Highpointe PUD

Request for approval of Phase One

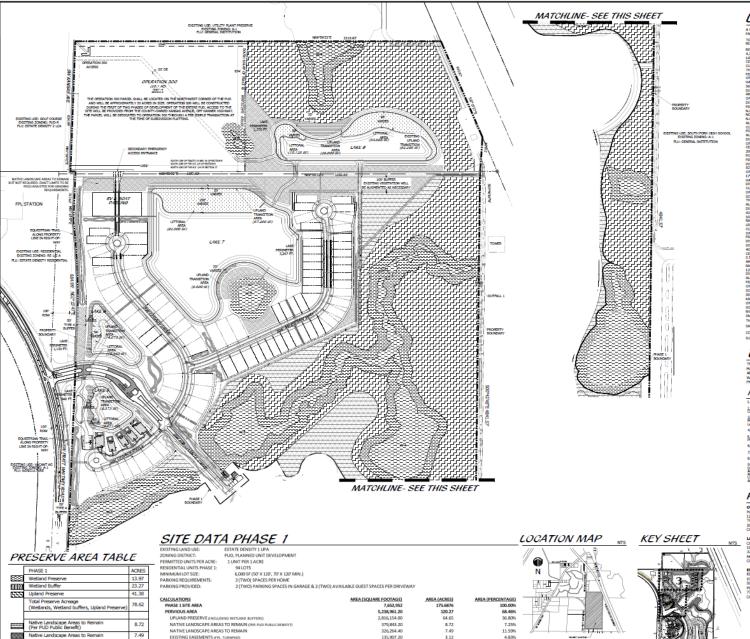
Highpointe PUD received master plan approval on April 27, 2021

► Highpointe is a residential Planned Unit Development (PUD) including 284 single family homes and the associated infrastructure.

► The Preserve area management plan was revised for the entire 321 acre site at master plan approval.

Phase One Final Site Plan

- ▶ Phase One includes 94 single family homesites.
- Construction of the main entrance and secondary emergency entrance
- ▶ 20 acre site donation to Operation 300
- Designated model home area
- Associated infrastructure, Right-of-way, lakes, guard house, landscaping including street trees



LEGAL DESCRIPTION

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 AND 15, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRLIT FAIRMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION B, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BECOMMEN AT THE MORTHWAST CONNECT OF SECTION 17, TOWNSHIP SESSIOLINE, BAMES 45 LEAT, THENEX S.D.OF SERVEY. ALONG THE SEAT LINE OF SECTION 24, AS JUST THE THE SEAT OF SECTION 25, AS JUST THE SEAT LINE OF SEA CHANGE OF STATES. THESE SOUTHWESTER A LOCK THE REAL COTTAGE OF THE THE THROUGH STATES OF THE STATES OF THE THROUGH STATES OF THE AGOND THE MEAN ORDINACE OF 1500 HET, THORKE IA 14/13/20/W, A CREINACE OF 2.52 HET, THINKES MAD 1937/9/W, A DOTAMACE OF 7.6-0/TEET TO A POINT OF THE YEAR OF THE PROPERTY OF THE YEAR OF TH IAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°10'02"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 85.81 FEET; THENCE N.39
HISTANCE OF 79.42 FEET; THENCE N.32°34'24"W., A DISTANCE OF 48.74 FEET; THENCE N.29°13'27"W., A DISTANCE OF 95.50 FEET TO THE POINT OF NON TAN THENCE S.03"46"16"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 218.59 FEET TO THE POINT OF BEGINNING CONTAINING 7,6652.964 SQUARE FEET/175,6676 ACRES MORE OR LESS.

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT WILL BE SERVED BY A WET DETENTION SYSTEM CONSISTING OF A SERIES OF INTERCONNECTED LAKES. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO PROVIDED THE REQUIRED TREATMENT AND ATTENUATION IN COMPLIANCE WITH CRITERIA OF MARTIN COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONVEYANCES OF OFF-SITE FLOWS THAT CLIRRENTLY DRAIN THROUGH THE PHASE I PROJECT LIMITS

NOTES

1. PHASE 1 INCLUDES ENTRY FEATURES, MODEL ROW, SALES CENTER, AND OPERATION 300 SITE.

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

A AN EXCHIBITED EXCITIC PLAY SPECIES SHALL BE REMISHED FROM THE SITE ESTOR TO SESSIANCE OF A GESTURATION FOR SCALARIO VARIES LANDSCAPE OR LAKE LITTORIAL MESSE AND STORMATTE MANAGEMENT MESS A PROVIDED ON THE FLAN APPROVED WITH THE DEVELOPMENT ORDER.

4. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

7. OPEN SPACE IS MET PROJECT WIDE AND THE INFORMATION IS FOUND ON THE MASTER SITE PLAN.

B. AREAS WHERE CONTROL STRUCTURES ARE INSTALLED IN PRESERVE AREAS WILL BE REPLANTED IN ACCORDANCE WITH THE PAMP.

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PROJECT TEAM

OWNER/CLIENT: PULTE GROUP 12911 TELECOM PRWY N TEMPLE TERRACE, PL 33637 304.290.6022 CONTACT: GARRETT DINSMORE

LANDSCAPE ARCHITECT/PLANNE

COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, PL 33458 561,747,6336 561.747.6336 CONTACT: DANIEL SORROW

PORT ST LUCIE, FLORIDA 34987 772.462.2455 CONTACT: TOBY OVERDORF

LEGEND

STOP SIGN PRESERVE SIGN

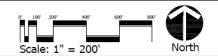
TRAFFIC: SLSAN O'ROUINE PE INC. 969 SE PEDERAL HWY SUITE 402 STUART, PL. 34994 772.781.7918 CONTACT: SUSAN O'ROURKE

10250 SW VILLAGE PARKWAY SUITE 201 PORT ST LUCIE, PLORIDA 34987 772.462.2465

CONTACT: DAVID BAGGETT

SURVEYOR: CAULITELD & WHEELER, INC. 7900 GLADES ROAD SUITE 100 BOCA RATON, FLORIDA 33434 561.392.1991 CONTACT: DAVID LINDLEY

OVERALL PHASE 1 SITE PLAN



	PHASE 1	ACRES
888	Wetland Preserve	13.97
Here	Wetland Buffer	23.27
555	Upland Preserve	41.38
	Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	78.62
3000	Native Landscape Areas to Remain (Per PUD Public Benefit)	8.72
10000	Native Landscape Areas to Remain	7.49

PARKING REQUIRED:

STORM WATER ELEVATIONS

CRITERIA	MINIMUM ELEVATI	
MINIMUM ROAD	14.25 NAVD	
(10 YR/ 24 HR STORM)		
MINIMUM PERIMETER BERM	15.00 NAVD	
(25 YR/ 72 HR STORM)		
MINIMUM FINISHED FLOOR	16.50 NAVD	
(100 VR / 72 HR STORM)		

KING PROVIDED: 2(1WO) PARKING SPACES IN GARAGE & 2(1WO) A	AVAILABLE GOEST SPACES PER DRIVEWAT		
CULATIONS	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
HASE 1 SITE AREA	7,652,952	175.6876	100.00%
ERVIOUS AREA	5,238,961.20	120.27	68.46%
UPLAND PRESERVE (INCLUDING WETLAND BUFFERS)	2,816,154.00	64.65	36.80%
NATIVE LANDSCAPE AREAS TO REMAIN (PER PUD PUBLIC BENEFIT)	379,843.20	8.72	7.25%
NATIVE LANDSCAPE AREAS TO REMAIN	326,264.40	7.49	11.59%
EXISTING EASEMENTS (FPL, TURNPIKE)	135,907.20	3.12	4.83%
OPEN SPACE (COMMON AREAS, ROWS, LIMES, UPLAND TRANSITIONS)	705,236.40	16.19	13.46%
OPERATION 300	875,556.00	20.10	11%
APERVIOUS AREA	2,413,659.60	55.41	31.54%
LAKE AREA	852,904.80	19.58	11.14%
WETLAND AREA	608,533.20	13.97	11.62%
BUILDING COVERAGE (GUARD HOUSE, MAIL KIOSK)	1,306.80	0.03	0.02%
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS, RV AREA)	205,603.20	4.72	2.69%
LOT COVERAGE	745,311.60	17.11	9.74%
DEL ROW PARKING			

17 SPACES (2 HANDICAP SPACES INCLUDED IN TOTAL)



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

HIGHPOINTE PUD

PHASE ONE FINAL SITE PLAN

Applicant: Pulte Group

Property Owner: Christ Fellowship Church, Inc.

Agent for the Applicant: Cotleur and Hearing, Daniel T. Sorrow, AICP

County Project Coordinator: Peter Walden, AICP, Principal Planner

Growth Management Director: Paul Schilling Project Number: C148-009

Record Number: DEV2020010008

Report Number: 2021 0903 C148-009 Staff Final

Application Received: 11/30/2020 Transmitted: 12/01/2020 Staff Report: 02/03/2021 Resubmittal Received: 04/05/2021 Transmitted: 04/05/2021 Date of Report: 06/07/2021 Resubmittal Received: 07/06/2021 Transmitted: 07/06/2021 Date of Report: 09/03/2021

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