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BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-

**[REGARDING REVISED FINAL SITE PLAN APPROVAL FOR PHASE 2 OF THE
HIGHPOINTE PUD WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. Pulte Home Company LLC, submitted an application for the approval of the Phase 2 revised final site plan for the Highpointe Planned Unit Development (PUD), located on lands described in Exhibit A, attached.
2. Pursuant to Table 10.5.F.9., Land Development Regulations, Martin County Code, a review of this application is not required by the Local Planning Agency.
3. Upon proper notice, this Board considered approval at a public meeting on the application on October 21, 2025.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised final site plan for Phase 2 of the Highpointe PUD is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The Phase 2 revised final site plan for the Highpointe PUD is approved. More specifically, this approval is intended to provide consistency with the approved revised master site plan, which added six (6) lots to phase 2 and to allow the six lots to be platted and conveyed. Development of Phase 2 of the Highpointe PUD shall be in accordance with the approved revised final site plan attached as Exhibit B.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the revised final site plan for Phase 2 of the Highpointe PUD project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, Land Development Regulations, Martin County Code.

F. Development for Phase 2 of the Highpointe PUD shall be per Exhibit E Timetable of Development in the approved Highpointe PUD Zoning Agreement.

G. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the revised final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at revised final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

H. Hauling of fill is not permitted. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 21ST DAY OF OCTOBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____

CAROLYN B. TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____

SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____

ELYSSE A. ELDER
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Phase 2 Final Site Plan