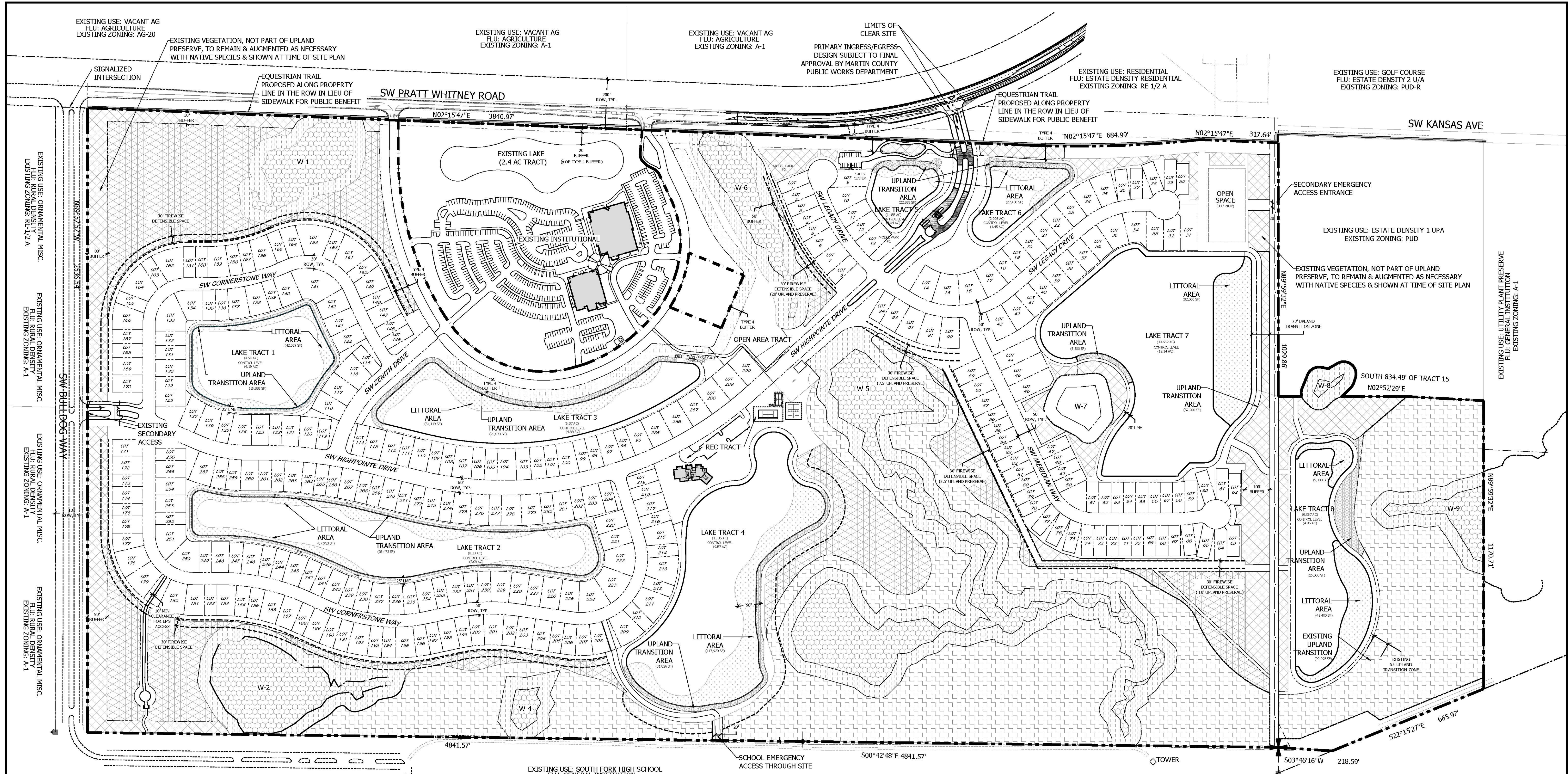


**HIGHPOINTE PUD REVISED (3RD AMENDMENT) -  
MASTER SITE PLAN**  
Martin County, Florida



**SITE DATA**

**OVERALL SITE DATA**

LAND USE: RESIDENTIAL ESTATE DENSITY - 1 UNIT PER ACRE  
ZONING DISTRICT: PUD  
DENSITY ELIGIBLE WETLANDS: 0  
DENSITY ELIGIBLE UPLANDS: 15,892 X 1 UPA + 7,95 UNITS  
DENSITY ELIGIBLE UPLANDS: 19.54 + (278.87 - 15.8) = 282.61 UNITS  
TOTAL DENSIFYING UNITS PER ACRE (1 DU/AC): 7.95 + 282.61 = 290 UNITS

**CALCULATIONS**

	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
SITE AREA	13,131,598	301.46	100.00%
RESIDENTIAL AREA	12,147,577.20	278.87	92.51%
PLACE OF WORSHIP	984,020.40	22.59	7.49%
UPLAND PRESERVE AREA REQUIRED	2,318,698.80	53.23	17.66%
UPLAND PRESERVE AREA PROVIDED	2,808,313.20	64.47	21.39%
WETLAND AREA	693,040	15.91	5.28%
WETLAND BUFFER AREA	844,628	19.39	6.43%
PERVIOUS AREA	7,192,627.20	165.12	54.77%
UPLAND PRESERVE AREAS/ ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	2,808,313.20	64.47	21.39%
WETLAND BUFFER AREAS	844,628.40	19.39	6.43%
NATIVE LANDSCAPE AREAS TO REMAIN	583,268.40	13.39	4.44%
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE, LME)	2,484,662.40	57.04	18.92%
RESIDENTIAL LOTS PERVIOUS	471,754.80	10.83	3.50%
IMPERVIOUS AREA	5,939,104.13	136.94	45.23%
LAKE AREA	1,963,684.80	45.08	14.95%
BUILDING COVERAGE (GUARD HOUSE, MAIL KIOSK, CHURCH)	49,356.53	1.13	0.38%
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS)	1,234,036.00	28.10	9.32%
AMENITY AREAS (BUILDING, PAVEMENT, SIDEWALKS, POOL, COURTS)	87,991.20	2.02	0.67%
RESIDENTIAL LOTS IMPERVIOUS	1,920,996.00	44.10	14.63%
WETLAND AREA	693,039.60	15.91	5.28%

**WETLAND & UPLAND PRESERVE LEGEND/TABLE**

	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
UPLAND PRESERVE AREAS	1,819,936.80	41.78	13.86%
ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	988,376.40	22.69	7.53%
WETLAND BUFFER AREAS	844,628.40	19.39	6.43%
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE, LME)	2,484,662.40	57.04	18.92%
NATIVE AREAS TO REMAIN	583,268.40	13.39	4.44%
WETLAND AREA	693,039.60	15.91	5.28%
LAKE AREA	1,963,684.80	45.08	14.95%

**RESIDENTIAL USE**

RESIDENTIAL UNITS PHASE 1: 94 LOTS  
RESIDENTIAL UNITS PHASE 2: 396 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**

RESIDENTIAL  
COURTS (2 SPACES PER COURT) & SWIMMING POOL (1 SPACE PER 125 SF)  
ADA ACCESSIBLE SPACES (1 PER 25 SPACES PROVIDED): 2

**INSTITUTIONAL USE**

SANCTUARY/ PLACE OF WORSHIP (275 IMPERVIOUS SPACES, 21 PERVIOUS PAVEMENT, 301 GARAGE PARKING STALLS)  
ADA ACCESSIBLE SPACES (1 PER 25 SPACES IMPERVIOUS PROVIDED): 11

**LANDSCAPE DATA**

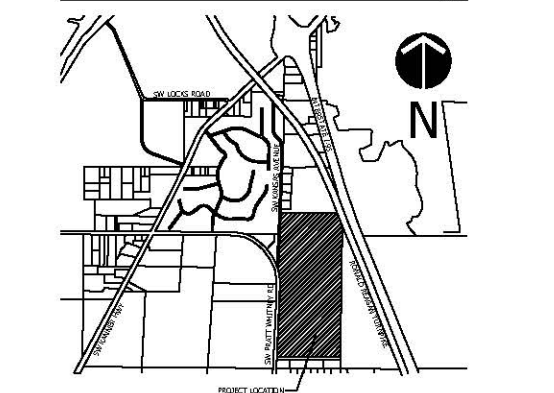
ALL LANDSCAPE REQUIREMENTS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL\*

	REQUIRED	PROVIDED
1 STREET TREE PER LOT TO COUNT TOWARD LOT TREE REQUIREMENT (LIVE OAK)	284	284 (MIN)
BUFFER ALONG SW PRATT & WHITNEY ROAD	TYPE 4	TYPE 4
BUFFERS BETWEEN RESIDENCE AND LAKE AREAS	TYPE 4	TYPE 4
LITTORAL AREA (10 SF PER 1 LP OF LAKE PERIMETER)	190,300 SF (150,000 LF)	467,792 SF
UPLAND TRANSITION AREA (10 SF PER 1 LP OF LAKE PERIMETER)	190,300 SF (150,000 LF)	318,996 SF

**WETLAND & UPLAND PRESERVE LEGEND/TABLE**

Total Upland Preserve Required	53.23
Wetland Preserve	15.91
Wetland Buffer	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

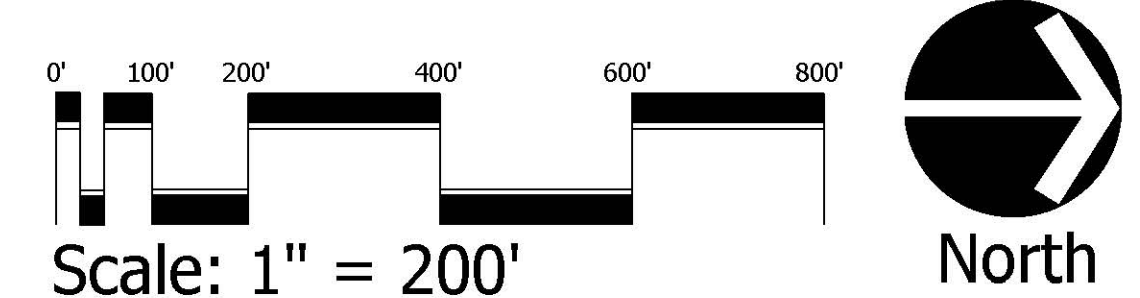
**LOCATION MAP**



**NATIVE LANDSCAPE AREAS TABLE**

Native Landscape Areas to Remain	13.39
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**PUD REVISED MASTER SITE PLAN**



DESIGNED: DTS  
DRAWN: JLD/ALH  
APPROVED: DTS  
JOB NUMBER: 19-0127  
DATE: 06-10-19  
REVISIONS: 11-26-19  
03-06-24 04-25-22 07-28-20  
08-13-24 06-10-22 12-03-20  
03-15-23 03-26-21  
08-29-23 05-18-21  
10-02-23 07-02-21



# LEGAL DESCRIPTIONS

ALL OF TRACTS 1, 2, 8, 9 AND A PORTION OF TRACTS 3, 6, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, TOGETHER WITH A PORTION OF TRACTS 14, 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ALL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 8°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17; THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°59'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,029.86 FEET; THENCE NORTH 00°00'40" EAST, A DISTANCE OF 95.06 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF CONSERVATION EASEMENT 6, AS RECORDED IN OFFICIAL RECORD BOOK 2900, PAGE 932 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 17°15'23" WEST, A RADIAL DISTANCE OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°22'56", A DISTANCE OF 34.37 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 67°52'16" WEST, A DISTANCE OF 58.88 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 22°07'34" EAST, A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 77°47'56", A DISTANCE OF 67.89 FEET; THENCE NORTH 09°55'30" EAST, A DISTANCE OF 31.81 FEET; THENCE NORTH 39°21'52" WEST, A DISTANCE OF 7.98 FEET; THENCE NORTH 29°22'52" WEST, A DISTANCE OF 34.32 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 136°51'07"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 119.43 FEET; THENCE SOUTH 72°31'45" EAST, A DISTANCE OF 20.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 17°28'12" WEST, A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°26'33", A DISTANCE OF 23.95 FEET; THENCE SOUTH 45°05'16" EAST, A DISTANCE OF 40.76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°32'28"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 12.69 FEET, THE PREVIOUS ELEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID CONSERVATION EASEMENT 6; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°00'40" EAST, A DISTANCE OF 266.08 FEET; THENCE NORTH 03°07'28" EAST, A DISTANCE OF 312.85 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,170.71 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8; THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

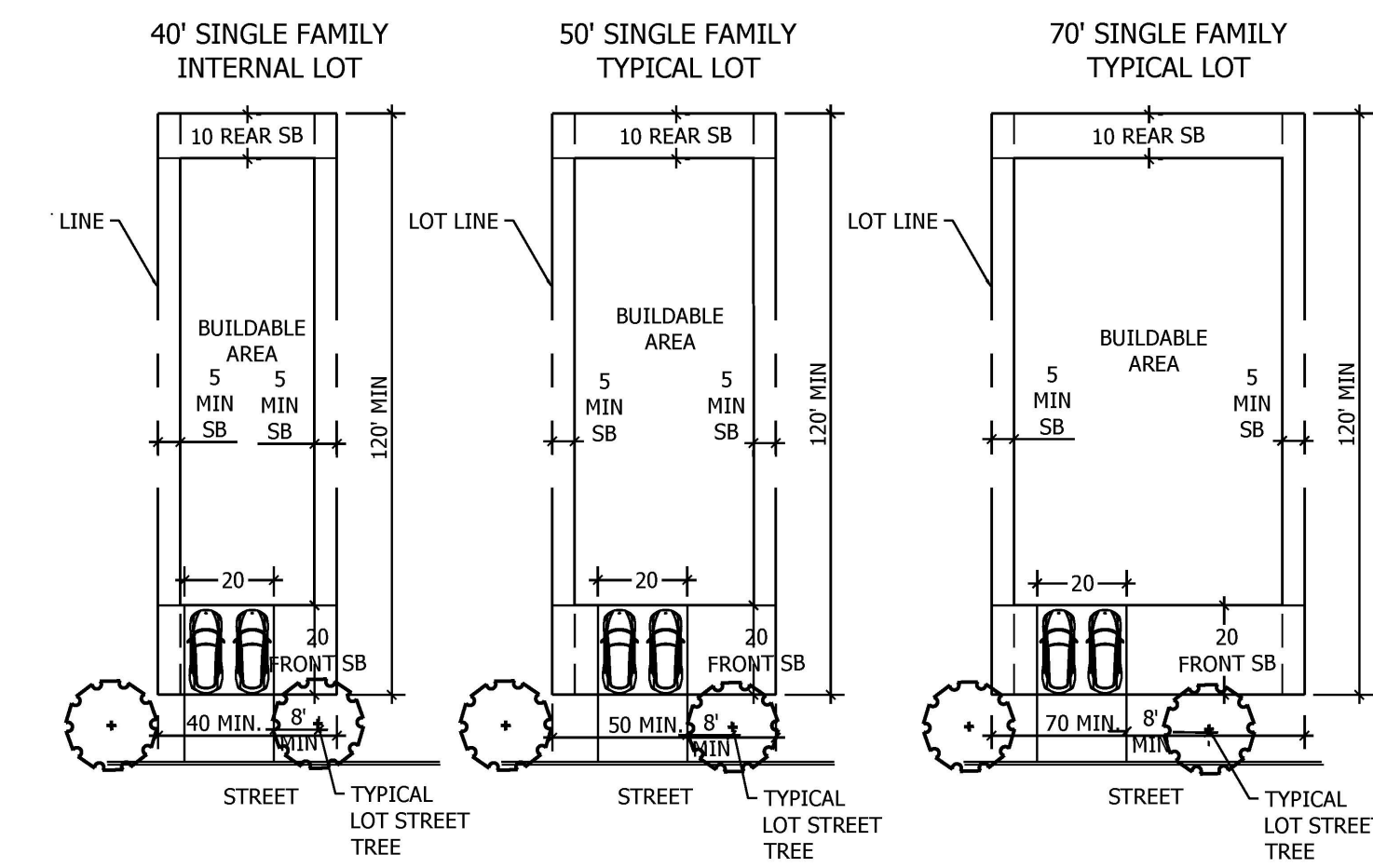
SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.  
CONTAINING 13,132,394 SQUARE FEET/301.4783 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

# NOTES

THE AMENDED MASTER PLAN REFLECTS THE CORRECT ACREAGES FOR THE WETLAND AREAS, WETLAND BUFFER AREAS, UPLAND PRESERVE AREAS, AND ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT. THE PUD MASTER PLAN THAT WAS APPROVED BY STAFF IN MAY 2021 HAD AN INCORRECT ACREAGE OF 88.82 AC FOR THE TOTAL UPLAND PRESERVE AREA, WHICH WAS CORRECTED IN THE MASTER PLAN APPROVED AT BOCC IN MAY 2022 WITH AN ACREAGE OF 64.46 AC. THIS DISCREPANCY ORIGINATED IN THE PAMP FOR CHRIST FELLOWSHIP DATING BACK TO 2013, AND HAS SINCE BEEN CORRECTED TO 64.47 ON THE AMENDED MASTER PLAN MOVING FORWARD.

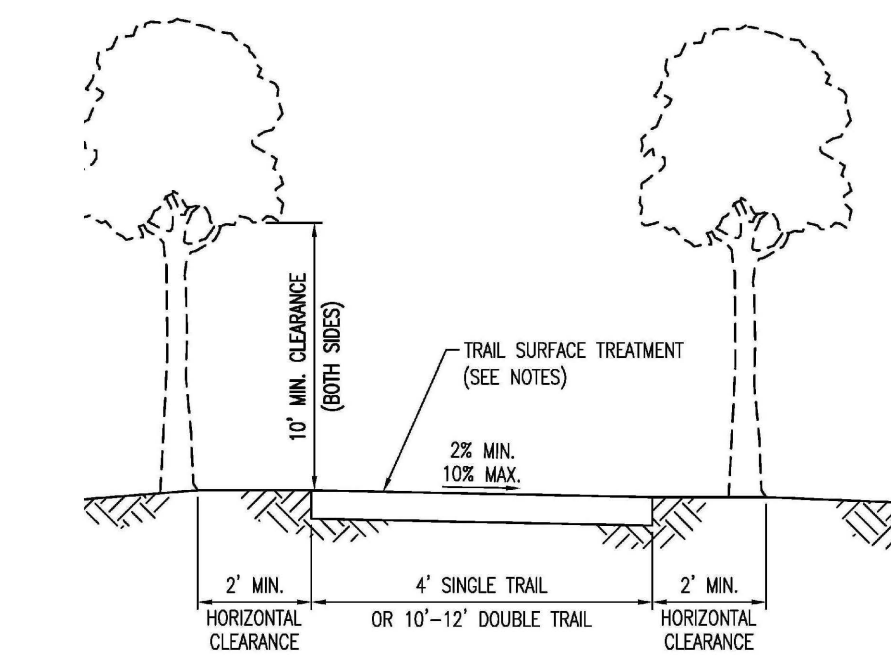
THE WETLANDS ORIGINALLY HAD AN EXTRA LABEL SPLITTING ONE OF THE AREAS AND WAS CORRECTED ON THE PLAT/ PAMP. TO CLARIFY, W-3 HAS BEEN REMOVED FROM THE LABELING AND W-2 TO W-4 IS THE CORRECT DICTATION OF THE WETLANDS.

# TYPICAL LOT LAYOUTS



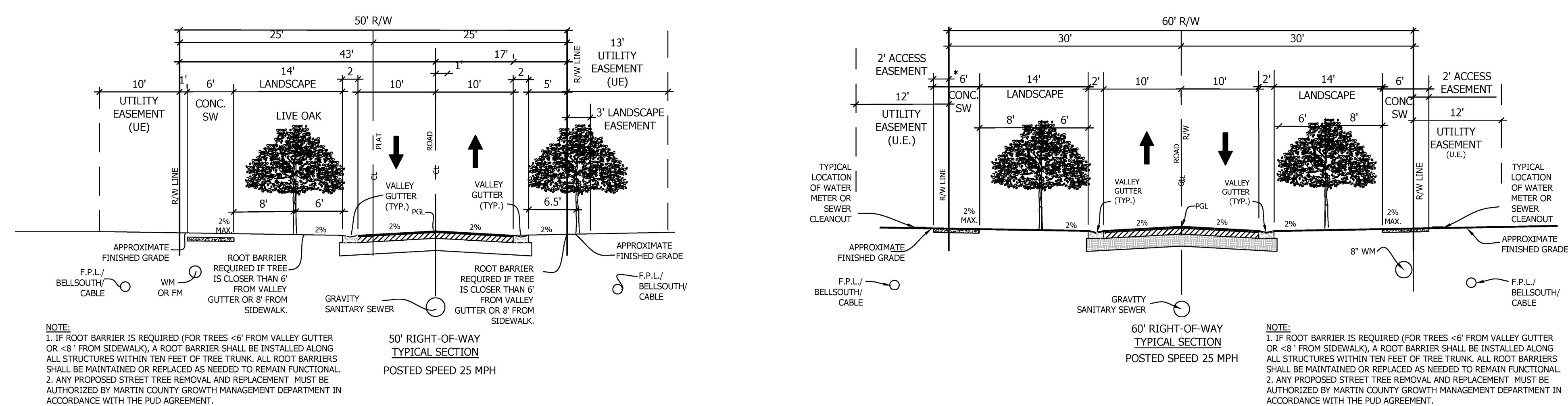
NOTES FOR SINGLE FAMILY LOTS:  
STREET TREE PLACEMENT ON LOT SHALL BE NO CLOSER THAN 8 FEET FROM DRIVEWAY, WATER AND SEWER LINES AND ASSOCIATED LATERALS WITHOUT THE INSTALLATION OF APPROVED ROOT BARRIERS. STREET TREES MAY NOT BE REMOVED WITHOUT APPROVAL FROM GROWTH MANAGEMENT DEPARTMENT, AND TREES MUST BE REPLACED PER THE PUD AGREEMENT.

# EQUESTRIAN TRAIL

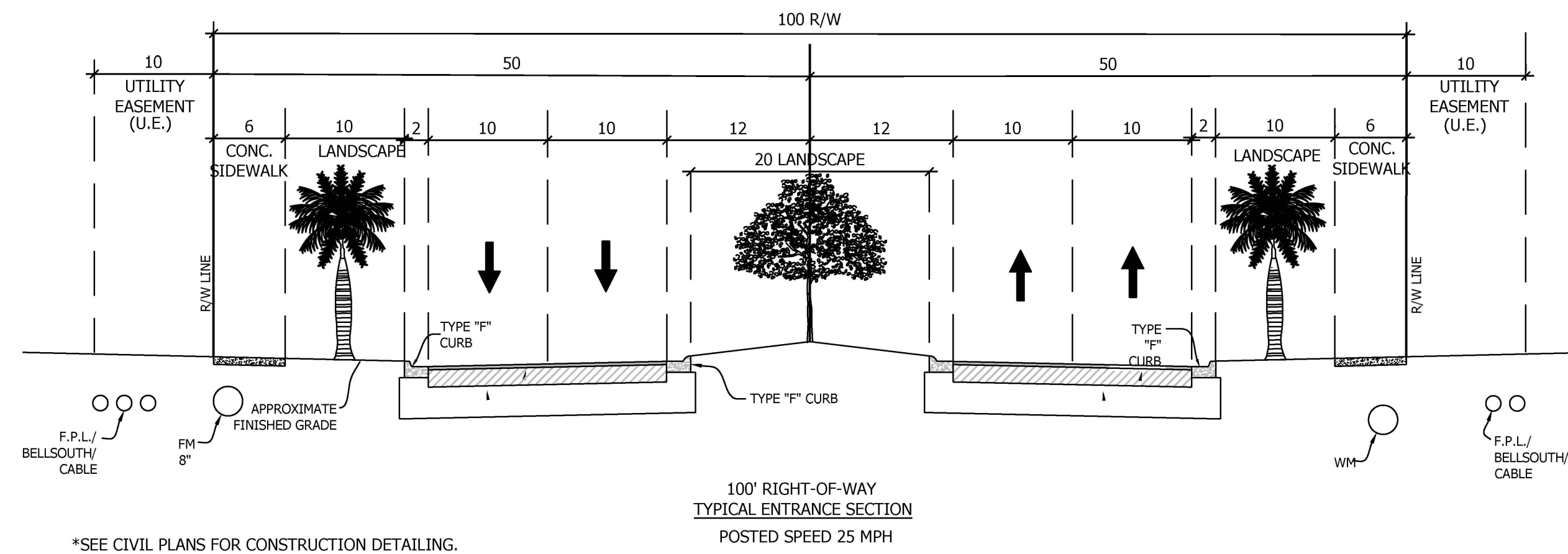


NOTES FOR AGGRESSIVE TRAIL:  
1. SURFACES ARE NATURAL  
2. TREE AND SHRUB ENCROACHMENT ARE LEFT NATURAL  
3. EROSION IS LEFT NATURAL BUT SHOULD NOT INTERFERE WITH TRAIL UTILIZATION  
4. MISSING AND/OR DAMAGED SIGNS ARE REPLACED/REPAIRED  
5. LITTER IS COLLECTED AT LEAST TWICE MONTHLY; BROKEN GLASS IS REMOVED  
6. NO MOTORIZED VEHICLES ALLOWED ON TRAIL

# RIGHT-OF-WAY SECTIONS



NOTE:  
1. IF ROOT BARRIER IS REQUIRED (FOR TREES <6' FROM VALLEY GUTTER OR <8' FROM SIDEWALK), A ROOT BARRIER SHALL BE INSTALLED ALONG ALL STRUCTURES WITHIN TEN FEET OF TREE TRUNK. ALL ROOT BARRIERS SHALL BE MAINTAINED OR REPLACED AS NEEDED TO REMAIN FUNCTIONAL.  
2. ANY PROPOSED STREET TREE REMOVAL AND REPLACEMENT MUST BE AUTHORIZED BY MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT IN ACCORDANCE WITH THE PUD AGREEMENT.



\*SEE CIVIL PLANS FOR CONSTRUCTION DETAILING.

**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	DTS
DRAWN	JLD/LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	06-10-19
REVISIONS	11-26-19
03-06-24	04-25-22 07-28-20
08-13-24	06-10-22 12-03-20
	03-15-23 03-26-21
	08-29-23 05-18-21
	10-02-23 07-02-21

# PUD REVISED MASTER SITE PLAN