



## Agenda Item Summary

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**File ID:** 22-0041

**DPQJ-1**

**Meeting Date:** 9/28/2021

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**PULTE GROUP REQUESTS FINAL SITE PLAN APPROVAL FOR PHASE 1 OF THE HIGHPOINTE PUD PROJECT (C148-009)**

**EXECUTIVE SUMMARY:**

This is a request for Phase 1 final site plan approval for the Highpointe PUD (fka Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 20-acre site proposed for donation to 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 Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden, AICP  
**Title:** Principal Planner

**REQUESTED BY:** Cotleur and Hearing, Daniel Sorrow, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Highpointe PUD project received zoning and master site plan approval on April 27, 2021. The Preserve Area Management Plan was revised and approved for the entire site and is currently in effect. Water and wastewater utilities are provided by Martin County Utilities.

Phase 1 of the Highpointe PUD project will include 94 single family lots on an approximate 175 acre portion of the overall 321 acres project. Phase 1 includes the construction of the main entrance into the project along with right-of-way improvements to SW Pratt Whitney Road. The secondary emergency access will be constructed as well as the RV and Boat parking area and several lakes. The Preserve Area Management Plan (PAMP) is in effect for the entire project and was approved with the master site plan.

Review by the Local Planning Agency was not required pursuant to Section 10.5.F.9, LDR.

The following supporting items are attached:  
Staff Report

Resolution to Approve  
Phase 1 Final Site Plan  
Approved Master Plan  
Landscape Plans  
Application Materials  
Disclosure of Interest  
Sign Posting Affidavit  
Resolution to Deny  
Staff PowerPoint

**ISSUES:**

There are no unresolved issues with the application.

**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 its attachments including the staff report as Exhibit 1.
- Move that the Board approve the PUD final site plan for Phase 1 of the Highpointe PUD.

**ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the request to a date certain.

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- Budget Transfer / Amendment     Chair Letter     Contract / Agreement  
 Grant / Application     Notice     Ordinance     Resolution  
 Other:

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