

Highpointe PUD

Second PUD Amendment:

- Revised Master Plan
- Revised Phasing Plan
- Revised Special Conditions
- Amended PAMP



Phase 2 Final Site Plan

SITE DATA

GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DECK UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TERRACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STAIR UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAMP UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ELEVATOR UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ESCALATOR UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIFT UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLATFORM UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANOPY UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AWNING UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PERGOLA UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GAZEBO UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SHED UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GARAGE UNLESS OTHERWISE NOTED.
31. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
32. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
33. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE HIGHWAY UNLESS OTHERWISE NOTED.
34. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE INTERSTATE UNLESS OTHERWISE NOTED.
35. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AIRWAY UNLESS OTHERWISE NOTED.
36. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
37. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
38. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
39. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY UNLESS OTHERWISE NOTED.
40. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL AREA	100.00	100%
COMMERCIAL AREA	0.00	0%
INDUSTRIAL AREA	0.00	0%
OFFICE AREA	0.00	0%
RETAIL AREA	0.00	0%
RESTAURANT AREA	0.00	0%
ENTERTAINMENT AREA	0.00	0%
RECREATION AREA	0.00	0%
UTILITY AREA	0.00	0%
WETLAND PRESERVE	0.00	0%
NATIVE LAND	0.00	0%

WETLAND PRESERVE

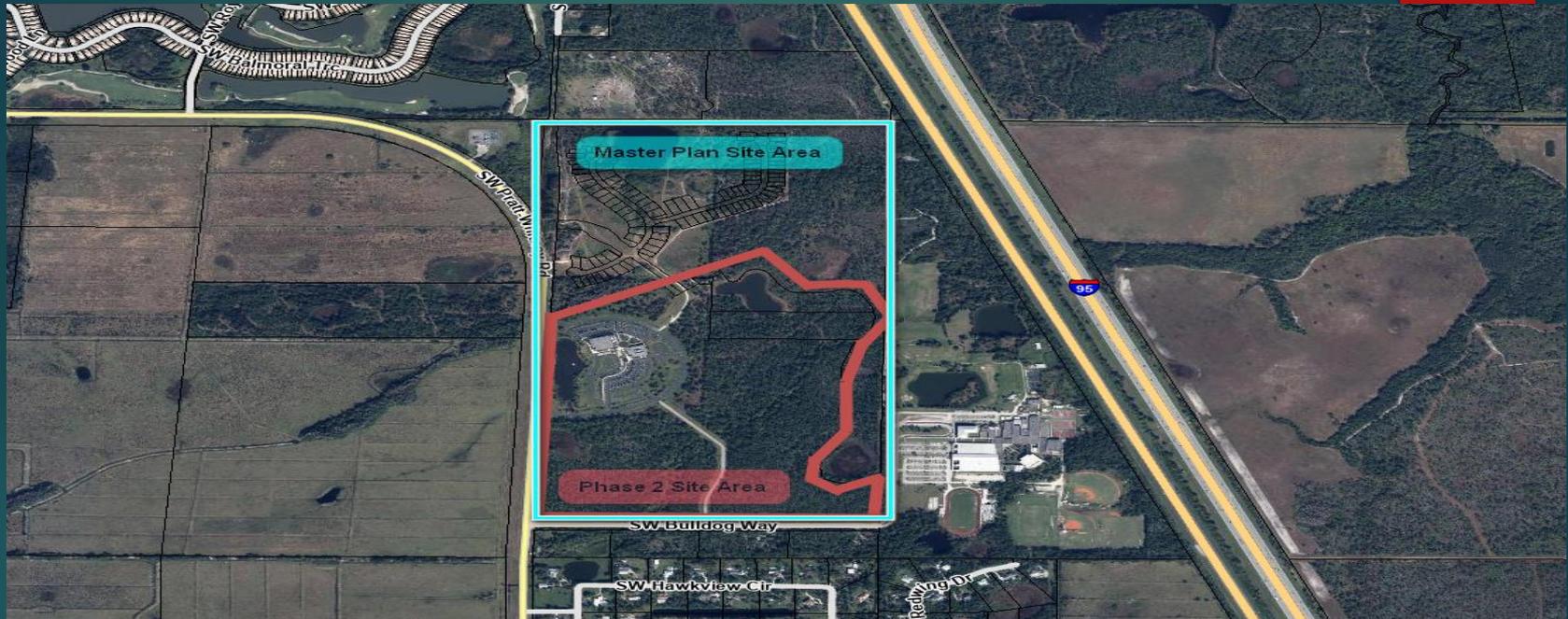
- Upland Preserve
- Wetland Preserve
- Wetland Buffer
- Upland Preserve
- Additional Upland Preserve
- Upland Preserve (T10)
- Upland Preserve (T20)
- Wetland Preserve

NATIVE LAND

- Native Landscape Area

PUD M

Highpointe PUD 2nd Amendment & Phase 2 Final Site Plan

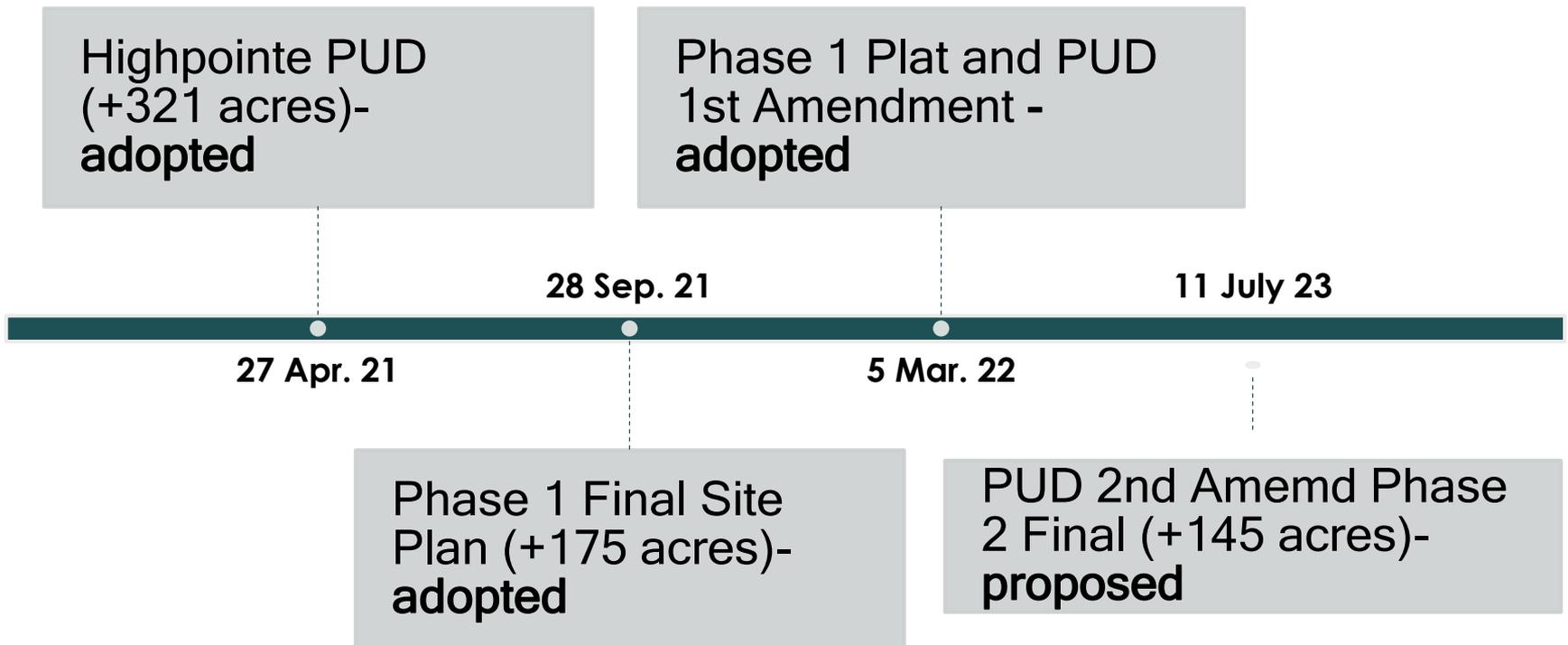


Owners: Christ Fellowship Church Inc.
Pulte Home Company LLC
Camp Valor LLC
Highpointe Property Owners Association Inc

Applicant: Pulte Home Company LLC
Agent: Coteleur and Hearing

Highpointe PUD

Prior Approvals

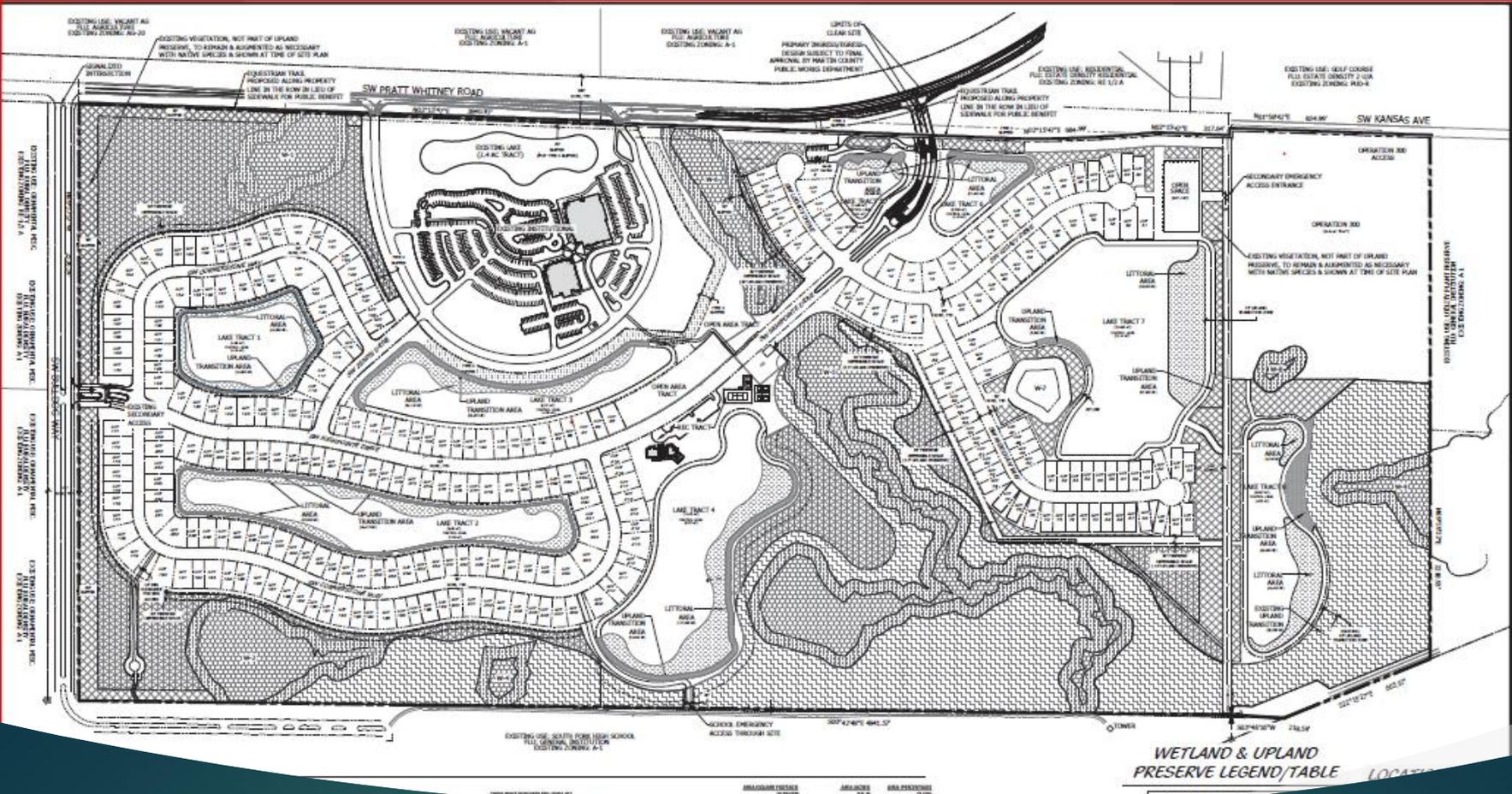


Highpointe PUD

Reason for the 2nd Amendment

Revise the Master Plan and Phasing Plans, as well as the Preserve Area Management Plan, to:

- Make consistency changes for the Preserve and Native Landscape Areas
- Adjust the sizing of the lakes, littorals, open space areas, and residential lots to accommodate new Open Area Tract.



WETLAND & UPLAND PRESERVE LEGEND/TABLE

IMMEDIATE UPLAND	WETLAND	WETLAND	WETLAND
100.00-00	100.00-00	100.00-00	100.00-00
100.00-00	100.00-00	100.00-00	100.00-00
100.00-00	100.00-00	100.00-00	100.00-00

Highpointe PUD Master Site Plan (2nd PUD Amendment)

UPLAND PRESERVE
ND/ TABLE

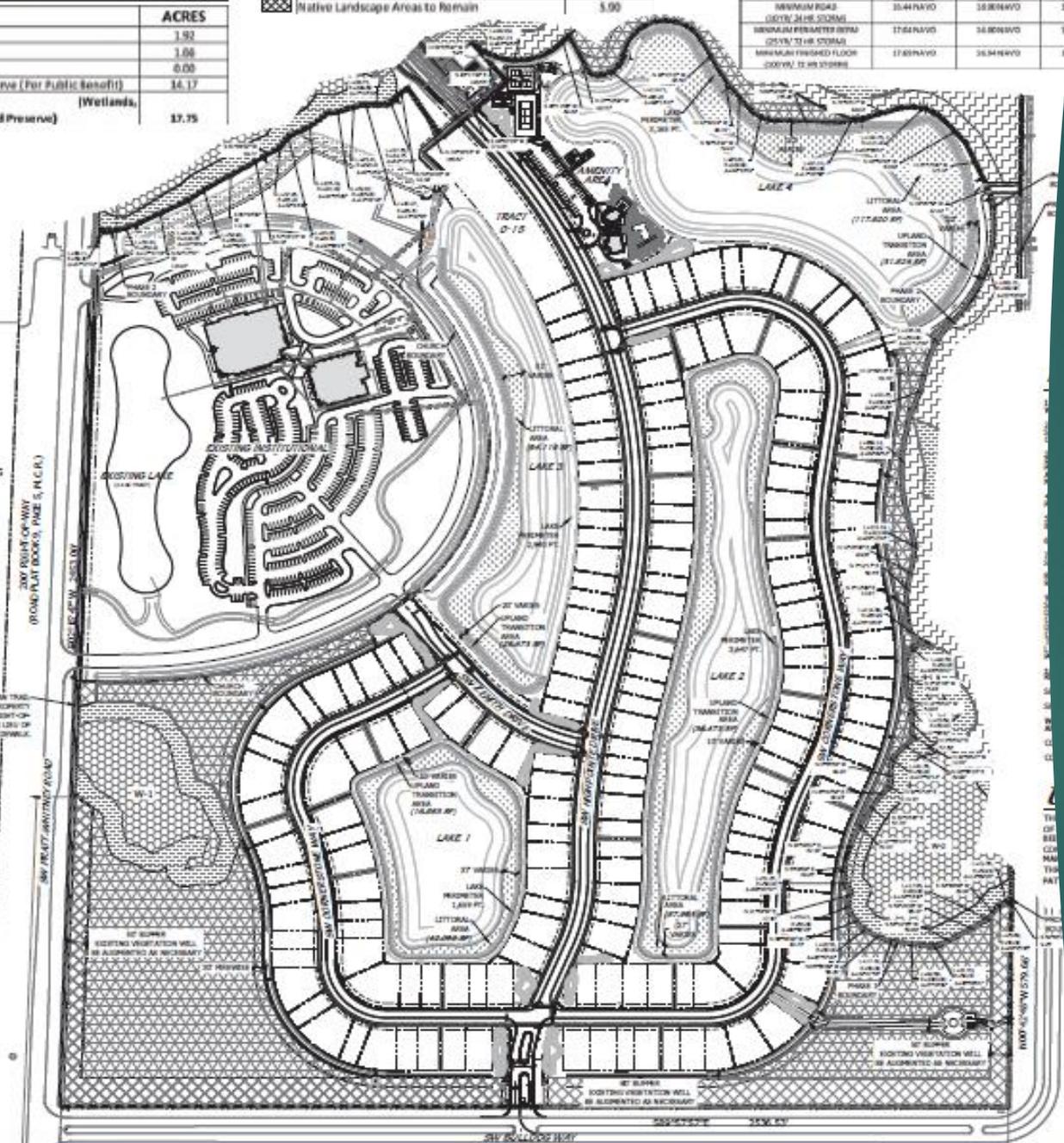
	ACRES
	1.92
	1.06
	0.00
Wetlands (For Public Benefit)	14.17
Wetlands (To Preserve)	17.75

NATIVE LANDSCAPE AREAS TABLE

PHASE 2	ACRES
Native Landscape Areas to Remain	5.90

STORM WATER ELEVATIONS

CRITERIA	BASE 2 100 YEAR	BASE 2 100 YEAR	BASE 2 100 YEAR
MINIMUM ROAD (ELEV. 24 HS. 2020)	17.44 NAVD	18.80 NAVD	17.44 NAVD
MINIMUM PERIMETER (EPM) (ELEV. 72 HS. 2020)	17.64 NAVD	18.80 NAVD	17.64 NAVD
MINIMUM FINISHED FLOOR (ELEV. 12 HS. 2020)	17.85 NAVD	18.80 NAVD	17.85 NAVD



*Highpoint
PUD*

**Phase 2
Final Site
Plan**

Highpointe PUD

COMPREHENSIVE PLAN & LDR COMPLIANCE

Staff Recommends Approval

A. Application information

SECOND AMENDMENT TO THE HIGHPOINTE PUD INCLUDING REVISED MASTER SITE PLAN AND AMENDED PRESERVE AREA MANAGEMENT PLAN AND PHASE 2 FINAL SITE PLAN

Property Owners: Christ Fellowship Church Inc.
Pulte Home Company LLC
Highpointe Property Owners Association Inc.
Camp Valor LLC

Applicant: Pulte Home Company LLC, Garrett Dismore,
Agent: Cotleur and Hearing, Daniel T. Sorrow, AICP

County Project Coordinator: Allison Rozek, Principal Planner

Growth Management Director: Paul Schilling

Project No.: C148-013

Record No.: DEV2022100013

Report No.: 2023_1017_C148-013_Final_Staff_Report

Application: 12/30/2022

Transmitted: 01/09/2023

Staff Report: 02/14/2023

Application: 04/04/2023

Transmitted: 04/05/2023

Staff Report: 07/21/2023

Application: 09/05/2023

Transmitted: 09/07/2023

Staff Report: 10/17/2023

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:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Allison Rozek	(772) 288-5931	Comply
G	Dev. Review/Site Design	Allison Rozek	(772) 288-5931	Comply
H	Community Redevel.	Allison Rozek	(772) 288-5931	N/A
I	Property Management	Ellen MacArthur	(772) 288-5794	N/A
J	Environmental	Shawn McCarthy	(772) 288-5508	Comply
J	Landscaping	Karen Sjoholm	(772) 288-5909	Comply
K	Transportation	Lukas Lambert	(772) 221-2300	Comply
L	County Surveyor	Tom Walker	(772) 288-5928	N/A
M	Engineering	Michael Grzelka	(772) 288-5920	Comply
N	Addressing	Emily Kohler	(772) 288-5692	Comply
N	Electronic File Submission	Emily Kohler	(772) 288-5692	Comply
O	Water and Wastewater	James Christ	(772) 320-3034	Comply
O	Wellfields	James Christ	(772) 320-3034	Comply
P	Fire Prevention	Doug Killane	(772) 288-5633	Comply
P	Emergency Management	Sally Waite	(772) 219-4942	N/A
Q	ADA	Michael Grzelka	(772) 288-5920	Comply
R	Health Department	Nicholas Clifton	(772) 221-4090	N/A
R	School Board	Mark Sechrist	(772) 219-1200	Comply
S	County Attorney	Elysse Elder	(772) 288-5925	On-Going
T	Adequate Public Facilities	Allison Rozek	(772) 288-5931	Positive Evaluation

Article 10: Local Planning Agency Review

- ▶ According to Article 10, Development Review Procedures, a public hearing at a Local Planning Agency meeting is not required for a PUD Amendment nor Final Site Plan (with an adopted Master Plan).

*Highpointe PUD
STAFF
RECCOMENDATION*

- ▶ Move that the Board receive and file the agenda item and all attachments, including the Staff Report as Exhibit 1.
- ▶ Move that the Board approve the Second Amendment to the Highpointe PUD including a Revised Master Plan, Revised Phasing Plan and Amended PAMP.
- ▶ Move that the Board adopt the resolution approving the Phase 2 Final Site Plan for the Highpointe PUD.