03-08-02
	04-16-02
	04-25-02
	05-23-02
	04-21-02
	05-07-02
	01-03-02

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These drawings are the property of the architect and are not to be used for reproduction or in other projects used in connection with the building or any other project. Immediately upon completion of the project, the drawings shall be returned to the architect.

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

**Item #1:**

**Generic Comp Plan Compliance-GMD**

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***

**Findings of Compliance:**

Staff has reviewed this application for consistency with the LDR and code implementing Martin County Comprehensive Growth Management Plan goals, objectives and policies and the associated guidelines and standards. Staff finds that this development application is consistent with the applicable Land Development Regulations and recommends approval.

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

**Commercial Design**

Commercial design review is not applicable to a plat application.

**Community Redevelopment Area**

Community Redevelopment review is not applicable to a plat application.

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

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

***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.

## **Landscape**

### **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 Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 94 lot subdivision within this phase.

The plat documents are consistent with the approved final site plan and approved development order. The survey provides for required areas of landscape and buffering.

### ***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***

#### **Findings of compliance:**

The County Surveyor's office has reviewed this development application for compliance with applicable statutes and ordinances and finds it in compliance. This division recommends approval of the application, subject to compliance with the standards for the submittal of all post-approval documents and field verification.

### ***M. Determination of compliance with engineering, storm water and flood 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.

### ***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. (2021).

## **Electronic Files**

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

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

**Water and Wastewater**

Utility Department staff have reviewed the plat application and find it to be in compliance with applicable regulations.

**Wellfield and Groundwater Protection**

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

***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 Preparedness**

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 the adequate public facilities requirements - responsible departments***

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #2:**

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.



**Item #3:**

One (1) paper 24" x 36" copy of the approved plat.

**Item #4:**

A completed Notice of Subdivision Plat Filing Form to be forwarded to the State of Florida Department of Business Regulation.

**Item #5:**

Original executed Declarations of Covenants and Restrictions for the homeowner's association.

**Item #6:**

Original executed plat on Mylar or other plastic, stable material. All names, signatures, stamps, and related data must be inscribed in 'India' ink or similar indelible ink to assure permanent legibility.

**Item #7:**

One (1) digital file copy of the plat in AutoCAD 2010-2017 drawing format (.dwg). For other types of computer software that may be utilized by the applicant, a digital exchange file (.dxf) version 2004 may be substituted. The digital version of the boundary survey must match the hardcopy version as submitted.

**Item #8:**

One (1) copy of the approved cost estimate and, if changed, a revised Cost Estimate signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #9:**

Original and one (1) copy of the executed Contract for Construction of Required Improvements including the current County-approved cost estimate labeled Exhibit A and corresponding executed surety labeled as Exhibit B.

**Item #10:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

## ***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 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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

## **X. General application information**

Applicant: Christ Fellowship Church, Inc.  
Leo Abdella  
5343 Northlake Blvd.  
Palm Beach Gardens, FL 33418  
561-799-7600  
[leoa@sftoday.org](mailto:leoa@sftoday.org)

Owner: Christ Fellowship Church, Inc.  
Leo Abdella  
5343 Northlake Blvd.  
Palm Beach Gardens, FL 33418  
561-799-7600  
[leoa@sftoday.org](mailto:leoa@sftoday.org)

Agent: Coteleur and Hearing  
Daniel T. Sorrow, AICP  
1934 Commerce Ln, Suite 1  
Jupiter, FL 33458  
561-747-6336  
[dsorrow@coteleur-hearing.com](mailto:dsorrow@coteleur-hearing.com)

Surveyor: Caulfield and Wheeler, Inc.  
David Lindley  
7900 Glades Road #100  
Boca Raton, FL

## **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/Waste Water Service Agreement

## **Z. Attachments**