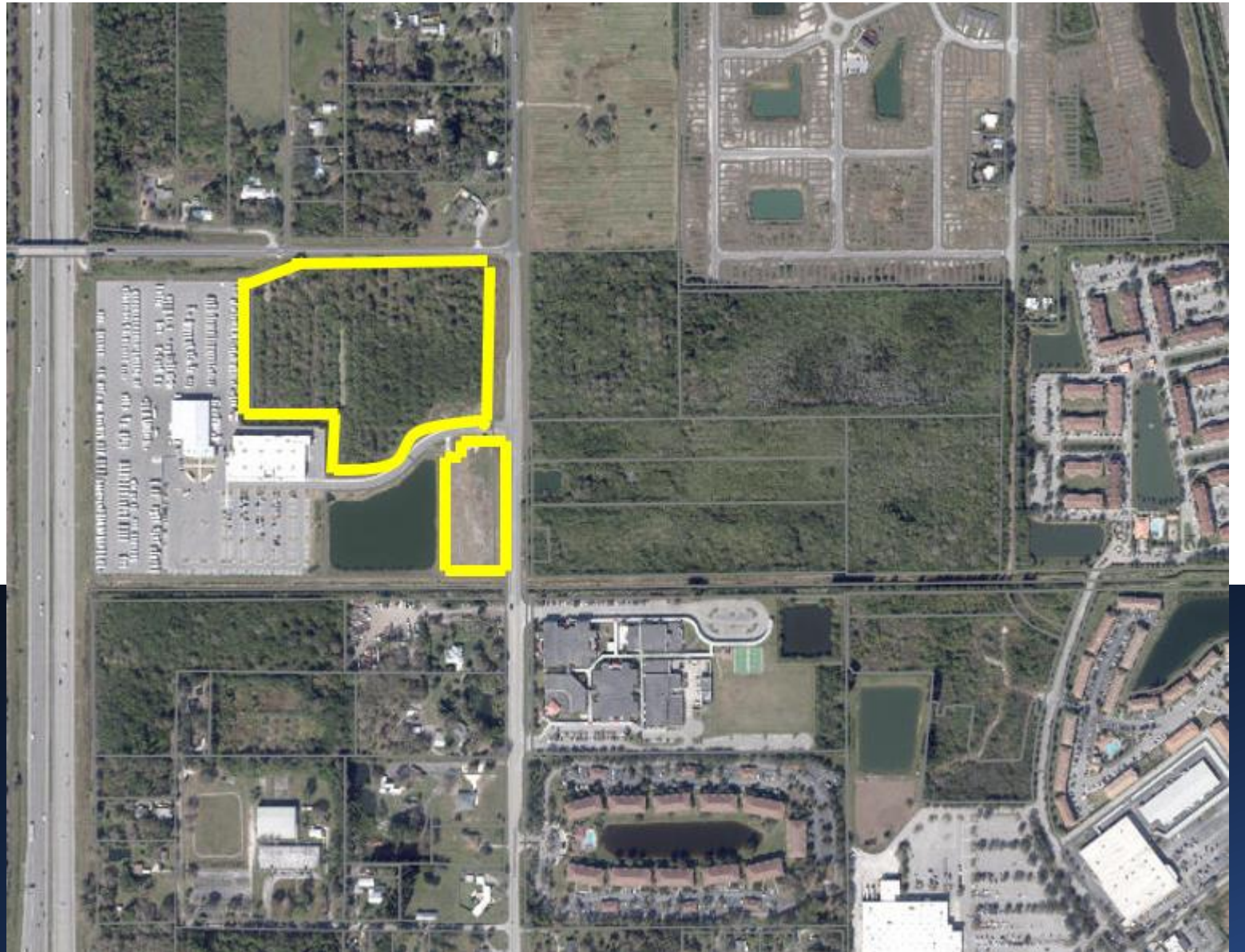




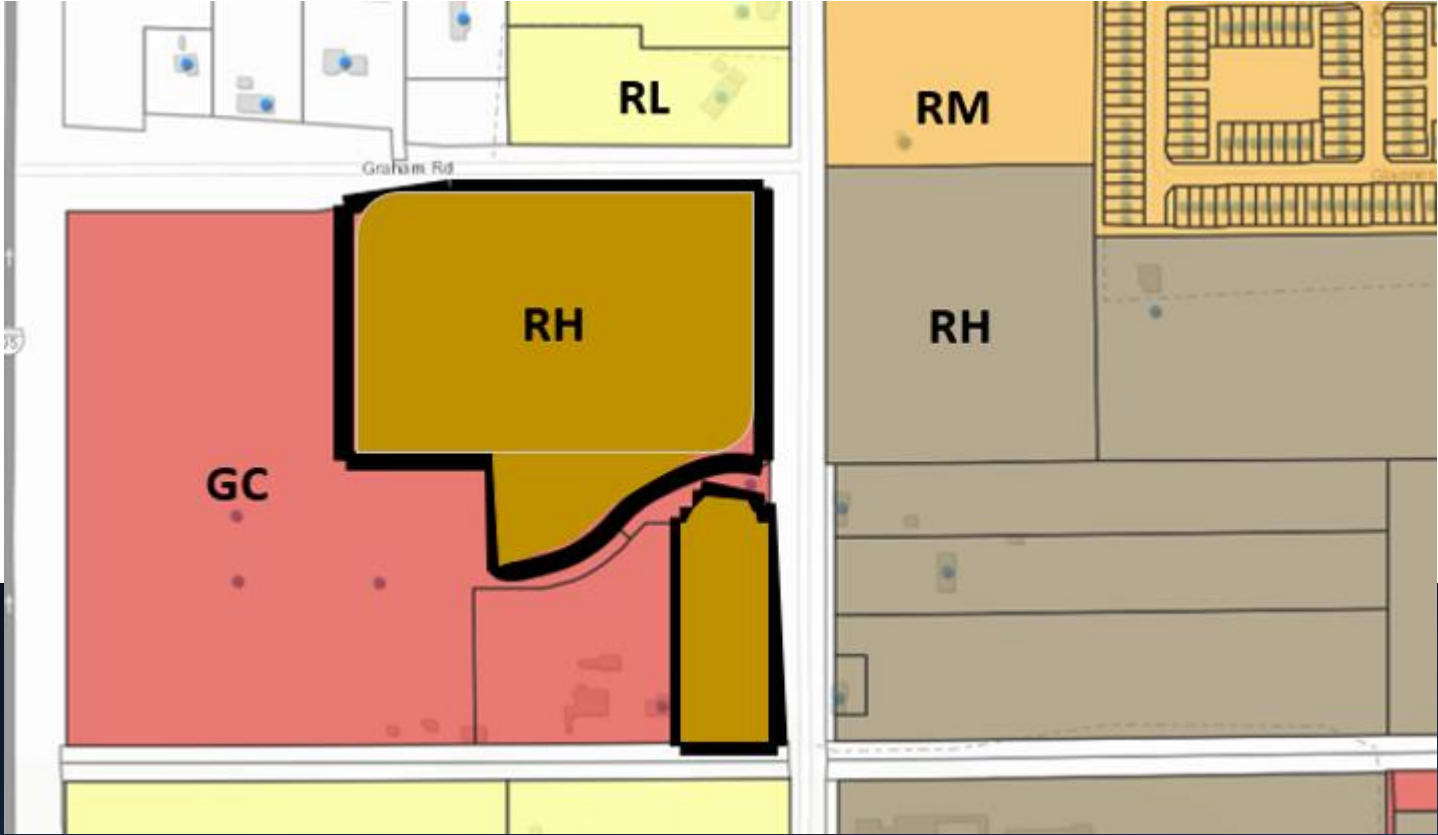
**Hillpointe Residential
Site Plan - Design Review
2101 & 2151 S. Jenkins Road**

Location Map

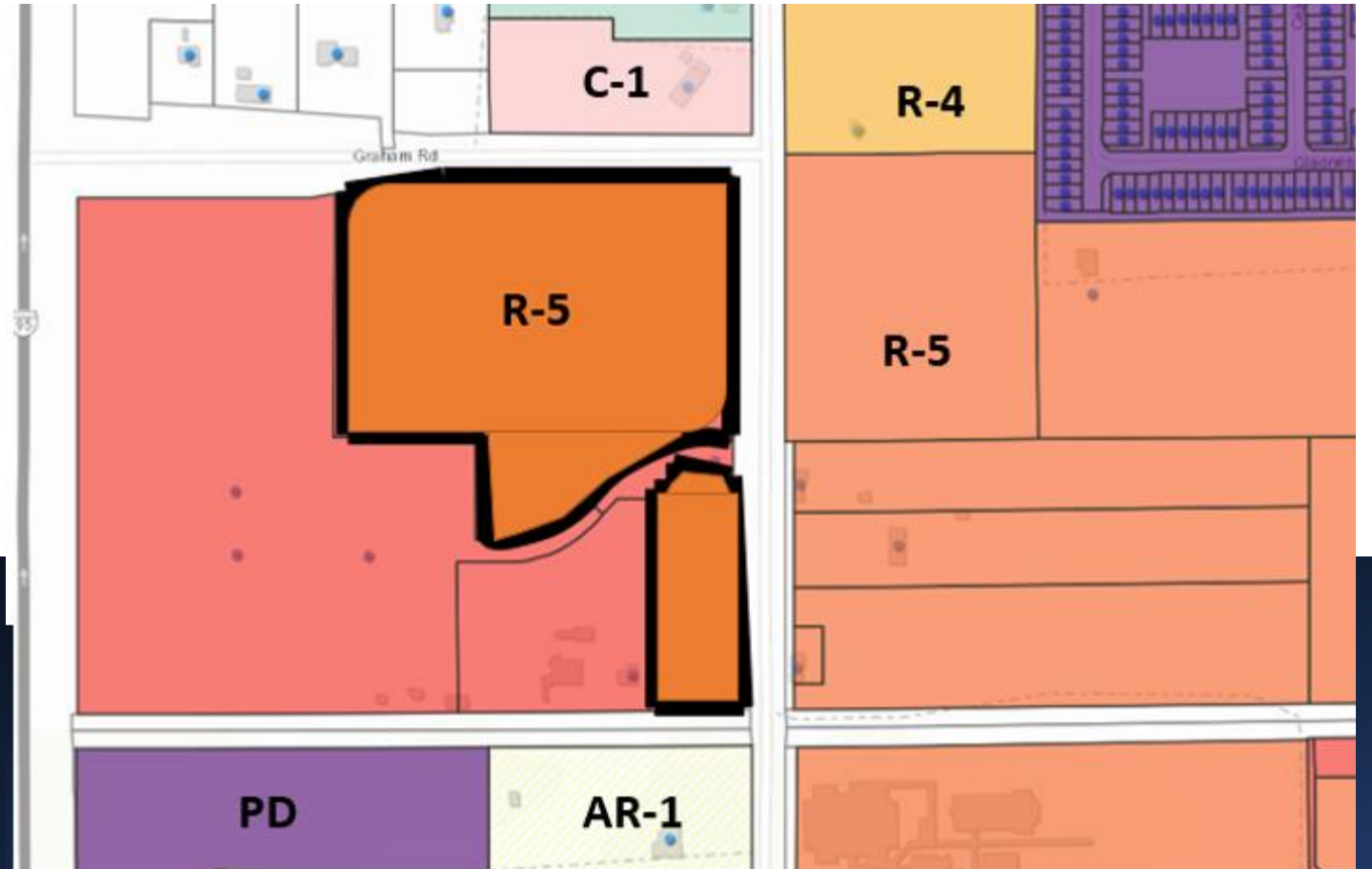
Approx. 17.25 acres



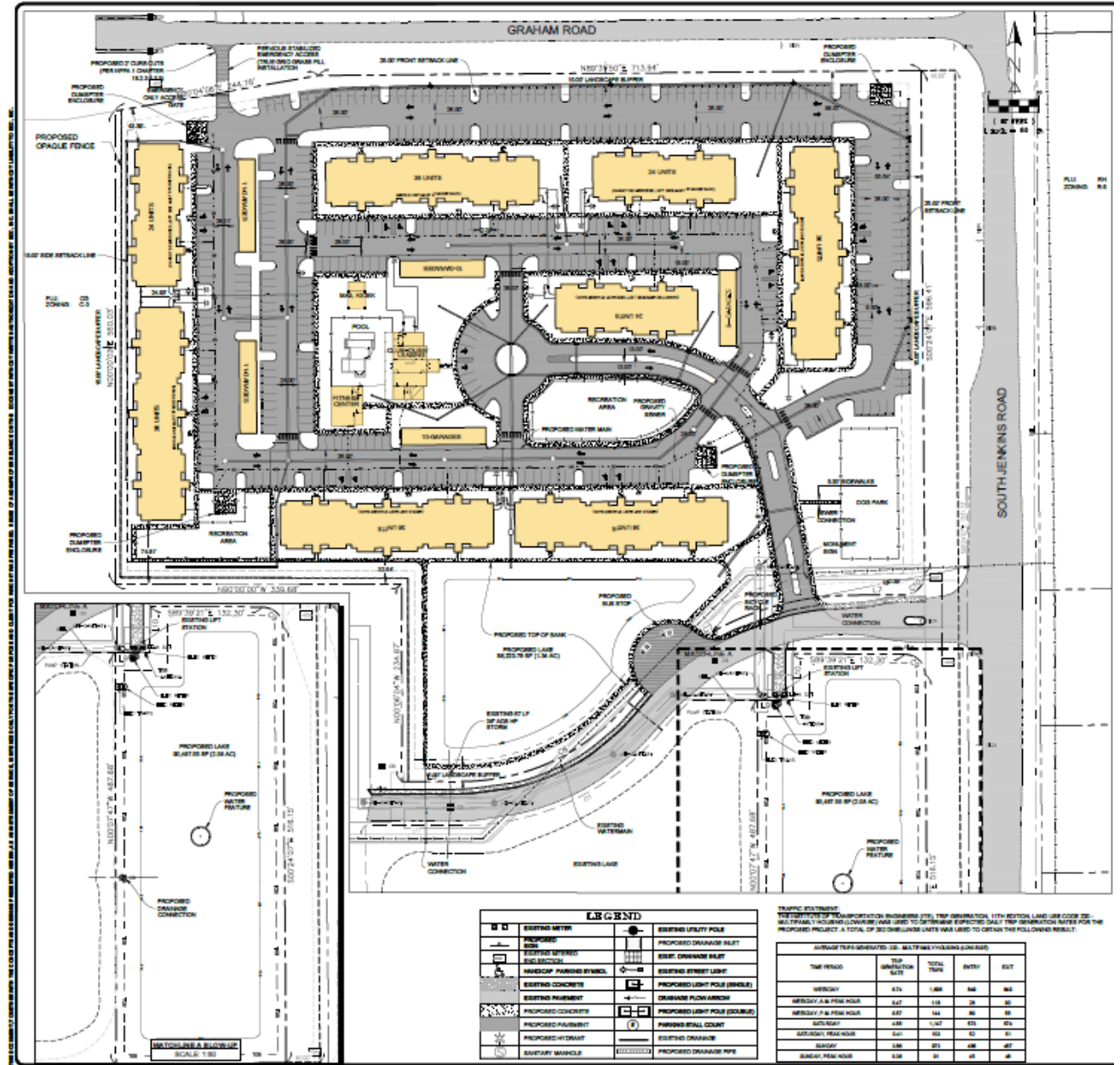
FLU Map



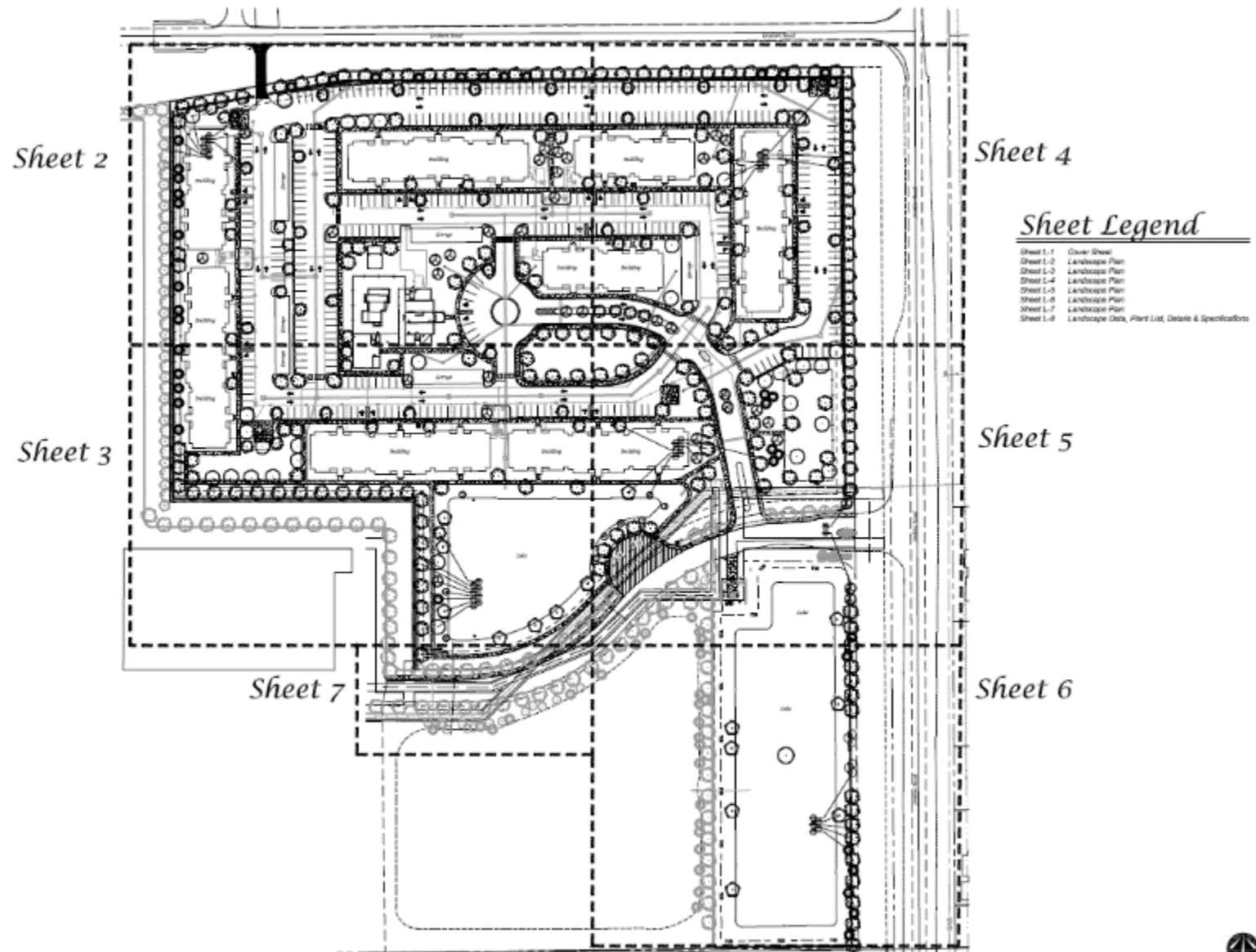
Zoning Map



Site Plan



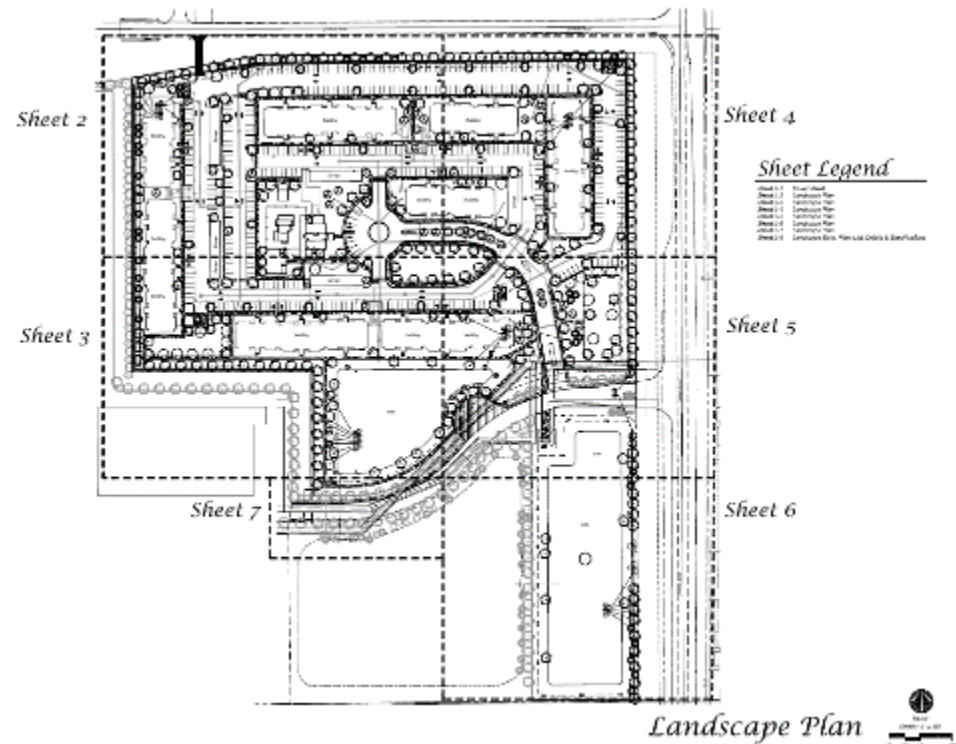
Landscape Plan



Landscape Plan



Landscape Plan



TREES

- (15) Red Maple
- (69) Eagleston Holly
- (35) Magnolia
- (40) Slash Pine
- (9) Bald Cypress
- (20) Laurel Oak
- (6) Sabal Palms
- (162) Live Oak

SHRUBS/GROUND COVER

- (440) Simpson Stopper
- (440) Florida Privet
- (440) Florida Anise
- (440) Walter's Viburnum
- (440) Bahia Sod



24/36-unit Buildings Design



Clubhouse Design

Staff Recommendation Site Plan and Design Review

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.
3. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
4. More than two electric charging stations should be provided. Staff will discuss the ratio with the applicant.

Planning Board's Action Site Plan and Design Review

Planning Board's Recommendation:

The Planning Board, at their December 12th, 2022 meeting, voted unanimously to recommend Approval of the request with conditions.

City Commission's Actions Site Plan and Design Review

- **Possible actions of the Commission:**
 - APPROVAL of the proposed Site Plan and Design Review, and no changes
 - APPROVAL of the proposed Site Plan and Design Review with changes
 - DISAPPROVAL of the proposed Site Plan and Design Review



**Hillpointe Residential
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