

HIGHPOINTE PUD

THIRD AMENDMENT INCLUDING REVISED MASTER SITE PLAN

C148-016

Board of County Commissioners

Public Hearing

November 12, 2024

Owner: Christ Fellowship Church Inc., – Stephen Austin

Applicant: Pulte Group – Garrett Dinsmore

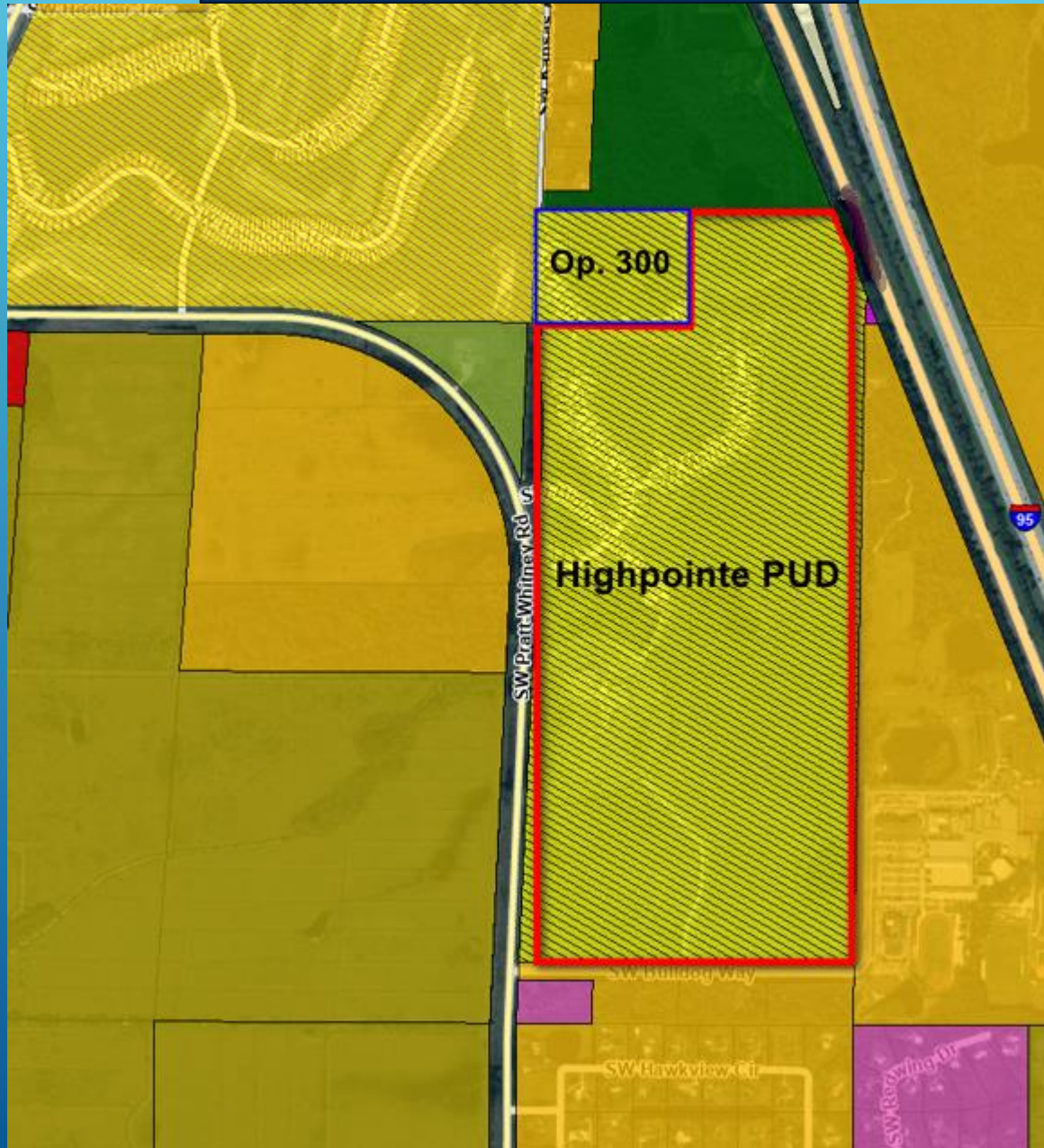
Requested by: Cotleur & Hearing– Daniel Sorrow

Project Coordinator: Brian Elam, PMP, Principal Planner

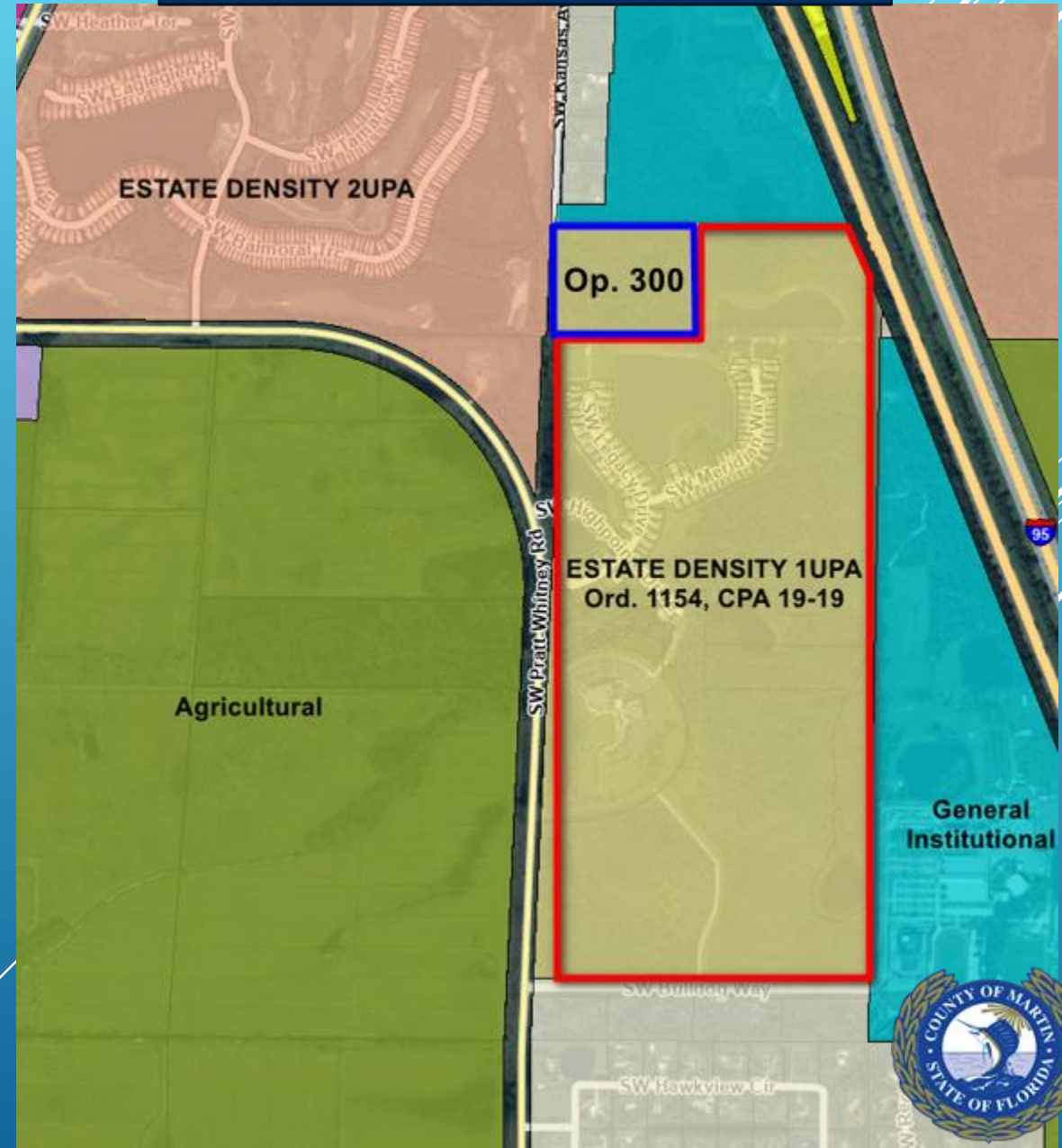




Zoning Atlas

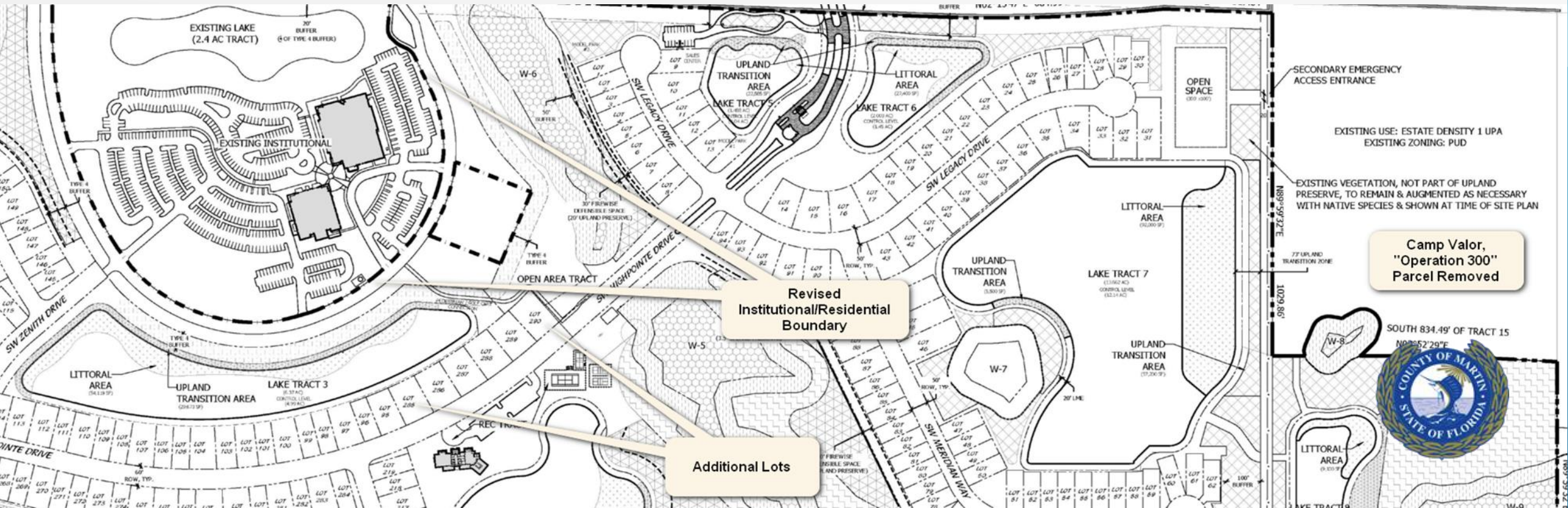


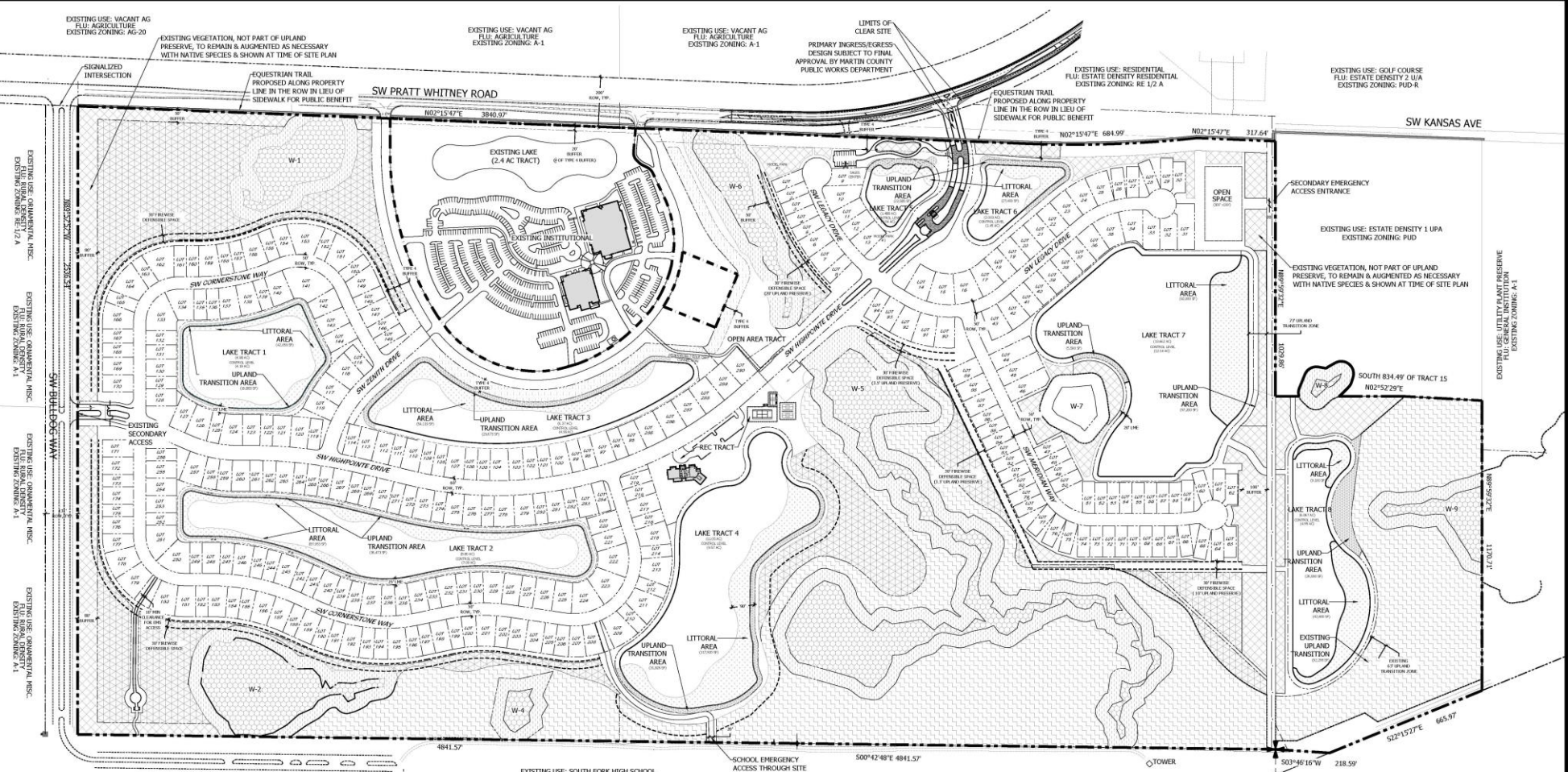
Future Land Use



HIGHPOINTE PUD

This Third Amendment to the Highpointe PUD Zoning Agreement will remove the Operation 300 parcel (Camp Valor) from the PUD and revise the Master Site Plan to show the new boundaries between the Institutional and Residential areas resulting from an additional approximate 5.7 acres of land acquired by Pulte from Christ Fellowship Church. Six lots have been added to an open space tract in the Phase 2 development.





SITE DATA

OVERALL SITE DATA

LAND USE	RESIDENTIAL ESTATE DENSITY - 4 UNITS PER ACRE	PUD	DENSITY BUREAU METHOD
ZONING DISTRICT	PUD		
DENSITY CALCULATIONS			
PLACE OF WORKSHIP	23.59 ACRES		
RESIDENTIAL AREA	23.59 ACRES		15.89 UNITS
*SEE THE PUD AGREEMENT, THERE ARE NO RESIDENTIAL UNITS ALLOWED, BUT PROVIDED FOR, ON THE 23.59 ACRES OF PROPERTY DESIGNATED AS "TOTAL PUBLIC AREA" (SEE DEVELOPER PLAN).			
SITE TOTAL	15,892 X 159 X 2,700 UNITS	301.40 ACRES	
DENSITY ELIGIBLE WETLANDS			
DENSITY ELIGIBLE UPLANDS	33.34 X (279.47 - 35.4) = 262.41 UNITS		
*THE MAXIMUM DENSITY IS THE PREVIOUSLY APPROVED PUD (5 UNDER RESOLUTION 20,117).			
TOTAL DWELLING UNITS PER ACRE (DU/AC)	7.95 X 262.41 = 2084 UNITS		

CALCULATIONS

AREA	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
SITE AREA	15,110	345.86	100.00%
RESIDENTIAL AREA	279.87	92.33%	
PLACE OF WORKSHIP	23.59	15.58%	
UPLAND PRESERVE AREA REQUIRED	2,818,498.40	64.41%	
UPLAND PRESERVE AREA PROVIDED	2,808,462.40	63.63%	
WETLAND AREA	653.00	1.86%	
WETLAND BUFFER AREA	846.628	2.38%	
PREVIOUS AREA	1,182,427.20	34.43%	
UPLAND PRESERVE AREA/ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	2,126,113.20	60.47%	
WETLAND BUFFER AREAS	846,628.40	19.39%	
NATIVE LANDSCAPE AREAS TO REMAIN	130.39	0.38%	
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE, LAKE)	2,488,662.40	57.04%	
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE, LAKE)	471,756.00	13.42%	
IMPROVED AREAS	5,876,261.20	166.19%	
LAKE AREA	1,903,484.80	55.23%	
ROOFING COVERAGE (GARAGEHOUSE, MAIN HOUSE, CHURCH)	40,261.00	1.17%	
PAVEMENT (SIDEWALKS, PARKING, DRIVEWAYS)	1,236,096.00	35.73%	
UTILITY AREAS (BUILDINGS, PAVEMENT, SIDEWALKS, POOL, COURTS)	87,261.20	0.25%	
RESIDENTIAL LOTS IMPROVED	1,503,066.00	43.00%	
WETLAND AREA	653,099.60	1.86%	

OPEN SPACE REQUIRED - 50% (180.5 AC)

AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
UPLAND PRESERVE AREAS	1,823,936.00	42.78%
ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	986,154.80	22.80%
WETLAND BUFFER AREAS	846,628.40	19.39%
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE, LAKE)	2,488,662.40	57.34%
NATIVE AREAS TO REMAIN	130,390.00	3.00%

RESIDENTIAL USE

RESIDENTIAL LOTS PHASE 1:	94 LOTS
RESIDENTIAL LOTS PHASE 2:	198 LOTS
MINIMUM LOT SIZE:	4,800 SF (40' X 120', 50' X 120', 70' X 120' MIN.)
PARKING REQUIREMENTS:	2 (TWO) SPACES PER HOME
PARKING PROVIDED:	2 (TWO) PARKING SPACES IN GARAGE & 2 (TWO) AVAILABLE GUEST SPACES PER DRIVEWAY

INSTITUTIONAL USE

AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
TOTAL AREA (PLACE OF WORKSHIP)	284,000.00	7.49%
EXISTING PLACE OF WORKSHOP/GROSS FLOOR AREA (ONE STORY)	46,000.00	1.30%

PARKING CALCULATIONS

REQUIRED	PROVIDED
RESIDENTIAL	580
AMENITY CENTER	50
COURTS (2 SPACES PER COURT) & SWIMMING POOL (1 SPACE PER 2.5)	75
ADA ACCESSIBLE SPACES (1 PER 25 SPACES PROVIDED)	9
INSTITUTIONAL USE	30
SANCTUARY PLACE OF WORKSHIP (2.5: IMPROVED SPACES, 15: PARADEY PAVEMENT, 80: GRASS PARKING STRIPS)	33
ADA ACCESSIBLE SPACES (1 PER 25 SPACES IMPROVED)	10

LANDSCAPE DATA

REQUIRED	PROVIDED
1 STREET TREE PER LOT TO COUNT TOWARD LOT TREE REQUIREMENT (LIVE OAK)	294
BUFFER ALONG SW PRATT & WHITNEY ROAD	1
BUFFER BETWEEN RESIDENTIAL AND LAKE AREAS	4
LITTORAL AREA (10' PER 1' OF LAKE PERIMETER)	487,792 SF
UPLAND TRANSITION AREA (10' PER 1' OF LAKE PERIMETER)	518,796 SF

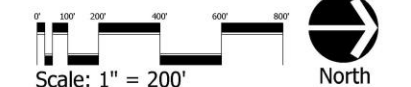
WETLAND & UPLAND PRESERVE LEGEND/TABLE

Total Upland Preserve Required	53.23
Wetland Buffer	15.91
Wetland Preserve	19.39
Upland Preserve	41.78
Additional Upland Preserve (Per PUD Public Benefit)	22.69
Upland Preserve (Total)	64.47
Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	99.77

NATIVE LANDSCAPE AREAS TABLE


Native Landscape Areas to Remain	13.39
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PUD REVISED MASTER SITE PLAN



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

HIGHPOINTE PUD REVISED (3RD AMENDMENT) - MASTER SITE PLAN
 Martin County, Florida

DESIGNED: [Signature]
 DRAWN: [Signature]
 APPROVED: [Signature]
 JOB NUMBER: [Number]
 DATE: [Date]
 REVISIONS: [List]

 © COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for any other project without the prior written consent of the architect. The architect shall not be responsible for any errors or omissions on the part of the contractor.

LOCAL PLANNING AGENCY

This application was heard before the Local Planning Agency (LPA) on October 17, 2024.

The LPA voted 3-0 in favor of approving the Highpointe PUD Third Amendment.



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 Sjolholm	772-288-5909	Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Stephanie Piche	772-223-4858	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	N/A
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	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	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	Deferral

Development review staff have found the Pulte Group, 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 THIS APPLICATION

1. Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
2. Move that the Board approve the Third Amendment to the Highpointe PUD Zoning Agreement, including revised Master Site Plan.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

