

Highpointe, request for PUD Zoning agreement and Master site plan approval

REQUESTED BY PULTE GROUP

Location



Future land use Residential Estate Density Up to one unit per acre

PUD Zoning Agreement: Flexibility in design
Adherence to Comp Plan
Mutual benefits

284 single family homes

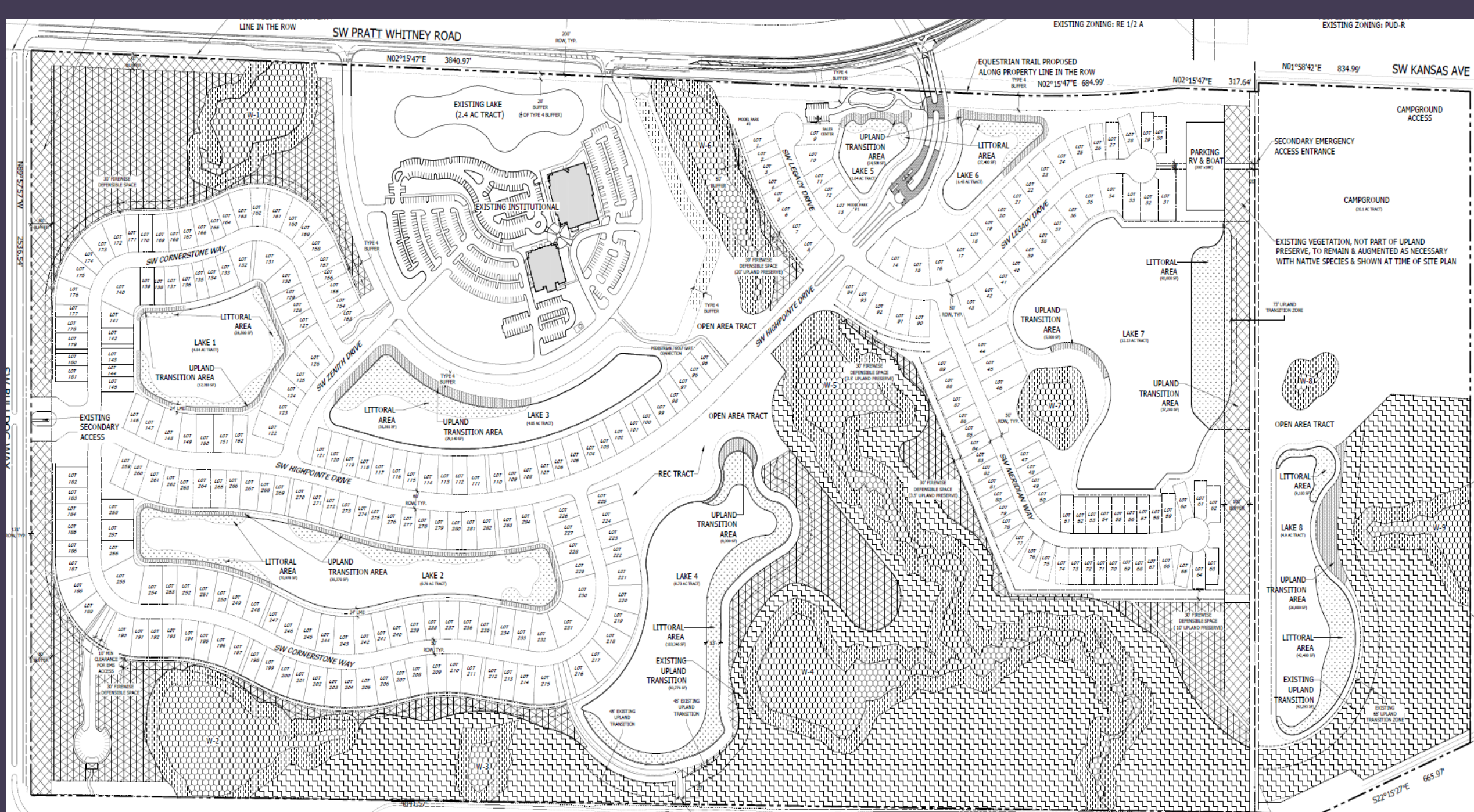
321 acres

28 acre existing church site

Density of 1 unit per acre

73 % open space provided

27.67.% protected preserve areas





Cotleur & Hearing

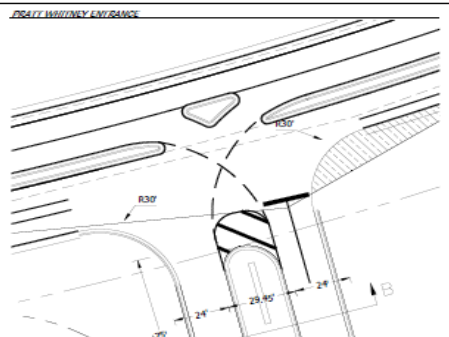
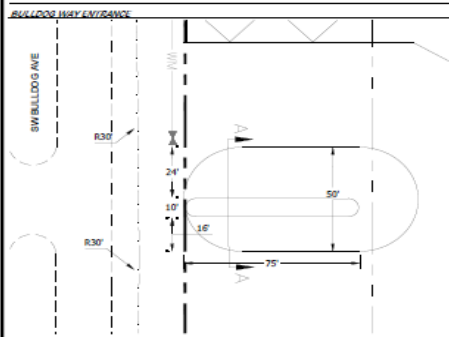
Landscape Architects
Land Planners
Environmental Consultants

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**HIGHPOINTE
PUD PHASING PLAN**
Martin County, Florida



ROADWAY DETAILS



NOTES

PHASE 1 INCLUDES SW PRATT WHITNEY ROW IMPROVEMENTS, PRESERVE AREA MANAGEMENT, ENTRY DRIVE/GUARD HOUSE, MODEL ROW, SALES CENTER, AND CAMPGROUND SITE. THIS PHASE INCLUDES 94 LOTS, 13 MODEL ROW LOTS, 175.68 ACRES.

PHASE 2 INCLUDES THE AMENITY CENTER, BULLDOG WAY ROW IMPROVEMENT, PRESERVE AREA MANAGEMENT, AND SOUTH FORK HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 190 LOTS AND IS 145.32 ACRES.

STORM WATER MANAGEMENT LAKES WILL BE CONSTRUCTED TO SUPPORT THE NECESSARY STORM WATER MANAGEMENT REQUIREMENTS FOR EACH PHASE OF RESIDENTIAL CONSTRUCTION.

THE PRESERVE AREAS UNDER THE PAMP WILL BE MAINTAINED IN THEIR ENTIRETY, STARTING IN PHASE 1.

SITE DATA

SITE ACREAGE	
RESIDENTIAL	272.6 AC
CHRIST FELLOWSHIP (INSIDE BERM)	28.36 AC
CAMPGROUND	28.18 AC
TOTAL	329.14 AC

RESIDENTIAL TRACT CALCULATIONS:	
RESIDENTIAL SITE AC:	272.6 ACRES

LOT COUNT CALCULATIONS	
PHASE 1:	94 UNITS
PHASE 2:	190 UNITS
TOTAL:	284 UNITS

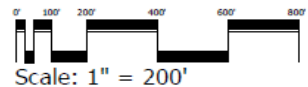
UPLAND PRESERVE LEGEND/TABLE

Total Upland Preserve Required	53.23
Wetland Preserve	15.89
Wetland Buffer	24.8
Upland Preserve (Original PAMP)	66.18
Upland Preserve (Added as Part of PUD)	22.64
Upland Preserve (Total)	88.82
Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

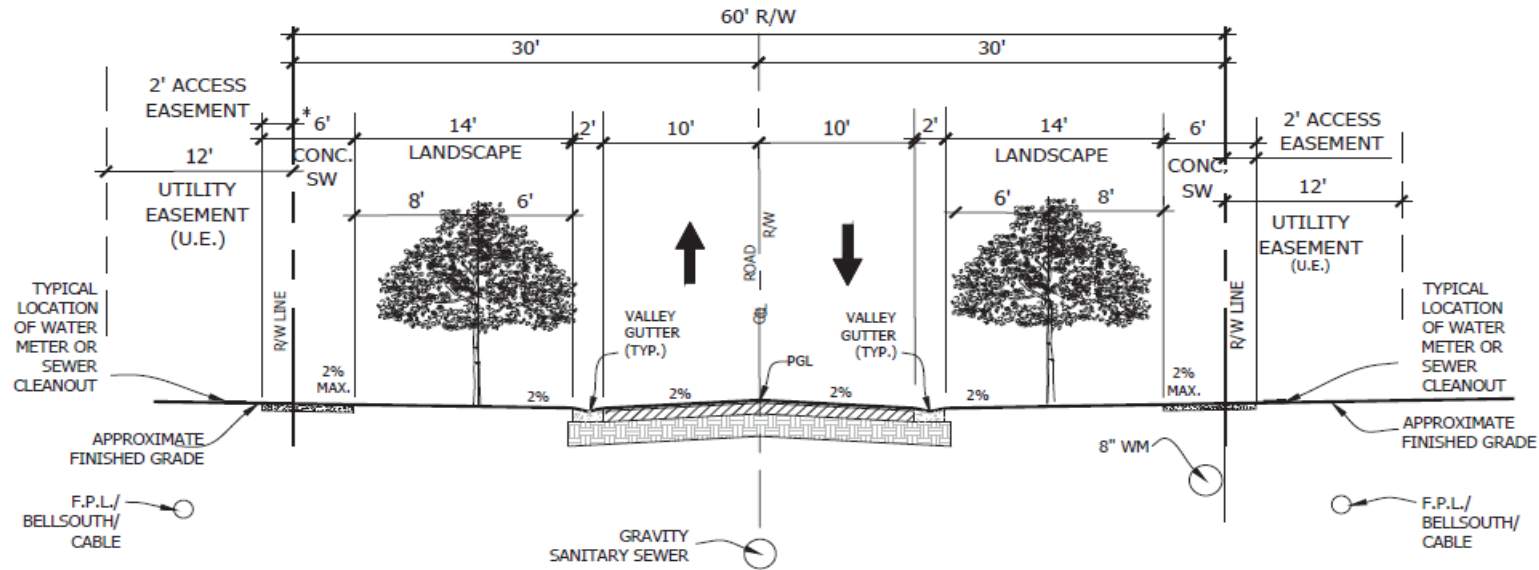
LOCATION MAP



**PUD
PHASING PLAN**



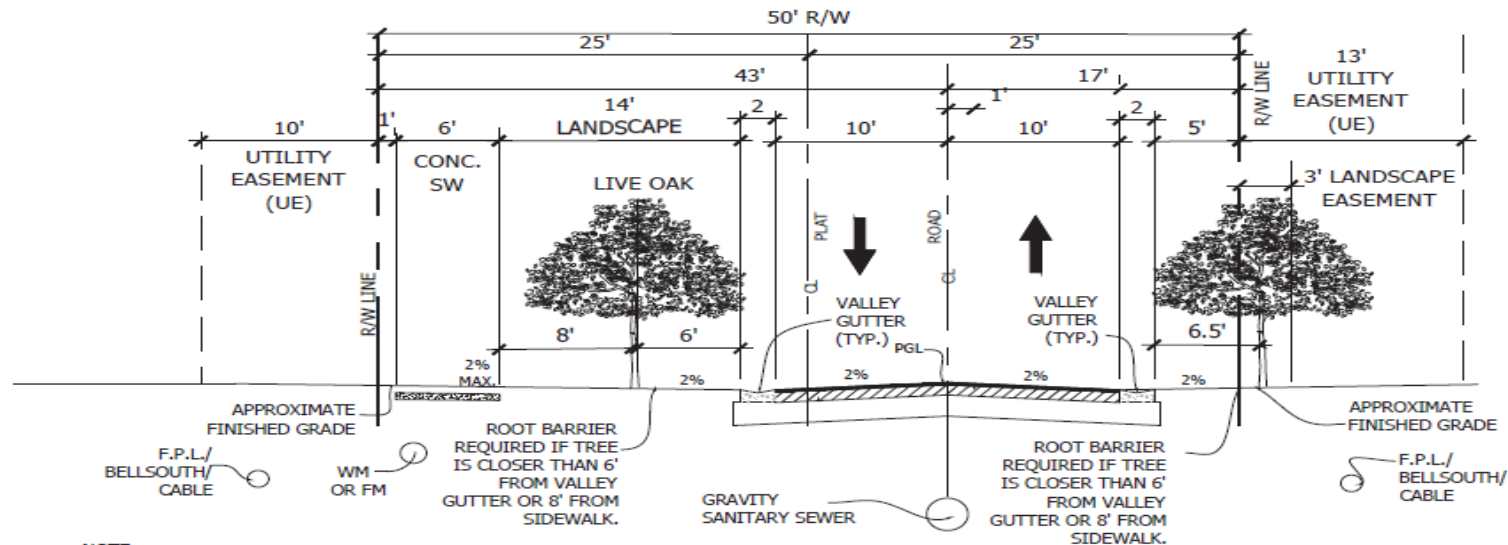
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTB
JOB NUMBER	18-0152
DATE	06-10-18
REVISIONS	01-28-20
	12-03-20
	03-18-21



60' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

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.



50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

NOTE:

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PUD Flexibility

Smaller lot sizes

Wetland density transfer
setbacks

Signage

PUD Public Benefits

20 acre donation to Operation 300

Additional preserve areas

Contribution to Bulldog way maintenance

Sustainable tree canopy

PUD zoning agreement and master
site plan are in compliance with all
applicable code
Staff recommends approval

Questions ?