

# 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

LINE IN THE ROW  
SW PRATT WHITNEY ROAD

EXISTING ZONING: RE 1/2 A

EXISTING ZONING: PUD-R

N02°15'47"E 3840.97'

EQUESTRIAN TRAIL PROPOSED  
ALONG PROPERTY LINE IN THE ROW  
N02°15'47"E 684.99'

N01°58'42"E 834.99'

SW KANSAS AVE

EXISTING LAKE  
(2.4 AC TRACT)

30' FOREWASH  
(5 OF TYPE 4 BUFFER)

EXISTING INSTITUTIONAL

UPLAND  
TRANSITION AREA  
(3,400 SF)

LAKE 5  
(1,400 SF)

LITTORAL  
AREA  
(1,400 SF)

LAKE 6  
(1,400 SF)

SECONDARY EMERGENCY  
ACCESS ENTRANCE

CAMPGROUND  
(0.1 AC TRACT)

EXISTING VEGETATION, NOT PART OF UPLAND  
PRESERVE, TO REMAIN & AUGMENTED AS NECESSARY  
WITH NATIVE SPECIES & SHOWN AT TIME OF SITE PLAN

72' UPLAND  
TRANSITION ZONE

LITTORAL  
AREA  
(1,400 SF)

UPLAND  
TRANSITION AREA  
(3,400 SF)

LAKE 7  
(1,400 SF)

UPLAND  
TRANSITION AREA  
(3,400 SF)

OPEN AREA TRACT

LITTORAL  
AREA  
(1,400 SF)

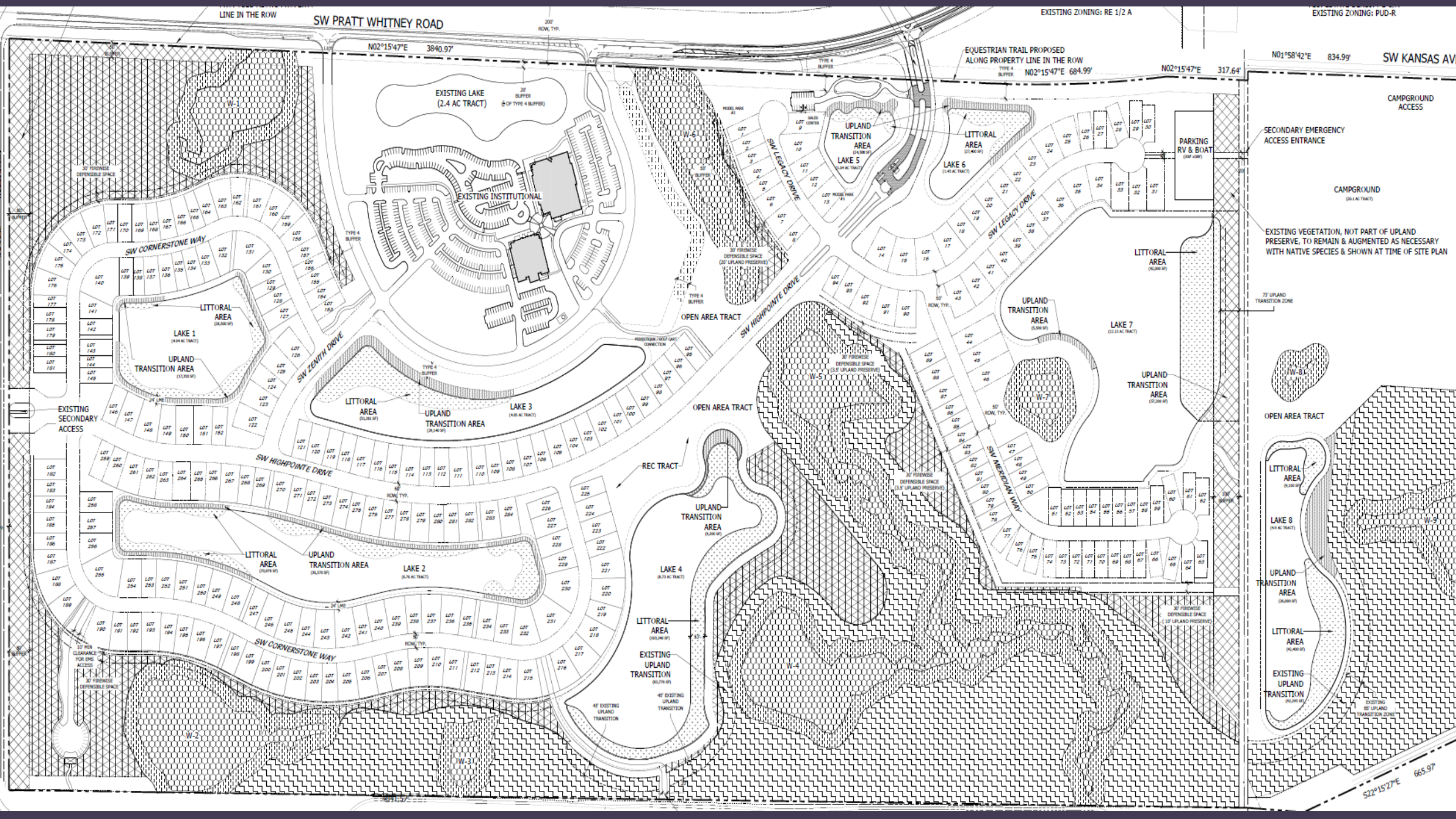
LAKE 8  
(1,400 SF)

UPLAND  
TRANSITION AREA  
(3,400 SF)

LITTORAL  
AREA  
(1,400 SF)

EXISTING UPLAND  
TRANSITION

S22°15'27"E 665.97'





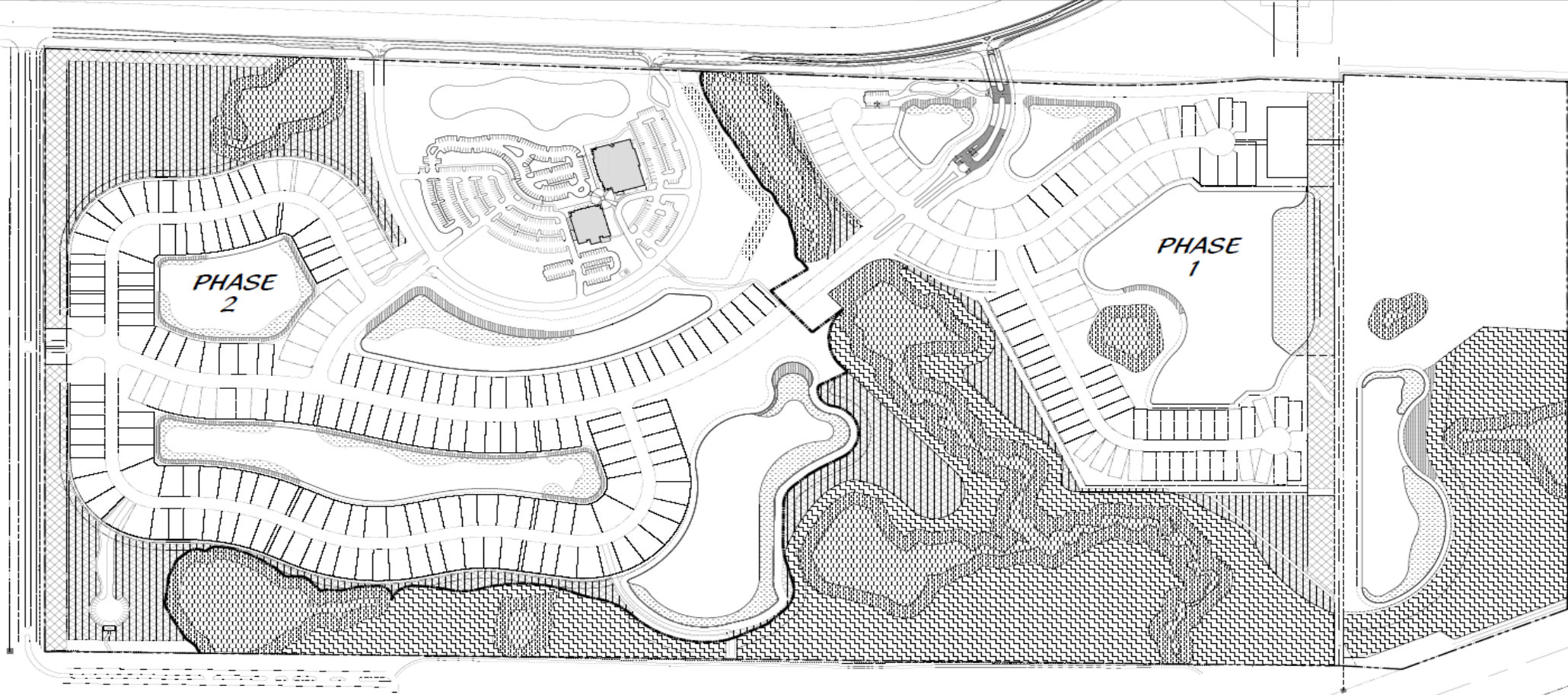


**Cotleur & Hearing**

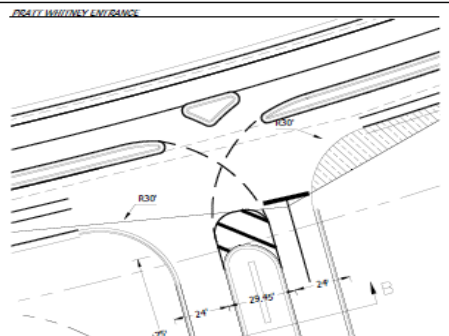
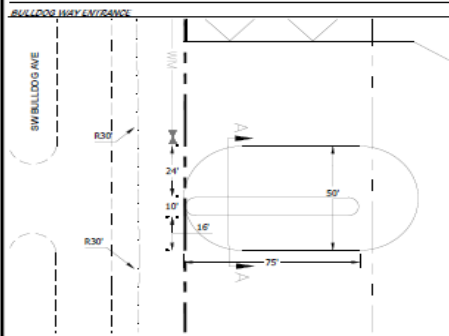
Landscape Architects  
Land Planners  
Environmental Consultants

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Jupiter, Florida 33458  
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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	28.10 AC
TOTAL	329.06 AC

RESIDENTIAL TRACT CALCULATIONS:	
RESIDENTIAL SITE AC:	272.6 ACRES

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

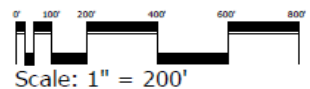
**UPLAND PRESERVE LEGEND/TABLE**

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

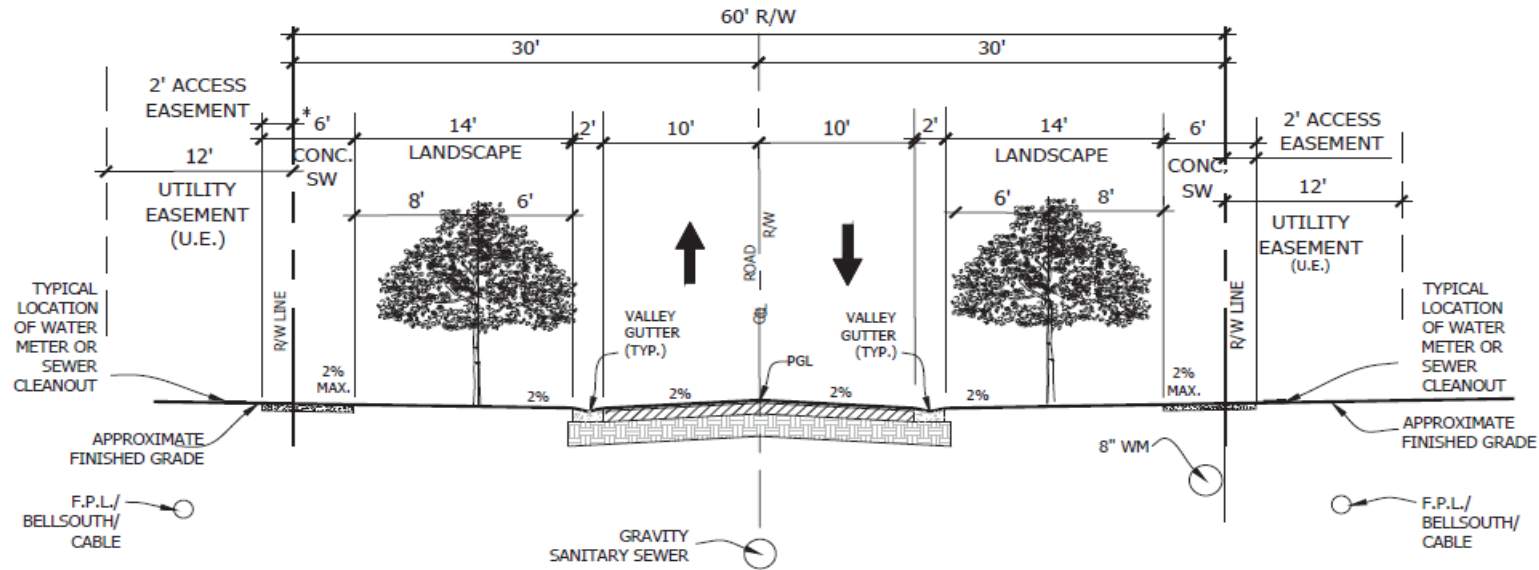
**LOCATION MAP**



**PUD  
PHASING PLAN**



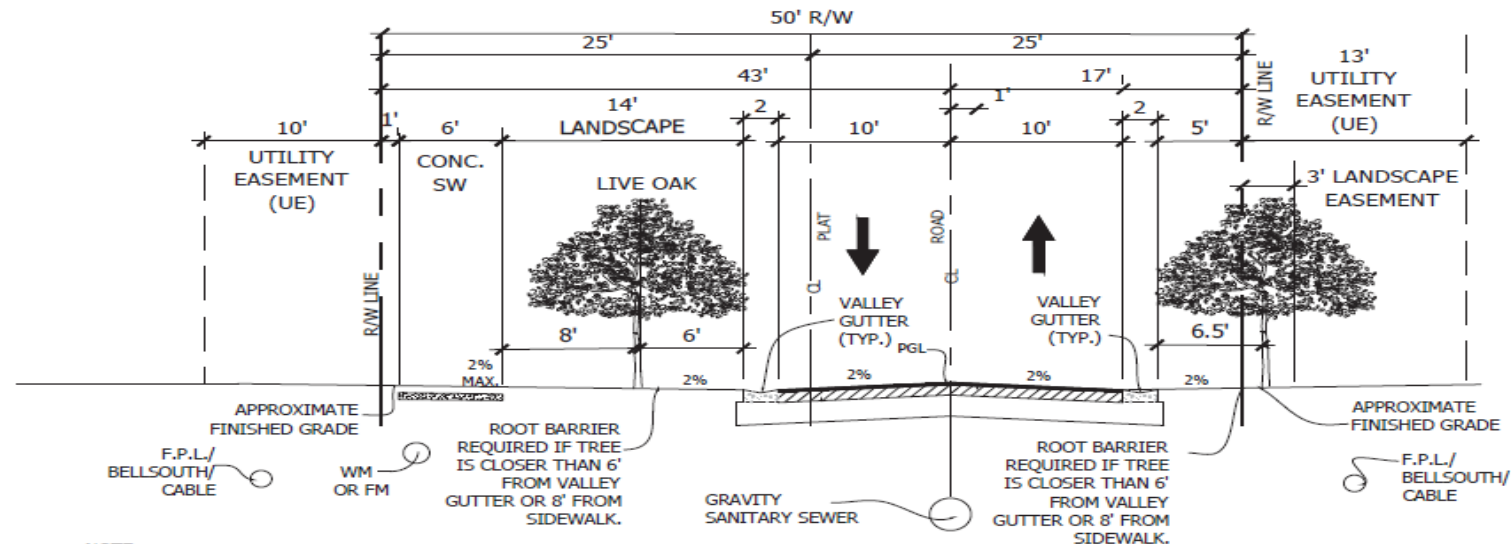
DESIGNED	LAH
DRAWN	LAH
APPROVED	DTB
JOB NUMBER	19-0152
DATE	06-10-19
REVISIONS	01-28-20
	12-03-20
	03-18-21



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:**

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.
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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

Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the request for Zoning to a PUD and the zoning Agreement including the Master and Phasing plans and Preserve Area Management Plans for Highpointe.

Questions ?