



Agenda Item Summary

File ID: 21-0628

PHQJ-1

Meeting Date: 4/27/2021

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

PULTE GROUP REQUESTS APPROVAL OF REZONING TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN FOR THE HIGHPOINTE PROJECT (C148-008)

EXECUTIVE SUMMARY:

This is a request for approval of a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through the Highpointe PUD Zoning Agreement including a master site plan and phasing plan with a Deferral of Public Facilities Reservation. The project is located on approximately 321 acres with an existing church development to be incorporated into the master plan. The site is located at 10205 SW Pratt Whitney Road adjacent to the Florida Turnpike and approximately 1 mile east of SW Kanner Highway in Stuart.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden, AICP

Title: Principal Planner

REQUESTED BY: Coteleur and Hearing, Dan Sorrow, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is an application by Pulte Group requesting approval for a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through a PUD Zoning Agreement and a master site plan on the site of the existing Christ Fellowship Church. The subject site, which is owned by Christ Fellowship Church, Inc., consists of approximately 321 acres at 10205 SW Pratt Whitney Road in Hobe Sound, located on the east side of SW Pratt Whitney Road from SW Bulldog Way to approximately 5,700 feet northward.

The site is primarily undeveloped except for an existing place of worship and related preserve areas originally approved on December 11, 2013. The approved site plan associated with the existing place of worship established the preserve area management plan (PAMP) for all delineated wetlands and upland habitat areas in conformance with the Comprehensive Plan and County requirements for the site.

The applicant has initiated a Comprehensive Plan Amendment to change the future land use

designation to the Residential Estate Density future land use and a related text amendment scheduled for consideration by the Board of County Commissioners on April 13, 2021. Approval of this proposed PUD development is dependent upon approval of the proposed land use change and text amendment.

The site is located within the Secondary Urban Service District and will be serviced for water and wastewater by Martin County Utilities in conformance with the extension of services to the site approved in conjunction with the Christ Fellowship development order.

The PUD proposes a total of 284 dwelling units to be established as detached single-family homes. The applicant also proposes to incorporate the existing church into the master site plan and to establish a 20-acre campground to be utilized by the Operation 300 non-profit organization. In addition to the infrastructure required to support the development, the applicant is proposing to develop an amenities center, a parking site for students of South Fork Highschool, sales center, model units, and designated RV/Boat outdoor storage area for the use of the residents of the development. Access is proposed via gated entrances located on SW Pratt Whitney Road and SW Bulldog Way for the residential development, and separately via Kansas Avenue from SW Kanner Highway to the proposed Operation 300 campground.

This application is scheduled for consideration by the Local Planning Agency on April 15, 2021.

The following supporting items are attached:

Staff Report

Master Site Plan

Phasing Plan

PAMP

Application Materials

Disclosure of Interest

Signage

Notice to Surrounding Properties

Legal Ad

Sign Posting Affidavit

Resolution to Deny

Staff PowerPoint Presentation

ISSUES:

The draft PUD Zoning Agreement is still undergoing review and will be provided by Supplemental Memorandum.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the Agenda Item and all of its attachments including the Staff Report as Exhibit 1.
- Move that the Board approve the request for the zoning district change from the RE-2A, Rural Estate District to the Planned Unit Development District through the Highpointe PUD Zoning Agreement including the master site plan, phasing plan and Preserve Area Management Plan.

ALTERNATIVE RECOMMENDATIONS

Move that the Board continue this item to a date certain.

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$13,800.00 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input checked="" type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Resolution | |

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