



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

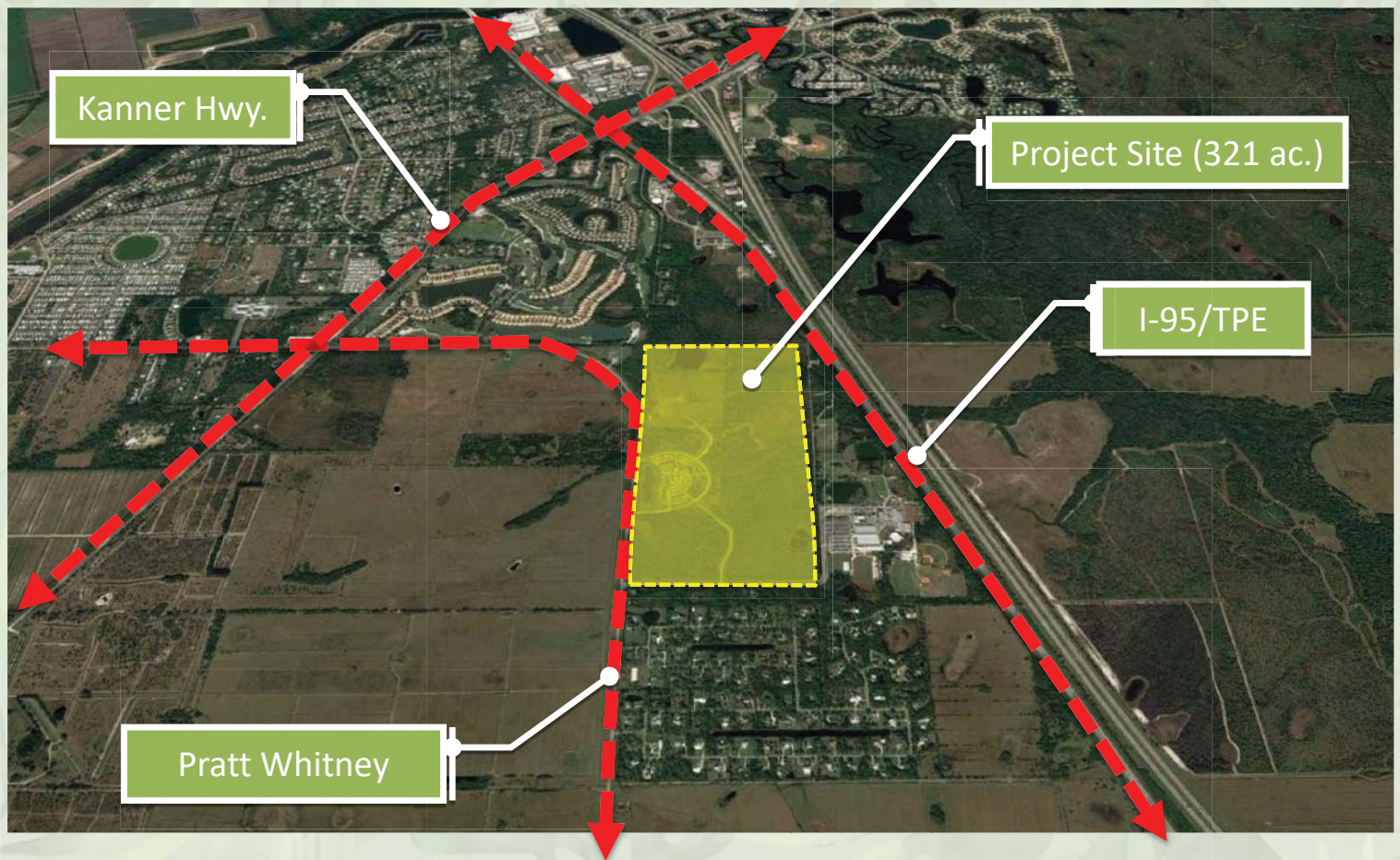
- Approve the PUD Zoning

2.) Masterplan

- To approve the Master Site Plan

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

Highpointe | Location (Road Network)



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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

- Currently using property to hold monthly events



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Highpointe | Public Outreach

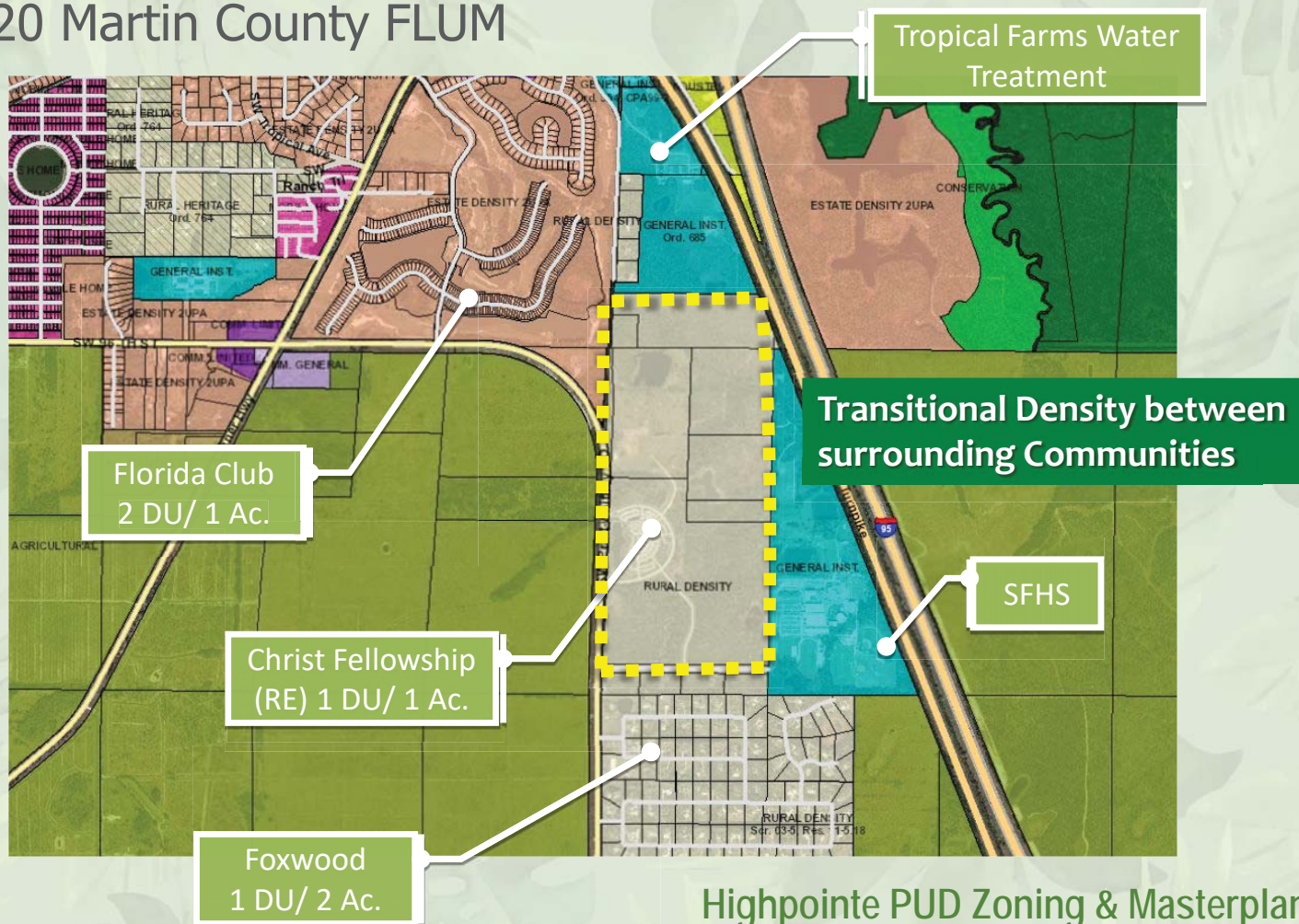


- Two neighborhood public meetings held at the church (invitation sent to everyone within 2,500' radius)
- Florida Club POA and Government Affairs Committee
- Foxwood – specific outreach, including one meeting at Church and follow up ecomms
- One virtual (Zoom) public meeting last month with 50 people 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.



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2020 Martin County FLUM



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Highpoint | Infill Development



From New York Times, Jan. 3, 1960.

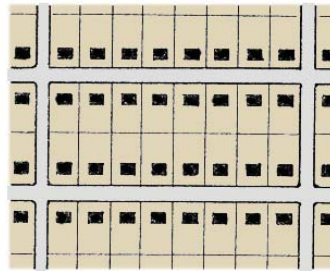


Figure 1a

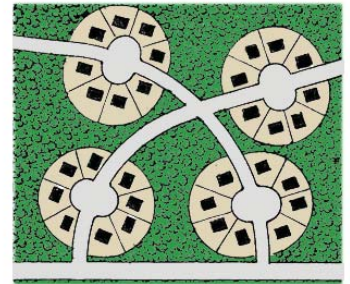


Figure 1b

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

Highpoint
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Martin County, FL

Highpointe | Master Plan



Masterplan




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Highpointe | Public Benefits



Masterplan



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					
		53.23 ac	66.18 ac	22.64 ac	88.82 ac
Note: Additional upland promotes sustainable hydrologic habitats		25% of existing native upland habitat			
Code Section	Min. Requirement	Linear Feet of Lake 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 Additional Area Provided		
Code Section	Min. Requirement	Linear Feet of Lake Perimeter	Provided UTZ		
Upland Transition Zone: Article 4, Division 8, Sec 4.348.C					
	189,940 SF	18,994 LF	379,446 SF		
Note: Consolidated littoral zones aid in filtering contaminants and removing toxins from runoff		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 100' along FPL easement			
Note: Additional provided buffers provide added protection for wetland habitats		Type 4			



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Highpointe | Entry Signage



Entry Sign Design



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Highpointe | Entry Features



Entry Features



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✓ **Concurrency**

Located within the Urban Service Boundary with existing water and sewer service to the church with approved Density

✓ **Smart Growth**

PUD Development allow 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.

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