



Cotleur & Hearing

**Highpointe (FKA :Pulte at Christ Fellowship)
PUD Zoning & Masterplan
Board of County Commissioners**

Martin County, Florida

April 27th, 2021

- **Owner/ Applicant**
Christ Fellowship Church / Pulte Homes
- **Planner/ Landscape Architect**
Cotleur & Hearing
- **Community Outreach**
The Firefly Group
- **Traffic Engineer**
O'Rourke Engineering & Planning
- **Legal Counsel**
Fox McCluskey Bush Robison, PLLC

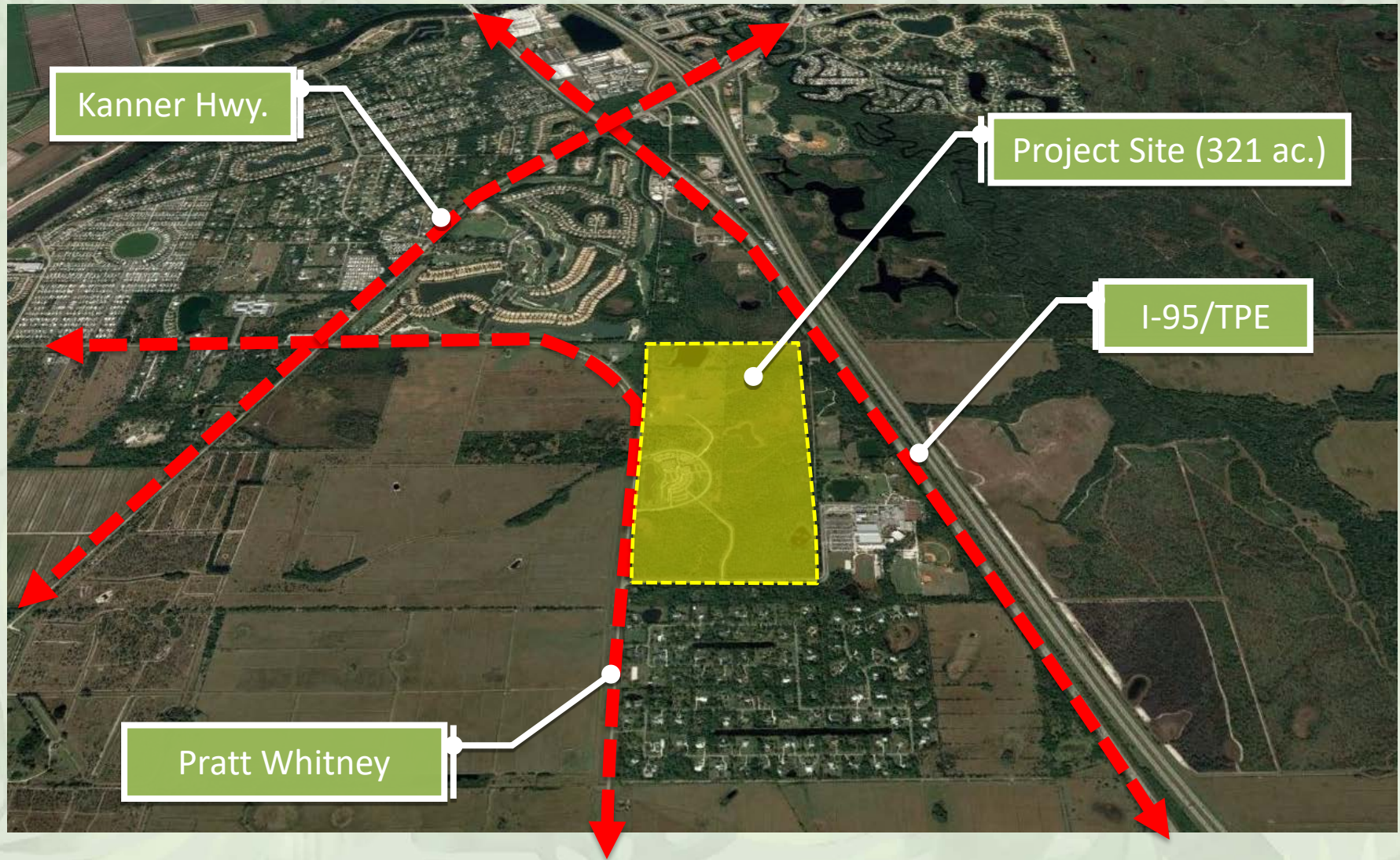
1.) Zoning

- Approve the PUD Zoning

2.) Masterplan

- To approve the Master Site Plan

Martin County Growth Management Department and Local Planning Agency recommended approval of both requested applications.





Christ Fellowship

- Received Site Plan approval in 2012
- 321 Total Acres (28 ac. dev. footprint)
- 49,500 SF Church Campus



Pulte Homes

- Numerous projects throughout MC in past decades
- Copperleaf Community most recent

Operation 300

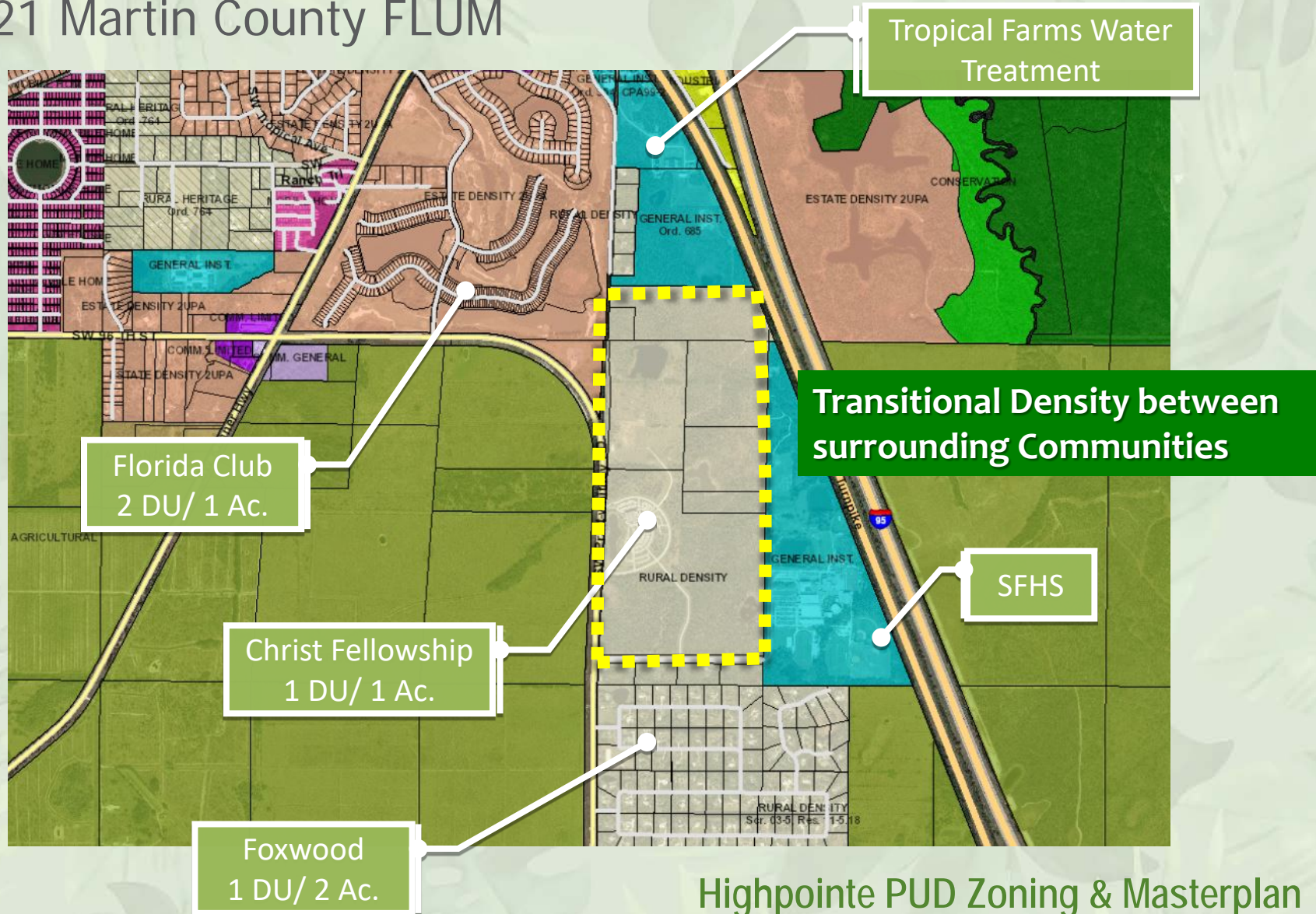
- 20 Acre parcel dedication



- Two neighborhood public meetings held at the church (invitation sent to everyone within 2,500' radius)
- Florida Club POA and Government Affairs Committee
- Foxwood – specific outreach, including one meeting at Church and follow up ecomms
- One virtual (Zoom) public meeting last month with 50 people in attendance. We were able to answer questions and address concerns
- Guardians of Martin County – two in-person meetings
- Hobe Sound Concerned Citizens Coalition – two meetings, one in-person and one virtual
- More than 5,600 people received and read emails about the project multiple times.



2021 Martin County FLUM





From New York Times, Jan. 3, 1960.

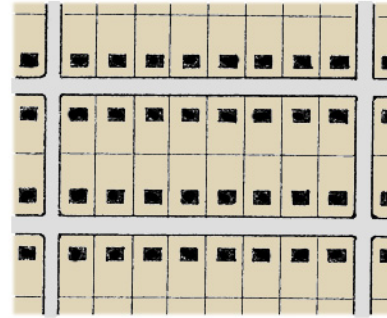


Figure 1a

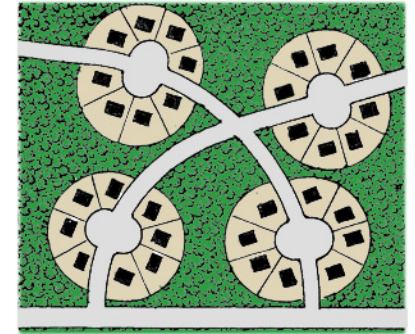


Figure 1b




PUD Development (low density consolidated cluster development with open space, amenities, lakes upland conservation)

Highpointe | Master Plan

Masterplan



Enhancements to Bulldog Way
(\$25,000)

Code Section	Min. Requirement %	Min. Requirement Ac.	Original PAMP Ac.	Additional as part of PUD Ac.	Total
Upland Preservation: Article 4, Division 2, Sec. 4.33A					
Note: Additional upland promotes sustainable hydrologic habitats	25% of existing native upland habitat	53.23 ac	66.18 ac	22.64 ac	88.82 ac
Code Section	Min. Requirement	Linear Feet of Linear Perimeter	Provided Littoral		
Littoral Zone: Article 4, Division 8, Sec. 4.348.C	189,940 SF	18,994 LF	425,019 SF		
Note: Consolidated littoral zones aid in filtering contaminants and removing toxins from runoff	10 SF per LF of lake perimeter		235,159 SF (5.4 acres) Additional Area Provided		
Code Section	Min. Requirement	Linear Feet of Linear Perimeter	Provided UTZ		
Upland Transition Zone: Article 4, Division 8, Sec. 4.348.C	189,940 SF	18,994 LF	379,446 SF		
Note: Much of existing Upland Areas meet this requirement	10 SF per LF of lake perimeter		6,155 SF Additional Area Provided		
Code Section	Min. Requirement	Provided			
Buffers: Article 4, Division 2, Sec. 4.35.A	40'	80' along Bulldog			
Note: Additional provided buffers provide added protection for wetland habitats	Type 4				

SITE PLAN



Entry Sign Design



ENTRY SIGN CONCEPT - WITH STONE BASE

Entry Features



✓ **Concurrency**

Located within the Urban Service Boundary

Has existing water and sewer service

Approved Density of 1du/ 1ac

✓ **Smart Growth**

PUD Zoning allows cluster development with additional environmental benefits.

✓ **Previous Recommendations**

Martin County Growth Management Department

Local Planning Agency

THANK YOU

We look forward to your favorable approval and are happy to answer any questions you may have.