

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 21-9.48
[REGARDING PHASE 1 FINAL SITE PLAN APPROVAL
FOR 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 Phase 1 final site plan approval for the Highpointe PUD Project, located on lands legally described in Exhibit A, attached hereto.
2. Upon proper notice of hearing this Board held a public meeting on the application on September 28, 2021.
3. At the public meeting, all interested parties were given an opportunity to be heard.

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

A. The Phase 1 final site plan, attached hereto as Exhibit B, for the Highpointe PUD Project is approved. Development of Phase 1 of the Highpointe PUD Project shall be in accordance with the approved final site plan attached hereto as Exhibit B.

B. 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 Phase 1 final site plan for the Highpointe PUD Project null and void.

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

D. All permits for Highpointe Phase 1 final site plan must be obtained within one year, by September 28, 2022. Development must be completed within two years, by September 28, 2023.

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, LDR, Martin County Code.

F. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the

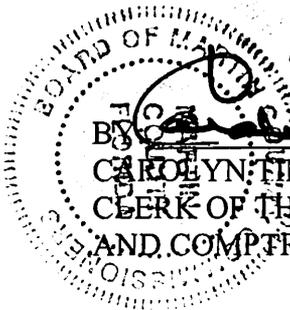
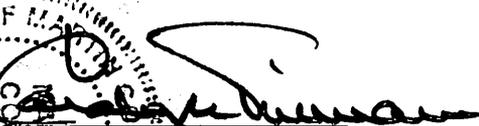
development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

G. The owner is not authorized to haul fill off of the site. The owner must comply with all County excavation and fill regulations.

H. 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 28th DAY OF SEPTEMBER, 2021.

ATTEST:


BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

- Exhibit A, Legal Description
- Exhibit B, Final Site Plan

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1 AND 2, AND A PORTION OF TRACTS 7, 8, 9 AND 16, SECTION 17, 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;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, 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:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.00°42'48"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 4,261.92 FEET; THENCE S.54°46'15"W., A DISTANCE OF 9.25 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 14°09'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 12.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°25'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.68 FEET; THENCE S.39°30'08"W., A DISTANCE OF 29.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°53'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 17.36 FEET; THENCE S.59°23'28"W., A DISTANCE OF 86.37 FEET; THENCE S.63°32'35"W., A DISTANCE OF 50.89 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°08'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 31.53 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°18'39"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 92.69 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 19°41'53"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 17.19 FEET; THENCE N.65°56'09"W., A DISTANCE OF 58.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°57'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.53 FEET; THENCE N.38°58'29"W., A DISTANCE OF 40.70 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°58'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 53.21 FEET; THENCE N.21°59'54"E., A DISTANCE OF 16.67 FEET; THENCE N.43°51'20"W., A DISTANCE OF 7.86 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 49°59'24"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 43.62 FEET; THENCE N.06°08'04"E., A DISTANCE OF 49.26 FEET; THENCE N.20°02'07"E., A DISTANCE OF 67.33 FEET; THENCE N.27°55'10"E., A DISTANCE OF 61.01 FEET; THENCE N.33°16'26"E., A DISTANCE OF 57.70 FEET; THENCE N.45°44'54"E., A DISTANCE OF 40.93 FEET; THENCE N.32°57'23"E., A DISTANCE OF 13.10 FEET; THENCE N.00°55'59"W., A DISTANCE OF 49.43 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°52'14"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 41.78 FEET; THENCE N.46°56'16"E., A DISTANCE OF 64.84 FEET; THENCE N.34°38'27"W., A DISTANCE OF 12.67 FEET; THENCE N.03°05'22"E., A DISTANCE OF 57.50 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°58'32"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 15.69 FEET; THENCE N.14°53'10"W., A DISTANCE OF 52.83 FEET; THENCE N.03°16'33"W., A DISTANCE OF 75.49 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 92.56 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°59'05"E., A RADIAL DISTANCE OF 85.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°13'03", A DISTANCE OF 114.39 FEET; THENCE N.03°12'08"E., A DISTANCE OF 41.81 FEET; THENCE N.07°12'17"E., A DISTANCE OF 50.55 FEET; THENCE N.12°26'30"E., A DISTANCE OF 40.06 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 222.00 FEET AND A CENTRAL ANGLE OF 29°12'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 113.19 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 530.99 FEET AND A CENTRAL ANGLE OF 39°49'52"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 369.14 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 09°14'20"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.25 FEET; THENCE N.13°49'18"E., A DISTANCE OF 62.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 31°12'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.18 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 382.90 FEET AND A CENTRAL ANGLE OF 57°03'33"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 38.131 FEET; THENCE N.19°45'59"W., A DISTANCE OF 42.44 FEET; THENCE N.25°15'40"W., A DISTANCE OF 123.37 FEET; THENCE N.42°50'43"W., A DISTANCE OF 82.99 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 121.40 FEET AND A CENTRAL ANGLE OF 63°36'01"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 134.76 FEET; THENCE S.73°33'17"W., A DISTANCE OF 84.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°23'58"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 91.10 FEET; THENCE N.89°02'46"W., A DISTANCE OF 155.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING 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°52'44"W., A DISTANCE 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 TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.60°25'28"W., A RADIAL DISTANCE OF 114.55 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 141°15'13", A DISTANCE OF 282.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 66.24 FEET AND A CENTRAL ANGLE OF 99°13'54"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 114.71 FEET; THENCE N.27°52'09"W., A DISTANCE OF 122.57 FEET; THENCE S.46°11'08"W., A DISTANCE OF 49.49 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.38°26'38"W., A RADIAL DISTANCE OF 167.73 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 82°54'05", A DISTANCE OF 242.69 FEET; THENCE S.40°11'34"E., A DISTANCE OF 148.55 FEET; THENCE S.48°07'29"W., A DISTANCE OF 167.32 FEET; THENCE S.49°33'51"W., A DISTANCE OF 65.68 FEET; THENCE N.33°33'33"W., A DISTANCE OF 165.67 FEET; THENCE S.54°24'26"W., A DISTANCE OF 42.34 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.66°43'44"W., A RADIAL DISTANCE OF 34.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°17'20", A DISTANCE OF 37.78 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 299.68 FEET AND A CENTRAL ANGLE OF 07°24'29"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.75 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 85.70 FEET AND A CENTRAL ANGLE OF 13°32'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 20.27 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 293.41 FEET AND A CENTRAL ANGLE OF 08°52'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 12°23'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 44.33 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 25.50 FEET AND A CENTRAL ANGLE OF 36°08'59"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.09 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 241.82 FEET AND A CENTRAL ANGLE OF 22°55'53"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 96.78 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 46.50 FEET AND A CENTRAL ANGLE OF 40°58'23"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 33.25 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 65.24 FEET AND A CENTRAL ANGLE OF 32°43'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.26 FEET; THENCE S.61°28'32"W., A DISTANCE OF 39.71 FEET; THENCE S.57°23'10"W., A DISTANCE OF 40.18 FEET; THENCE S.60°43'39"W., A DISTANCE OF 112.39 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 06°59'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 54.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 244.05 FEET AND A CENTRAL ANGLE OF 10°33'42"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 44.99 FEET; THENCE S.64°17'57"W., A DISTANCE OF 123.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 259.42 FEET AND A CENTRAL ANGLE OF 17°31'19"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 79.34 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 58.30 FEET AND A CENTRAL ANGLE OF 37°27'22"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 38.11 FEET; THENCE N.02°15'47"E., A DISTANCE OF 1,387.97 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4,683.75 FEET AND A CENTRAL ANGLE OF 08°22'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 684.99 FEET; THENCE N.02°15'47"E., A DISTANCE OF 317.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE S.89°59'32"W. ALONG SAID SOUTH LINE, A DISTANCE OF 30.03 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923; THENCE N.01°58'42"E., A DISTANCE OF 834.99 FEET; THENCE N.89°59'32"E. ALONG A LINE LYING 834.49 FEET NORTH (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,218.93 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY, PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955; THENCE S.22°15'27"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET; 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.

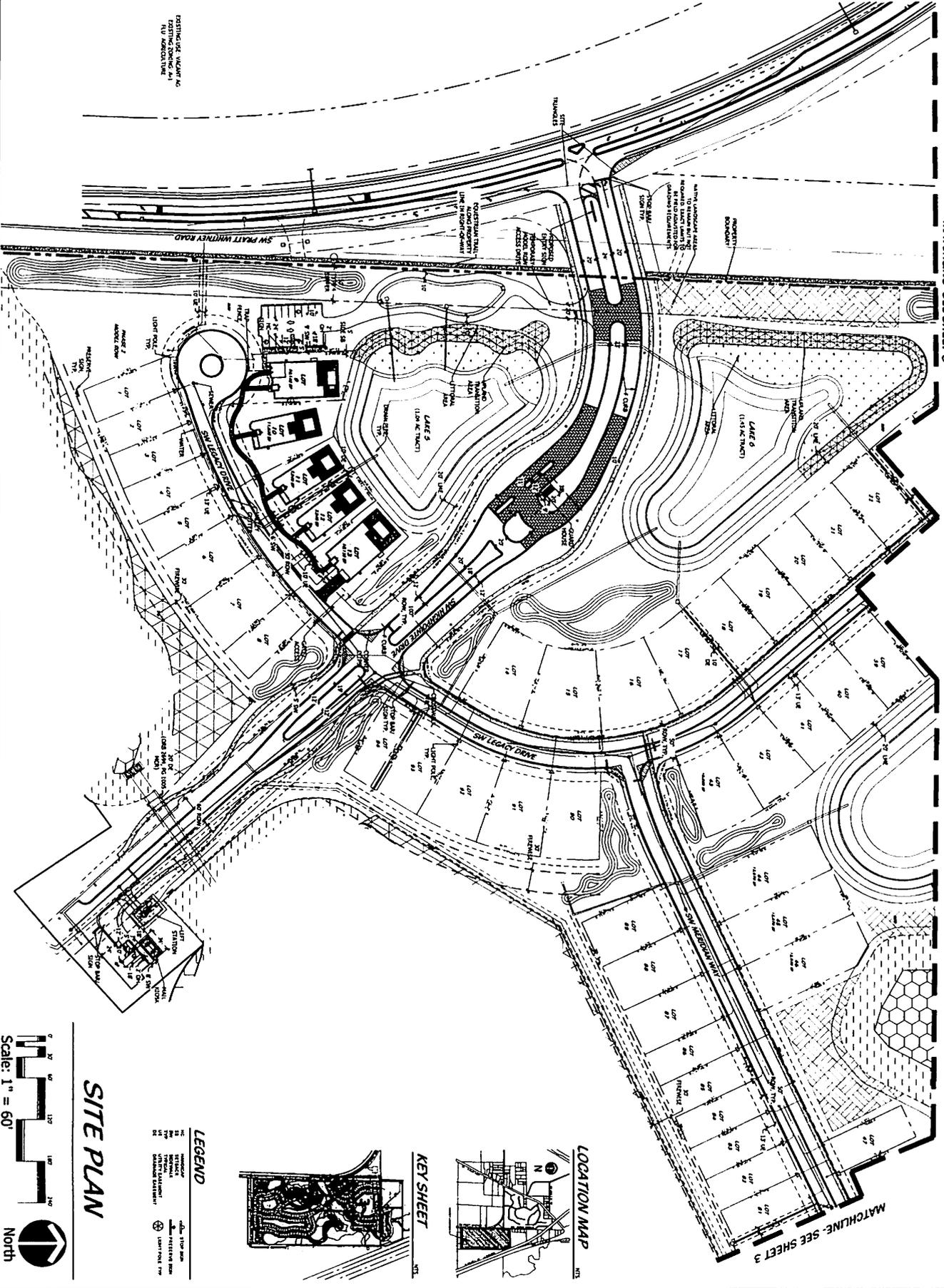
SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

CONTAINING 7,6652.954 SQUARE FEET/175.6876 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3



EXISTING USE, VACANT AS
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BY DISPOSITION



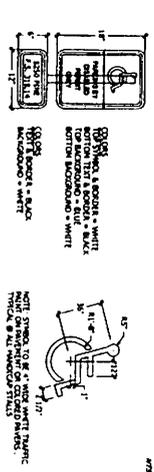
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SITE PLAN

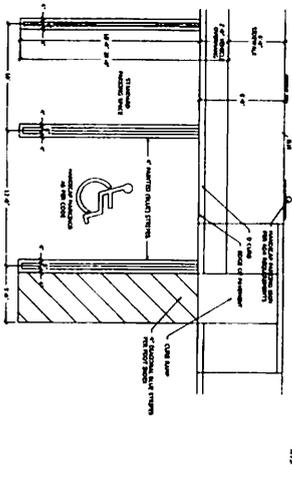
LEGEND

1/2" = 110' max	1/2" = 110' max
1/4" = 55' max	1/4" = 55' max
1/8" = 27.5' max	1/8" = 27.5' max
1/16" = 13.75' max	1/16" = 13.75' max
1/32" = 6.875' max	1/32" = 6.875' max
1/64" = 3.4375' max	1/64" = 3.4375' max
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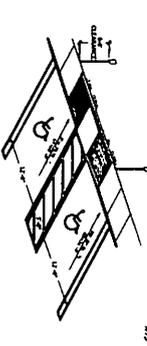
HANDICAP SIGN & SYMBOL DETAIL



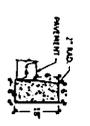
STANDARD AND HANDICAP PARKING DETAIL



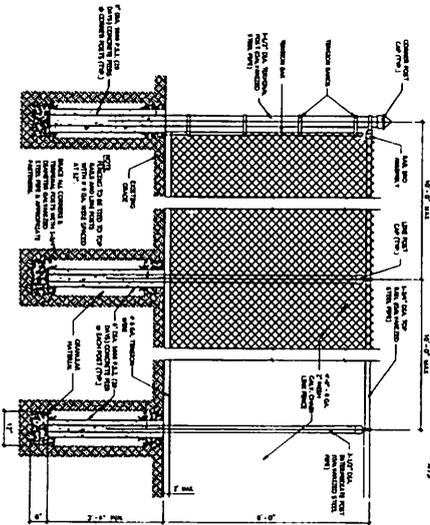
HANDICAP RAMP DETAIL



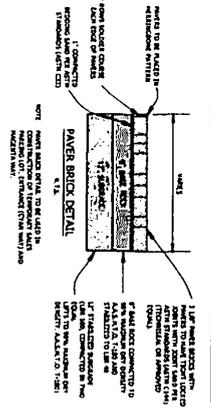
D CURB DETAIL



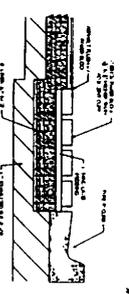
TYPICAL CHAIN-LINK FENCE DETAIL



TYPICAL SIDEWALK PAVEMENT DETAIL



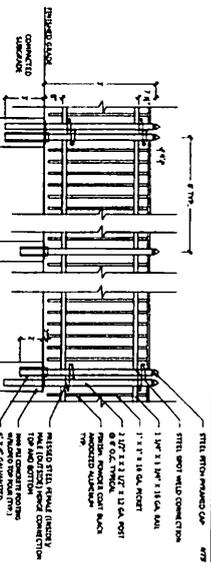
PAVER BLOCK DETAIL



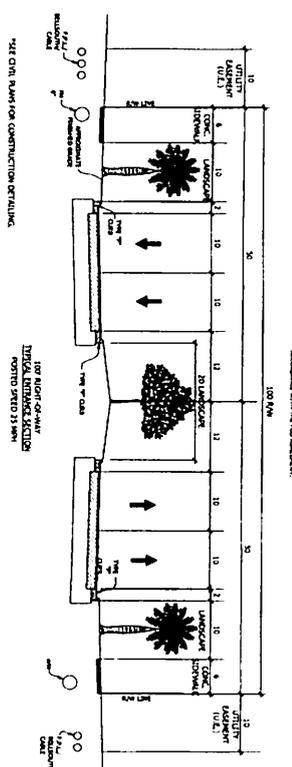
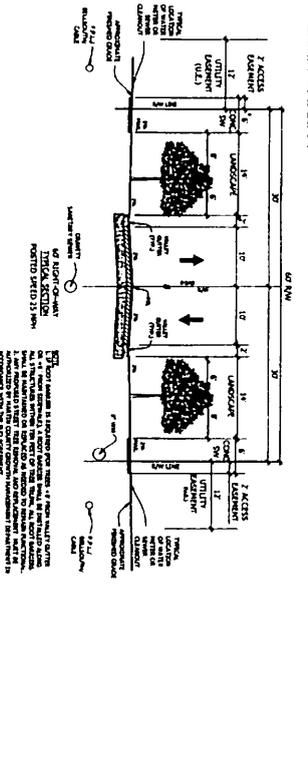
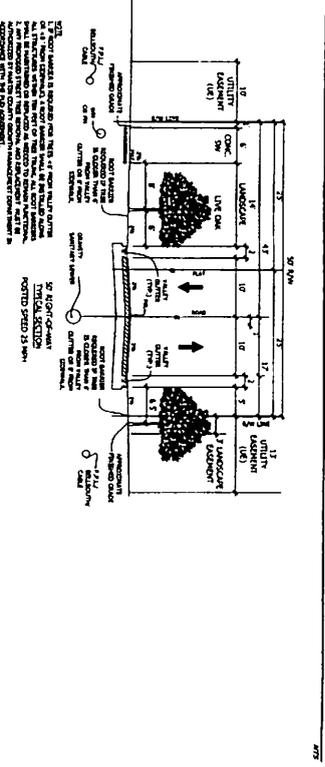
TYPICAL SIDEWALK DETAIL



MODEL ROW FENCE DETAIL



TYPICAL RIGHT-OF-WAY SECTIONS



SITE DETAILS



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 LEAF LC-20000035

HIGHPOINT
 PULTE GROUP
 Martin County, Florida

REVISION	DATE
1. 10/15/11	10/15/11
2. 10/15/11	10/15/11
3. 10/15/11	10/15/11
4. 10/15/11	10/15/11
5. 10/15/11	10/15/11
6. 10/15/11	10/15/11
7. 10/15/11	10/15/11
8. 10/15/11	10/15/11
9. 10/15/11	10/15/11
10. 10/15/11	10/15/11

