



Board of County Commissioners

County
EXHIBIT #1
2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 21-0900

DPQJ-2

Meeting Date: 7/13/2021

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB, FIFTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN AND A REVISED PHASE 3 FINAL SITE PLAN (F099-031) AND REVISED PAMP

EXECUTIVE SUMMARY:

This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development Zoning Agreement including a revised master site plan and revised phasing plan and a revised Phase 3 final site plan and Preserve Area Management Plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County Line. The approximately 122 acres in Martin County includes an 18-hole golf course, club facilities, 33 residential units and the associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP

Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development (PUD) Zoning Agreement including a revised master site plan and a revised Phase 3 final site plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and it straddles the Martin and St. Lucie County line. The property borders the C-23 canal where it flows into the St. Lucie River. The project includes a golf course and associated amenities along with 33 homesites and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation.

The Floridian Golf Club PUD Zoning Agreement and master site plan were originally approved in 2012. The project is comprised of 6 phases with most of the infrastructure and amenities in place.

The Fifth Amendment proposes to fill in the existing boat basin located between lots 17 and 18. A

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/13/21 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

living shoreline and rip rap will be added similar to existing shoreline treatments existing onsite. The 2 existing golf villas are proposed to be conveyed as condominium units.

This application was not required to be heard by the Local Planning Agency pursuant to Section 10.5.F.9 LDR.

The following supporting items are attached:

- Staff Report
- Fifth PUD amendment
- Resolution to Approve Phase 3
- Revised Master Plan
- Revised Phasing Plan
- Revised Phase 3 Final Site Plan
- Revised PAMP (Preserve Area Management Plan)
- Application Materials
- Construction Plans
- Disclosure of Interest
- Sign Posting Certification
- Resolution to Deny

ISSUES:

There are no unresolved issues associated with this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the Agenda Item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the request for the Fifth Amendment to the Floridian Golf Club PUD including the revised master and phasing plan and the revised Phase 3 final site plan.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input checked="" type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Other: | | |

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE FLORIDIAN GOLF CLUB PUD 5TH AMENDMENT TO THE PUD, REVISED MASTER AND PHASING PLAN AND PHASE 3 FINAL SITE PLAN

Applicant:	Floridian National Golf Club, LLC
Property Owner:	Floridian National Golf Club, LLC
Agent for the Applicant:	Morris A. Crady, AICP, Lucido & Associates
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	F099-031
Record Number:	DEV2019110004
Report Number:	2020_0610_F099-031_Staff_Final.docx
Application Received:	12/27/2019
Transmitted:	12/27/2019
Staff Report:	02/20/2020
Resubmittal Received:	04/08/2021
Transmitted:	04/08/2021
Date of Report:	06/10/2021

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B. Project description and analysis

Request approval for the 5th amendment to the Floridian Golf Club PUD agreement and concurrent revised master and revised phase 3 final site plan approval. The Floridian Golf Club is located on SW Murphy Road in Palm City and is straddles the Martin and St. Lucie County line. The property borders the C-23 canal where it flows into the St. Lucie River. The project includes a golf course and associated amenities along with 56 homesites and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation.

The Floridian Golf Club PUD and master site plan was originally approved in 2012. The project is comprised of 6 phases with most of the infrastructure and amenities in place.

The 5th amendment proposes to fill in the existing boat basin located between lots 17 and 18. A living shore line and rip rap will be added similar to existing shoreline treatments existing onsite. The 2 existing

Golf villas will be permitted to be conveyed as condominium units.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	Done
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	N/A
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This is an application requesting approval of a Revised PUD Final Site Plan for a phased PUD that has an approved Master Site Plan. This application is classified as a major development which has received a prior site plan approval. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., (2019).

Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

E. Location and site information

Parcel number(s) and address:

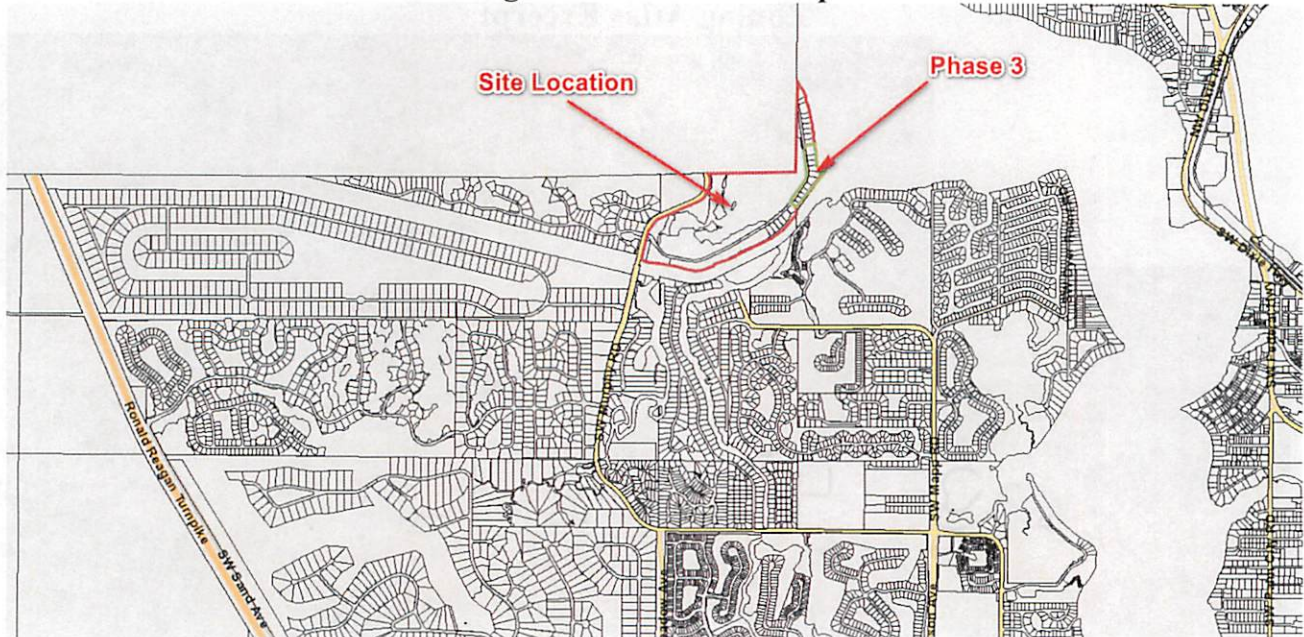
013840020000000100

Unaddressed, Tract 1

Existing Zoning:
Future land use:

PUD, Planned Unit Development
FLU-ES-2, Future Land Use Estate Res 2 Unit/Acre

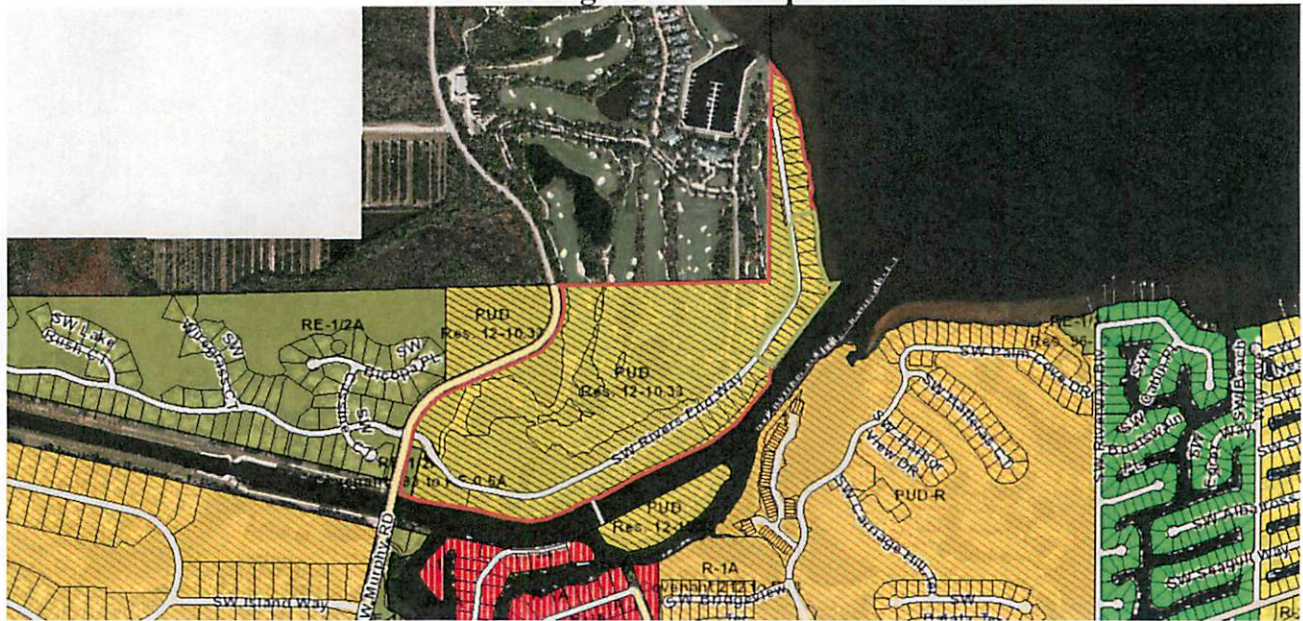
Figure 1: Location Map



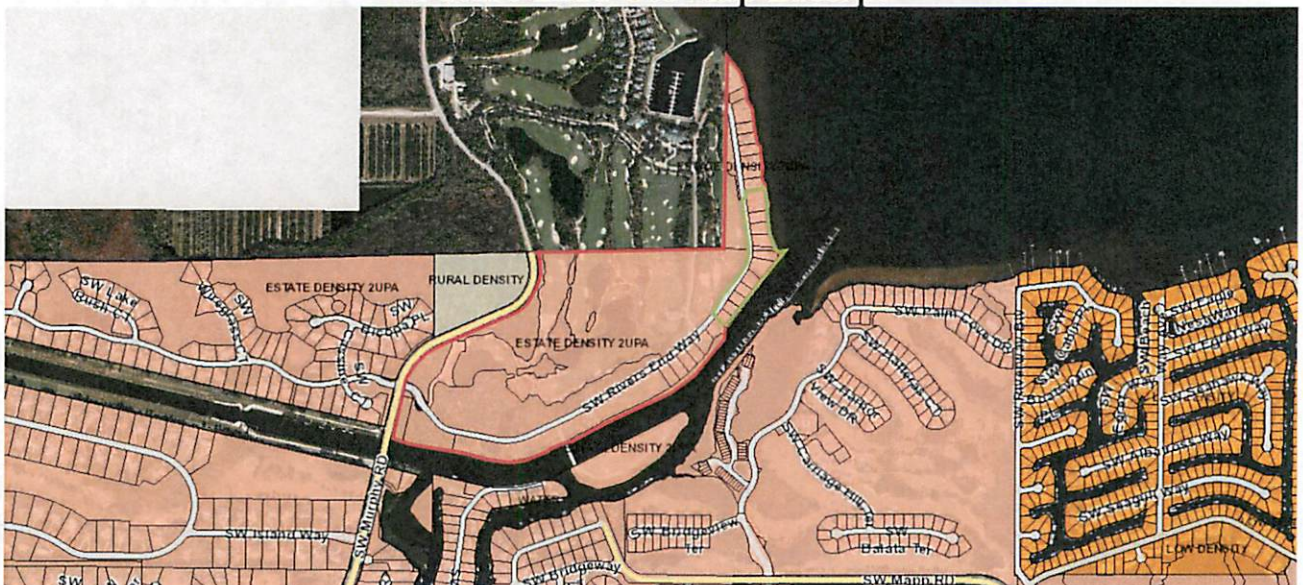
Aerial



Zoning Atlas Excerpt



Future Land Use Map Excerpt



Development Overlay



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Comprehensive Growth Management Plan

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1A.1., states: 'The County's existing Land Development Regulations shall conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and the FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Fish and Wildlife Conservation Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;
- (10) Include provisions for the transfer of development rights to:

- (a) Protect environmentally sensitive areas and/or historic resources; and
- (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR, and subject to any conditions in this report.

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

Additional Information:

Information #1:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.1. AND 5.32. (2016)

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. (2001), which includes Table 4.19.1 that lists the minimum right-of-way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by Real Property Management.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1., LDR, Martin County, Fla. (2019)

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it is a development, a development alteration, or an expansion that does not create additional impact on the roadway network. [Martin County, Fla., LDR Article 5, Division 2, Section 5.32 (2009)]

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this application as currently proposed, pursuant to Section 10.1., LDR, Martin County, Fla. (2019)

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation is less than the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant proposes to fill the Boat Basin within Lots 17 and 18 of The Floridian Phase 3. In addition to filling the Boat Basin, 12 additional lots along the North Fork St Lucie River will be developed and graded with side lot swales and flows consistent with the approved Floridian Master Stormwater Management System. Per the Engineer's Statement of December 18, 2019, "There are no proposed modifications to the Floridian Master Stormwater Management System (the "SWMS") or outfall. Water quality and attenuation will continue to be provided in the SWMS. The applicant previously demonstrated the water quality volume is being met in the existing Floridian Master Drainage System prior to discharge; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that all finished floors will be constructed at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.

Division 19- Roadway Design: The applicant has demonstrated compliance with the design of an internal vehicular access roadway connecting to SW Murphy Road. Therefore, the design meets the requirements in Division 19.

Development Order Condition:

The Engineering Department finds this application in compliance, provided that the Development Order includes the following conditions:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

Electronic File Submittal

Findings of Compliance

The AutoCAD site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

The AutoCAD site plan was in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. Irrigation for the entire Floridian is by reclaimed water supplied by the City of Port St. Lucie.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Preparedness

Findings of Compliance:

The applicant has previously provided a Hurricane Action Plan, which will be included in the Declaration of Covenants and Restrictions and provided to all property owners. Therefore, this application is consistent with the emergency management requirements for residential development in conformance with the Martin County Land Development Regulations, Comprehensive Growth Management Plan and County Code.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. [Martin County, Fla., LDR Section 10.1.F. (2016)]

Martin County School Board

The School Board staff has reviewed this application for compliance with Florida Statutes, Martin County code and School Board Policy and has no objection to this application.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – In Place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – In Place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings - Comply

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - Comply

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - Comply

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #5:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #6:

1 (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled

Item #7:

1 (1) copies 24" x 36" of the approved site plan.

Item #8:

One (1) digital copy of site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #9:

Original of the construction schedule.

Item #10:

Two (2) originals of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #11:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00	\$4,000.00	
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Floridian National Golf Club, LLC
Giles Kibbe
3700 SE Floridian Drive
Palm City, FL 34990
772-781-7700

Agent: Morris A. Crady, AICP
Lucido & Associates
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

Landscape architect: Lucido & Associates
701 East Ocean Blvd
Stuart, FL 34994
772-220-2100

Y. Acronyms

ADA..... Americans with Disability Act
AHJ..... Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP..... Comprehensive Growth Management Plan
CIE..... Capital Improvements Element
CIP..... Capital Improvements Plan
FACBC..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement

Z. Attachments

[blank space above line reserved for recording data]

**FIFTH AMENDMENT TO FLORIDIAN GOLF CLUB
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____, 2021, by and between FLORIDIAN NATIONAL GOLF CLUB, LLC, a Florida limited liability company, f/k/a FLORIDIAN GOLF RESORT, LLC, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, after appropriate notice, public hearing and approval, OWNER and COUNTY on or about the 23rd day of October 2012, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as “Floridian Golf Club PUD”, which Agreement is recorded at Official Records Book 2616, beginning at Page 1910 of the Public Records of Martin County, Florida, the “Original Agreement” which has been amended through and including that certain Fourth Amendment to Floridian Golf Club Planned Unit Development Zoning Agreement, dated March 19, 2019, and recorded in Official Records Book 3058, beginning at Page 2566 of the Public Records of Martin County, Florida the “Fourth Amendment”, and collectively with the Original Agreement and all amendments thereto being referred to as “the “PUD Agreement”; and

WHEREAS, OWNER desires to amend the PUD Agreement in order to replace the previously approved Revised Master Site Plan, Revised Timetable for Development, Revised Phasing Plan, and Revised Special Conditions with revised documents.

NOW, THEREFORE, the parties do hereby agree as follows:

1. The above recitals are true and correct and incorporated herein by this reference.
2. The Revised Master Site Plan and Revised Phasing Plan attached hereto as **Revised Exhibit D** and **Revised Exhibit E-1**, respectively, replace and supersede all previously approved versions of the Master Site Plan, Revised Master Site Plans, Phasing Plan and Revised Phasing Plans. **Revised Exhibit D** and **Revised Exhibit E-1** reflect the following changes:

- 2.1. The elimination of the boat basin between Lot 17 and Lot 18 within Phase 3.

- 2.2. The conversion of the two (2) Golf Villas within Phase 4, to two (2) River Cottage Units to be conveyed individually by way of condominium documents in accordance with Florida Statutes.

3. The Revised Timetable for Development attached hereto as **Revised Exhibit E** replaces and supersedes all previously approved versions of the Timetable for Development. **Revised Exhibit E** reflects the following changes:

- 3.1. Revises Phases 3 and 4 for consistency with the revisions to the Revised Master Site Plan described in paragraphs 2.1 and 2.2 above.

4. The Revised Special Conditions attached hereto as **Revised Exhibit F**, replaces and supersedes all previously approved versions of the Special Conditions. **Revised Exhibit F**, reflects the following revision to Special Condition 2 adding Paragraph B:

4.1. Special Condition 2:

- A. The five (5) “lake cottage units” identified as Phase 6 on the Revised Phasing Plan may be conveyed individually by way of condominium documents in accordance with Florida Statutes. Vehicular parking for the units shall be provided within Phase 6 and/or at the golf clubhouse with the understanding that owners and guests may utilize golf carts on the private roads within the project to access the units from the clubhouse. Access and parking for the units have been designed to accommodate vehicles and golf carts.
- B. The two (2) “river cottage units” identified within Phase 4 on the Revised Phasing Plan may be conveyed individually by way of condominium documents in accordance with Florida Statutes. Vehicular parking for the units shall be provide within Phase 4 and/or at the golf clubhouse with the understanding that owners and guests may utilize golf carts on the private roads within the project to access the units from the clubhouse. Access and parking for the units have been designed to accommodate vehicles and golf carts.

5. All the terms and conditions of the PUD Agreement, which are not specifically amended or revised by this Amendment, shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have caused this PUD Amendment to be made and entered into the day and year first written. The date of this PUD Amendment shall be the date on which this PUD Amendment was approved by the Board of County Commissioners.

OWNER

WITNESSES:

FLORIDIAN NATIONAL GOLF CLUB,
LLC, a Florida limited liability company
f/k/a FLORIDIAN GOLF RESORT, LLC

Name: _____

By: _____
Giles Kibbe, President

Name: _____

3700 SE Floridian Drive
Palm City, Florida 34990

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments before me by means of ☒ physical presence or ☐ online notarization, appeared Giles Kibbe, President of Floridian National Golf Club, LLC, a Florida limited liability company, f/k/a Floridian Golf Resort, LLC, on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2021.

Signature of Notary Public
Printed Name: _____
(Notary Seal)

COUNTY

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Carolyn Timmann
Clerk of the Circuit Court and Comptroller

By: _____
Stacy Hetherington, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

Sarah Woods
County Attorney

Pursuant to Sec. 695.26, F.S.
Prepared by:
Robert S. Raynes, Jr., Esquire
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996

REVISED MASTER SITE PLAN



Seite 83

**Assistant
Project National Self-Def. Ctr.**
375 E. Pioneer Drive
Fort Collins, CO, 80501
970-221-7700

**Lead Partner: Landmark Architect
Landscape & Associates**
201 E. Chestnut St.
Bldg. F, 30404
970-225-7400

**City/Region: Denver
Subsector: Planning**
2001 S. 28th Street
Fort Collins, CO, 80501
970-494-3300

**Environmental
BC Consultants**
1000 W. Kentucky Commons Blvd.
Bldg. F, 30404
970-221-4700

Marin County, Florida

Date	By	Description
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Date	By	Description
12/14/17	J.L.S.	Revised 40-P.C. Arrested
10/21/18	J.L.S.	1st Revision
11/23/18	J.L.S.	2nd Revision
01/22/19	J.L.S.	3RD Revision
11/16/2018	J.L.S.	Revised 40-P.C. Arrested
03/20/19	J.L.S.	Revision #1

Wetland Preserve (7 EE Ac.)

Scrub Preserve (8 EE Ac.)

Pine Flatcock Preserve (20.36 Ac.)

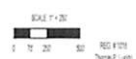
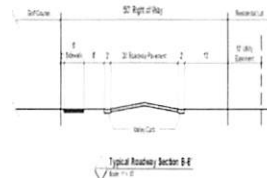
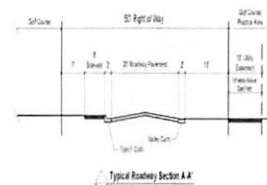
Oyster Pine Flatcock (5.56 Ac.)

Existing Golf Shelter	1,153 sf
Existing Teaching Center	4,420 sf
Recreation Building (Amenity Area)	4,745 sf
Park House (Amenity Area)	806 sf
2-Story Lake Cottages	3 units (4 Bedrooms Each) 2,773 sf Each
	2 units (4 Bedrooms Each) 2,890 sf Each
2-Story Golf Villas	2 units (6 Bedrooms Each) 7,938 sf Each
Maximum Height	36 Feet (3 story)
Single Family Lots 23 thru 22	15,000 sq (min)
Single Family Lots 23 thru 26	25,000 sq (min)
Average Lot Size	21,800 sq

- Have met the two different chapters all the time in the chapters for the **FAIR** currently being drafted
- **Medically plausible** and **scientifically plausible** data protection measures together with the existing policy measures in order to limit the impact of data breach. Consider the **FAIR** data protection measures that will become part of the regulation and the extent of the measures to be taken for the FAIR project
- The **FAIR** project is a project that is a separate measure with the support of the **FAIR** and the **FAIR** project is a measure for the **FAIR** project with the support of the **FAIR** project
- **FAIR** project is a measure that is a separate measure with the support of the **FAIR** project and the **FAIR** project is a measure for the **FAIR** project
- It includes the **FAIR** and the **FAIR** project is a measure for the **FAIR** project and the **FAIR** project is a measure for the **FAIR** project
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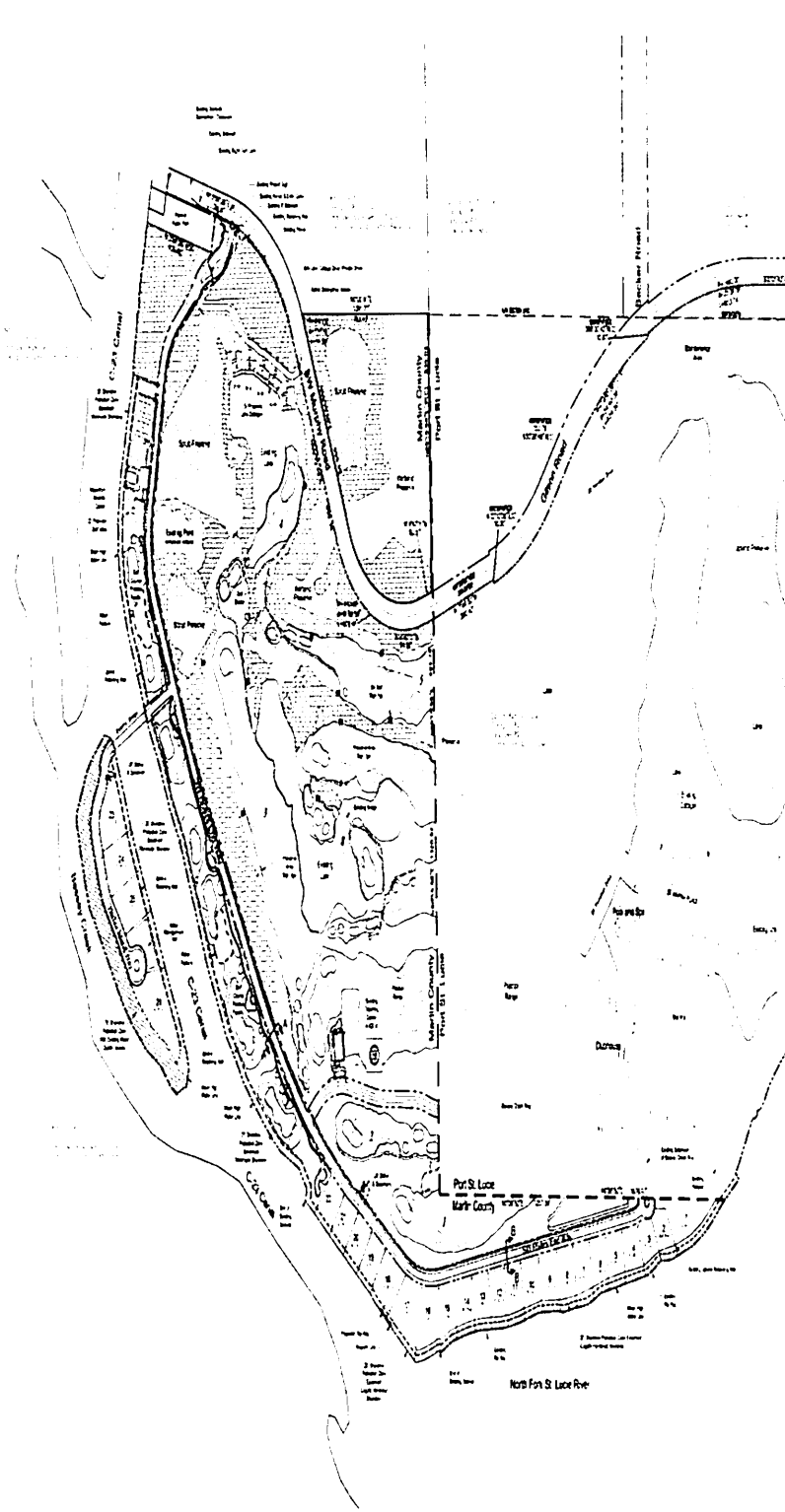
Total Site Area	5,237,298 sq. ft. (121.67 ac)
Total Residential Units	32 units
Gross Residential Density	0.27 units/ac
Total Pavement	1,592,154 sq. ft. (36.55 ac)
Developable Area	3,705,154 sq. ft. (85.36 ac)
Impervious Area	1,178,786 sq. ft. (26.82 ac) (30% of developable)
Reservoir (at 200 ft. max.)	25,017 cu. ft. (117,780 gal.)
Stormwater Storage	1,000,000 gal.
Gravel Paved Surface	63,000 cu. yd.
Grass Paved Path	20,375 cu. yd.
Lawns	24,200 cu. yd.
Patios	20,725 cu. yd.
Water Tanks	21,200 cu. yd.
Additional Stormwater Storage	1,000,000 gal.
Permeous Area	4,118,512 sq. ft. (94.56 ac) (78% of developable)
Asphalt (at 200 ft. max.)	1,000,000 gal.
Asphalt Paving	19,020 cu. yd.
Gravel Paving	2,010 cu. yd.
Grass Paving	2,010 cu. yd.
Gravel Paved Surface	34,475 cu. yd.
Grass Paved Path	10,375 cu. yd.
Gravel Paved Area	20,125 cu. yd.
Water Retention Cisterns	2,010 cu. yd.

Future Land Use Designation:	Estate Density, Rural Density
Existing Use:	Golf Course Community

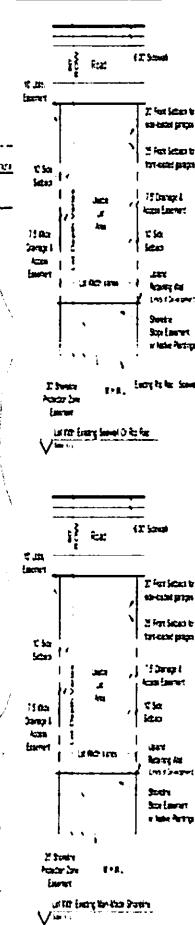


1 of 2

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Typical Lot Details



Land Use Legend

- Residential Medium Density (RM)
- Single-Family Residential (SF)
- Professional Office (PO)
- Community Center (CC)
- Public Use (PU)
- Other (O)



luedo & associates

11000 S.W. 11th St.
Miami, FL 33155
Tel: 305.555.1100
Fax: 305.555.1101
www.luedo.com

Key Location



Project Team

Owner:
Port St. Lucie
11000 S.W. 11th St.
Miami, FL 33155
Tel: 305.555.1100
Fax: 305.555.1101
www.luedo.com

Architect:
Luedo & Associates
11000 S.W. 11th St.
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Tel: 305.555.1100
Fax: 305.555.1101
www.luedo.com

Engineer:
Luedo & Associates
11000 S.W. 11th St.
Miami, FL 33155
Tel: 305.555.1100
Fax: 305.555.1101
www.luedo.com

**FLORIDIAN
GOLF CLUB PUD**

Maricopa County, Arizona

Revised Master Plan

Date	By	Description
11/11/11	J. Luedo	Revised Master Plan
11/11/11	J. Luedo	Revised Master Plan
11/11/11	J. Luedo	Revised Master Plan
11/11/11	J. Luedo	Revised Master Plan
11/11/11	J. Luedo	Revised Master Plan
11/11/11	J. Luedo	Revised Master Plan



Scale:
1" = 100'
0 100 200
Feet

2012

REVISED EXHIBIT E
REVISED TIMETABLE FOR DEVELOPMENT

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the phasing plan, attached as **Revised Exhibit E-1**.
- B. 1. The core infrastructure improvements, consisting of the required stormwater management system, the appropriate NPDES components, stabilized roadways, and adequate fire protection must be completed before issuance of building permits. All required improvements, including but not limited to roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, recreational amenities and those identified on the final site plan for the applicable phase, must be substantially completed, as determined by the County Engineer, prior to the issuance of any certificate of occupancy and prior to the timetable set forth below.
2. Utilities in any phase shall be completed and turned over to Martin County prior to the issuance of a certificate of occupancy for a structure in a subsequent phase which relies upon the water and wastewater utilities of the prior phase.

The phases to be constructed and the time period within which final site plan approval of each phase must be obtained and completed are as follows:

Final Site Plan and/or Plat Approval (on or before)	Completion (on or before)	Elements of Phase to be constructed
Phase 1 – Completed	Completed	Existing golf course, teaching center and related facilities, relocation of helipad, existing golf course preserve areas, teaching center including right turn lane on SW Murphy Road, sidewalk and utilities connection to SW Murphy Road.
Phase 2 – Completed	Completed	10 single-family lots (Lots 1-10), extension of Bessey Creek Way (in Port St. Lucie) to SW Rivers End Way (in Martin County) to provide legal access to Lots 1-10, including temporary turnaround on Lot 11, supporting infrastructure improvements and management of additional preserve areas per PAMP requirements.

Final Site Plan and/or Plat Approval (on or before)	Completion (on or before)	Elements of Phase to be constructed
Replat Phase 3 –	August 27, 2020	Convert Lots 23-28 to permanent golf course tract and fill in the existing boat basin between Lot 17 and Lot 18.
Phase 4 – Completed	November 14, 2021 <u>Dec. 14, 2026</u>	2 River Cottages, Amenity Center and portion of golf course practice area, supporting infrastructure improvements and shoreline restoration per PAMP requirements.
Plat Phase 4 -	August 27, 2020 <u>Dec. 14, 2026</u>	
Phase 5 – Dec. 21, 2024	Dec. 14, 2026	4 single-family “island” lots (Lots 23-26), completion of SW Harbor Island Way, supporting infrastructure improvements and shoreline restoration per PAMP requirements.
Phase 6 – Completed	Completed	5 lake cottages, completion of SW Lake Cottage Way parking, emergency access connection to SW Murphy Road and supporting infrastructure improvements.

REVISED EXHIBIT E-1

REVISED PHASING PLAN



7000 N. US Highway 1
Suite 100
Orlando, FL 32817
407.251.1111
www.lucidoassociates.com

Key Location



Scale: 1/4" = 100'

Project Team

Owner:
Florida National Golf Club, LLC
2700 E. US Highway 1
Suite 100
Orlando, FL 32817
407.251.1111

Architect:
Lucido & Associates
7000 N. US Highway 1
Suite 100
Orlando, FL 32817
407.251.1111

Engineer:
Carter & Associates
2000 E. US Highway 1
Suite 100
Orlando, FL 32817
407.251.1111

Surveyor:
Carter & Associates
2000 E. US Highway 1
Suite 100
Orlando, FL 32817
407.251.1111

FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Phasing Plan

Date	By	Description
12/04/17	S.L.S.	Revised per 4th PUD Amendment
02/21/18	S.L.S.	1st Amendment
11/27/18	S.L.S.	2nd Amendment
07/23/19	S.L.S.	QAC Revisions
11/26/2019	S.L.S.	Revised per 3rd PUD Amendment

Phasing Schedule:

Phase	Description
1	Existing golf course, teaching center and related facilities; relocation of helicopter; existing golf course preserve areas; reconstruction of SW River's End Way to teaching center including right turn lane on SW Murphy Road, sidewalk and utilities connection to SW Murphy Road
2	10 Single Family Lots (11-10). Extension of Beeley Creek Way (in Port St. Lucie) to River's End Way (in Martin County) to provide legal access to lots 1-10, including temporary turnaround on lot 11. Supporting infrastructure improvements and management of additional preserve areas per PAMP requirements
3	12 Single Family Lots (11-22). Completion of SW River's End Way, a portion of the Permanent Golf Course Practice area. Supporting infrastructure improvements and shoreline restoration per PAMP requirements
4	Portion of Permanent Golf Course Practice area. Waterford Artery Center 2 Golf Villas. Supporting infrastructure improvements and shoreline restoration per PAMP requirements
5	4 Single Family "Island" Lots (23-26). Completion of SW Harbor Island Way. Supporting infrastructure improvements and shoreline restoration per PAMP requirements
6	5 Lake Cottages. Completion of SW Lake Cottage Way and golf cart vehicle parking. Emergency access connection to SW Murphy Road and supporting infrastructure improvements

Land Use Legend

[Symbol]	Island Preserve (7.65 Ac.)
[Symbol]	Scrub Preserve (8.81 Ac.)
[Symbol]	Pine Palmetto Preserve (26.30 Ac.)
[Symbol]	Coastal Pine Forested (0.91 Ac.)



SCALE: 1" = 200'

0 75 150 Feet

1/2" = 100'

1/4" = 50'

1/8" = 25'

1/16" = 12.5'

1/32" = 6.25'

1/64" = 3.125'

1/128" = 1.5625'

1/256" = 0.78125'

1/512" = 0.390625'

1/1024" = 0.1953125'

1/2048" = 0.09765625'

1/4096" = 0.048828125'

1/8192" = 0.0244140625'

1/16384" = 0.01220703125'

1/32768" = 0.006103515625'

1/65536" = 0.0030517578125'

1/131072" = 0.00152587890625'

1/262144" = 0.000762939453125'

1/524288" = 0.0003814697265625'

1/1048576" = 0.00019073486328125'

1/2097152" = 9.53674319328e-05'

1/4194304" = 4.76837159664e-05'

REVISED EXHIBIT F

REVISED SPECIAL CONDITIONS

1. ADDITIONAL REQUIREMENTS

The Floridian Golf Club PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement or set forth on the master site plan, the Floridian Golf Club PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

2. COTTAGE UNITS

A. The five (5) "lake cottage units" identified as Phase 6 on the Revised Phasing Plan may be conveyed individually by way of condominium documents in accordance with Florida Statutes. Vehicular parking for the units shall be provided within Phase 6 and/or at the golf clubhouse with the understanding that owners and guests may utilize golf carts on the private roads within the project to access the units from the clubhouse. Access and parking for the units have been designed to accommodate vehicles and golf carts.

B. The two (2) "river cottage units" identified within Phase 4 on the Revised Phasing Plan may be conveyed individually by way of condominium documents in accordance with Florida Statutes. Vehicular parking for the units shall be provided within Phase 4 and/or at the golf clubhouse with the understanding that owners and guests may utilize golf carts on the private roads within the project to access the units from the clubhouse. Access and parking for the units have been designed to accommodate vehicles and golf carts.

3. DRAINAGE/STORMWATER MANAGEMENT

A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). In no event shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Floridian Golf Club PUD.

B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan to be submitted with final site plan application. The Maintenance Plan will provide that the 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 Board of County Commissioners at final site plan approval in order to ensure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

4. EMERGENCY/CONSTRUCTION/DELIVERY ACCESS

Any emergency/construction/delivery access indicated on the master site plan, final site plans and subdivision plats shall be primarily for emergency vehicles and construction and delivery vehicles, but may also be used by residential unit owners. The OWNER shall secure the emergency/construction/delivery access in a manner acceptable to the COUNTY. If gates are featured, knox switches, or locks, are required.

5. ENDANGERED SPECIES

- A. In the event that it is determined that any representative plant or animal species of regional concern is resident on or otherwise is significantly dependent upon Floridian Golf Club PUD, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.
- B. Gopher Tortoises - In Florida, gopher tortoises are protected as a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.
- C. Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.
- D. Relocation of Tortoises - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate within Martin County.

6. EXISTING RESIDENTIAL STRUCTURE

Prior to final site plan approval of Phase 3, the existing residential structure located on proposed Lots 20, 21 and 22 shall be removed or the proposed lots shall be reconfigured to accommodate the structure. Completed.

7. FIRE PROTECTION

A. All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler System in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241. All structures constructed under this development order shall comply with this condition.

B. In addition to the requirements of the Comprehensive Plan, Land Development Regulations and Code, the OWNER shall provide the following public benefit:

As requested by the Martin County Fire Protection Division, single-family homes shall be equipped with fire sprinklers thereby reducing the project's impact on fire protection services in this area.

8. HAULING OF FILL

The OWNER agrees not to haul any fill off of the site of the Floridian Golf Club PUD and to coordinate with the County Engineer the routes and timing of any fill to be hauled to the site of this project. The OWNER shall also comply with all COUNTY excavation and fill regulations. Lake littoral zones and upland buffers shall be maintained in accordance with a Preserve Area Management Plan approved by COUNTY.

9. IRRIGATION

Irrigation water for the entire PUD will be supplied by Port St. Lucie or by wells pursuant to the existing water use allocation from South Florida Water Management District for groundwater withdrawals in accordance with all applicable regulations.

10. MODELS

Model units with interim septic tanks, necessary access road, parking and utilities, including fire water flow, will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master site plan and may be approved prior to final site plan approval. The location and number, not to exceed five (5), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. The OWNER agrees that the septic tanks will be removed at the time of completion of the wastewater system and a bond satisfactory to the COUNTY will be provided to ensure said removal. Models may be used for the sale of residential units within the PUD until such time as ninety percent (90%) of the residential units have been issued certificates of occupancy.

11. PRESERVE AREAS

- A. No construction or alteration shall be permitted within any of the preserve areas except in compliance with a Preserve Area Management Plan approved by COUNTY. The precise location of all the preserve areas shall be staked and surveyed prior to final site plan approval and shall be fenced prior to and during construction. A Preserve Area Management Plan will be submitted with the application for the first residential final site plan.
- B. In addition to re-vegetation efforts associated with the exotic removal effort, the Shoreline Protection Zone in its various widths throughout the project site will be re-planted with appropriate native species. These zones will be kept free of exotic vegetation as defined by the Florida Exotic Pest Plant Council in perpetuity. The restoration plan will be submitted as part of the first residential final site plan application for the Floridian Golf Club PUD.
- C.
 - 1) As part of the final site plan and plat application for the respective phase, the OWNER shall provide a maximum 12 foot wide riparian access perpendicular to the Shoreline Protection Zone at shared lot lines. Each waterfront lot owner shall be entitled to a fishing pier or boat dock subject to State and Federal permitting requirements. The riparian access shall be elevated over the canal bank slope of the Shoreline Protection Zone to minimize impact to native plantings.
 - 2) Notwithstanding the above, the OWNER shall provide a maximum 12 foot wide riparian access perpendicular to the Shoreline Protection Zone for Lot 26. The lot owner shall be entitled to a fishing pier or boat dock subject to State and Federal permitting requirements. The riparian access shall be elevated over the canal bank slope of the Shoreline Protection Zone to minimize impact to native plantings.
- D. In addition to the requirements of the Comprehensive Plan, Land Development Regulations and Code, the OWNER shall provide the following public benefit:
 - 1. As depicted on the master site plan, OWNER shall provide 100% preservation of existing scrub habitat (approximately 8.6 acres) and 30% preservation of existing pine flatwoods within the golf course. An additional 7.05 acres of upland preserve area and 0.56 acres of created upland preserve shall be provided in excess of the minimum requirements as depicted on the master site plan. In total, approximately 44 acres or 36% of the site as depicted on the master site plan shall be maintained by the OWNER in preserve areas and lakes.
 - 2. In addition to the increased preserve area, as depicted on the master site plan, the overall required open space for the project shall exceed the

minimum 50% project-wide requirement by approximately 22 acres (i.e. 70% of the total site area) not including manmade lakes.

12. SCHOOL IMPACT

- A. The OWNER shall obtain a letter of "No Objection" from the Martin County School Board prior to final site plan approval for any residential units within the Floridian Golf Club PUD.
- B. In addition to the requirements of the Comprehensive Plan, Land Development Regulations and Code, the OWNER shall provide the following public benefit: Completed.

Within sixty (60) days of final site plan approval of the first residential phase, a \$20,000.00 contribution shall be provided to the Martin County School District to be used to enhance school bus safety as determined by the Martin County School District. OWNER shall not receive school impact fee credits for the contribution required by this condition. In addition, Martin County School District buses shall not be required to enter or make stops within the Floridian Golf Club community.

13. SOIL EROSION AND SEDIMENTATION

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

14. TEMPORARY CONSTRUCTION OFFICE

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

15. TEMPORARY SALES OFFICE

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the sales office shall be supplied to the COUNTY.

16. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED

The units to be constructed within the Floridian Golf Club PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

17. TRAFFIC IMPACTS

- A. SW Murphy Road is classified as a minor arterial roadway that requires either 130 feet of right-of-way for a swale section or 115 feet of right-of-way for a curb and gutter section. Pursuant to Section 4.843.B.1, Land Development Regulations, Martin County Code, right-of-way requirements may be adjusted by the County Engineer for specific roadways involving intersection right-of-way improvements or restrictions of Martin County or the FDOT. COUNTY acknowledges and accepts the existing SW Murphy Road right-of-way in recognition of the existing conservation easements that have been previously dedicated by the OWNER.
- B. Sidewalks are required on both sides of SW Murphy Road, a minor arterial roadway. The property frontage along SW Murphy Road on the west side is 1305 feet and on the east side is 1865 feet. The COUNTY may waive the sidewalk requirements, if deemed unwarranted, and accept payment equal to the cost of construction, as determined by the County Engineer. Such payment shall be used to fund sidewalk construction within the County to enhance pedestrian connectivity as needed or may be allocated to fund economic development activities at the discretion of COUNTY. In lieu of the construction of sidewalks on both sides of SW Murphy Road, pursuant to Section 4.843.G.7, Land Development Regulations, Martin County Code, within sixty (60) days of final site plan approval of Phase 2, the OWNER shall pay a fee equal to the cost of construction, determined by the County Engineer to be \$20.00 per linear foot.
- C. Except for SW Lake Cottage Drive, all roads within the Floridian Golf Club PUD will be curb and gutter within a 50 foot wide private right-of-way and provided with a 6 foot sidewalk on one side of the roads. SW Lake Cottage Drive consists of minimum 9-foot wide paver-brick, travel lanes with 2-foot wide valley gutter and a 2' wide flush header curb for a total road width of 22 feet, with necessary provisions for service and emergency access vehicles as identified on the master and final site plans. Golf carts will be allowed to operate within the private roads on site.
- D. In addition to the contribution required in Paragraph B above, and as a public benefit, the OWNER shall construct approximately 400 feet of sidewalk on the east side of SW Murphy Road, south of SW Rivers End Way, with a crosswalk connection to the existing sidewalk on the west side of SW Murphy Road, with appropriate signage and pavement markings, as part of Phase 1. This connection will provide pedestrian access to the COUNTY's passive park located on the South Florida Water Management District's C-23 Canal.

- E. As part of Phase 1, at no cost to the COUNTY, OWNER shall design, permit and construct a northbound right turn lane, in accordance with Florida Department of Transportation and Martin County standards and specifications, along SW Murphy Road at the project's entrance. OWNER shall supply COUNTY with security in the amount of one hundred percent (100%) of the estimated cost of the improvements as certified by OWNER'S engineer and approved by the County Engineer. When complete, OWNER'S engineer shall furnish a certificate of satisfactory completion to the County Engineer for approval. Upon approval by the County Engineer, ninety percent (90%) of the posted security shall be released by the County Engineer. A ten percent (10%) warranty security shall be held for an additional twelve (12) months following which time, if all of the improvements are free of defects due to faulty engineering, workmanship or materials, the ten percent (10%) security shall be released by the County Engineer. OWNER shall not receive impact fee credits for the design, permitting or construction of the northbound right turn lane.

18. USES AND DEVELOPMENT STANDARDS

- A. Except as provided for within this PUD Agreement or as set forth on the master site plan, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-2A zoning district shall apply to that portion of the development of the Floridian Golf Club PUD, which has an Estate Density Land Use Designation.
- B. Except as provided for within this PUD Agreement or as set forth on the master site plan, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-½A zoning district shall apply to that portion of the development of the Floridian Golf Club PUD, which has a Rural Density Land Use Designation.
- C. The setbacks for the single-family lots are as set forth on the master and final site plans including construction setbacks as requested by the environmental planner.

19. WATER/WASTEWATER

Water and wastewater services for this project shall be provided by Martin County Utilities. OWNER shall provide an executed copy of an agreement for each phase for such service within 60 days of final site plan approval of that phase. For water conservation, OWNER shall individually meter each unit and/or supporting structure.

20. OPEN SPACE

In recognition of the excess open space provided within the PUD, Section 3.16.A.3, Land Development Regulations, which requires the area within the setbacks to be comprised of open space, shall not be applicable to the tennis courts in Phase 4.



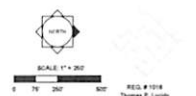
Project Team:
 Architect: Lucido & Associates, LLC
 Planner: City of Fort Myers
 Engineer: Fort Myers Engineering, Inc.
 Surveyor: Fort Myers Survey, Inc.
 Environmental: Fort Myers Environmental, Inc.
 Historic: Fort Myers Historic, Inc.

FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Master Plan

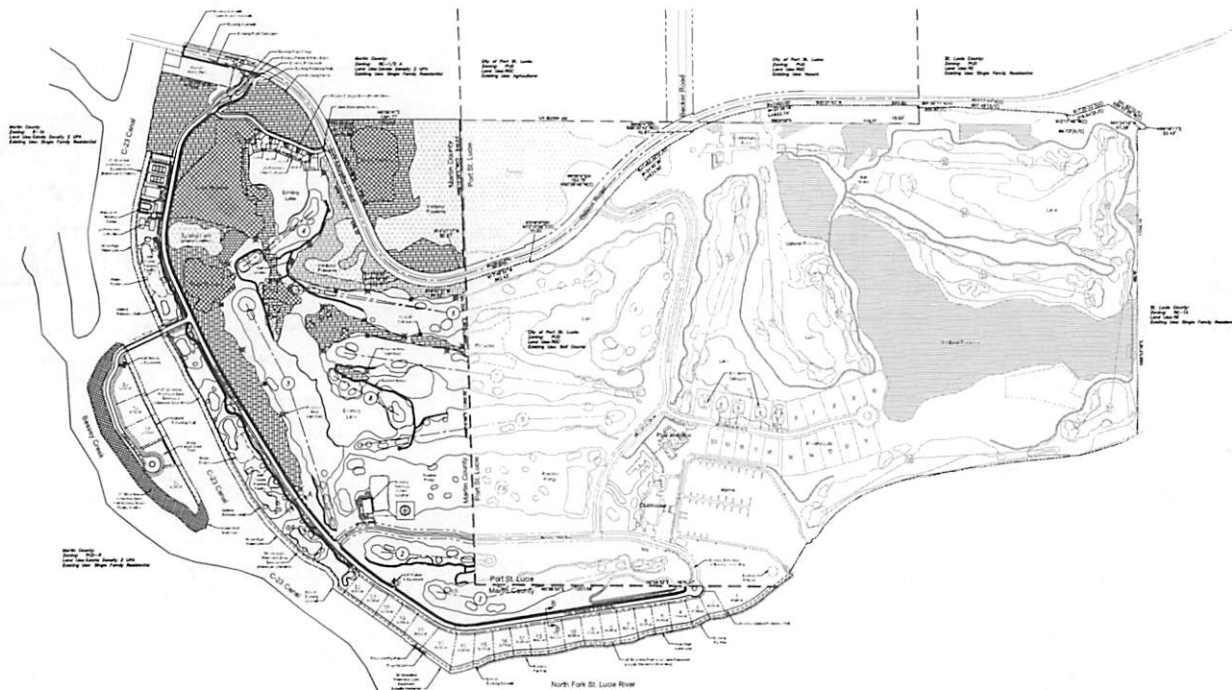
Date	By	Description
11/14/17	S.L.S.	Revised per 4th PUD Amendment
09/21/18	S.L.S.	1st Reconsidered
11/27/18	S.L.S.	2nd Reconsidered
01/30/19	S.L.S.	3RD Reconsidered
11/08/2018	S.L.S.	Revised per 5th PUD Amendment
4.8.2021	S.L.S.	Reconsidered #1



Design: DM
 Manager: MC
 Project Number: 18-017
 Municipal Number: -
 Computer File: Floridian PUD Revised Master Plan.dwg

1 of 2

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Land Use Legend

- Wetland Preserve (7.65 Ac.)
- Scrub Preserve (8.62 Ac.)
- Pine Flatwood Preserve (23.30 Ac.)
- Created Pine Flatwood (3.56 Ac.)

Building and Lot Data

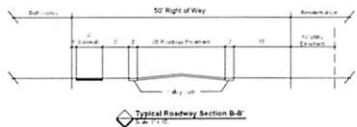
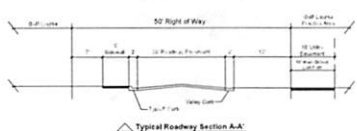
- Existing Golf Shop: 1,153 sq ft
- Existing Teaching Center: 4,420 sq ft
- Recreation Building (Amenity Area): 4,749 sq ft
- Pool House (Amenity Area): 808 sq ft
- 2-story Lake Cottages: 3 units (4 Bedrooms Each) 2,773 sq ft Each
- 2-story Golf Villas: 2 units (4 Bedrooms Each) 2,860 sq ft Each
- 2 units (5 Bedrooms Each) 2 units (5 Bedrooms Each) 3,008 sq ft Each
- Maximum Height: 30 Feet (3 story)
- Single Family Lots 1 thru 22: 15,000 sq ft (min)
- Single Family Lots 23 thru 26: 25,000 sq ft (min)
- Average Lot Size: 21,800 sq ft

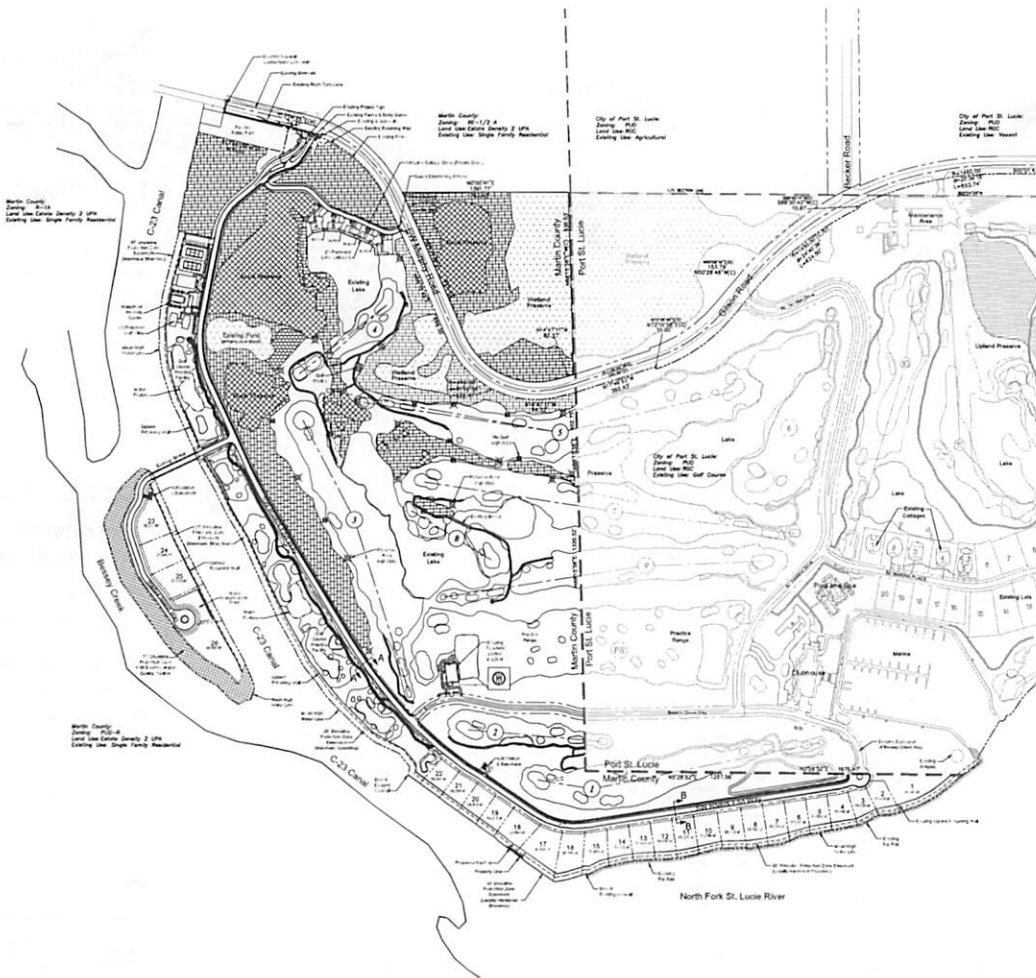
General Notes:

1. The 75 and 20' (Thematic Preservation) Zone shall be designated in accordance with the approved 1998 and 2002 General Ordinance and the 2018 Ordinance of the City of Fort Myers. The 75 and 20' (Thematic Preservation) Zone shall be designated in accordance with the 2018 Ordinance of the City of Fort Myers. The 75 and 20' (Thematic Preservation) Zone shall be designated in accordance with the 2018 Ordinance of the City of Fort Myers.

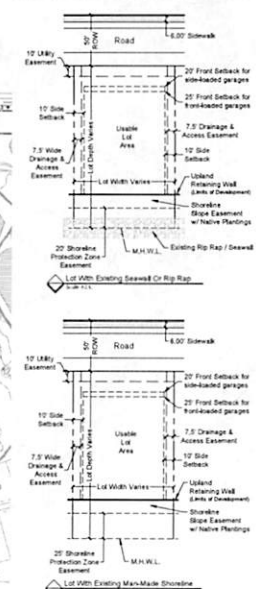
Site Data:

- Total Site Area: 5,297,288 sq ft (121.61 ac)
- Total Residential Units: 33 units
- Gross Residential Density: 0.27 UDS
- Total Preserve: 1,502,134 sq ft (34.55 ac)
- Developable Area: 3,795,154 sq ft (87.06 ac)
- Impervious Area: 1,178,768 sq ft (27.02 ac) (20%)
- Residential Lots (10% max): 61,914 sq ft (1.41 ac)
- Building Footprints: 25,888 sq ft (0.59 ac)
- Car Port/Carports: 80,000 sq ft (1.84 ac)
- Shared Car Port: 20,370 sq ft (0.47 ac)
- Pavement: 264,200 sq ft (6.03 ac)
- Lotus: 288,788 sq ft (6.61 ac)
- Water Features: 21,838 sq ft (0.50 ac)
- Wetland/Amenity Center: 33,368 sq ft (0.76 ac)
- Previous Area: 4,118,520 sq ft (94.59 ac) (78%)
- Residential Lots (10% max): 128,128 sq ft (2.94 ac)
- Highway/Right-of-Way: 155,500 sq ft (3.55 ac)
- Wetland Preserve: 333,100 sq ft (7.65 ac)
- Scrub Preserve: 214,914 sq ft (4.94 ac)
- Pine Flatwood Preserve: 884,418 sq ft (20.30 ac)
- Created Pine Flatwood: 36,200 sq ft (0.83 ac)
- Golf Course: 1,627,910 sq ft (37.34 ac)
- Golf Course Practice Area: 285,915 sq ft (6.54 ac)
- Wetland/Amenity Center: 112,968 sq ft (2.57 ac)
- Existing Zoning: PUD
- Future Land Use Designation: Estate Density, Rural Density
- Existing Use: Golf Course Community





Typical Lot Details



Project Team

Architect:
 Port St. Lucie Golf Club, LLC
 101 E. Lake Rd., Suite 100
 Port St. Lucie, FL 34953
 (888) 444-4444

Land Planner / Landscape Architect:
 Lucido & Associates, Inc.
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 Port St. Lucie, FL 34953
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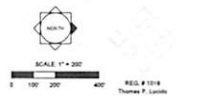
Engineer:
 ERM Environmental
 101 E. Lake Rd., Suite 100
 Port St. Lucie, FL 34953
 (888) 444-4444

FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Master Plan

Date	By	Description
12/04/17	S.L.S.	Revised per 4th PUD Amendment
09/21/18	S.L.S.	1st Reconsidered
11/27/18	S.L.S.	2nd Reconsidered
01/23/19	S.L.S.	3RD Reversion
11/08/2018	S.L.S.	Revised per 5th PUD Amendment
4.8.2021	S.L.S.	Reconsidered #1



Legend

Wetland Preserve (7.51 Ac.)

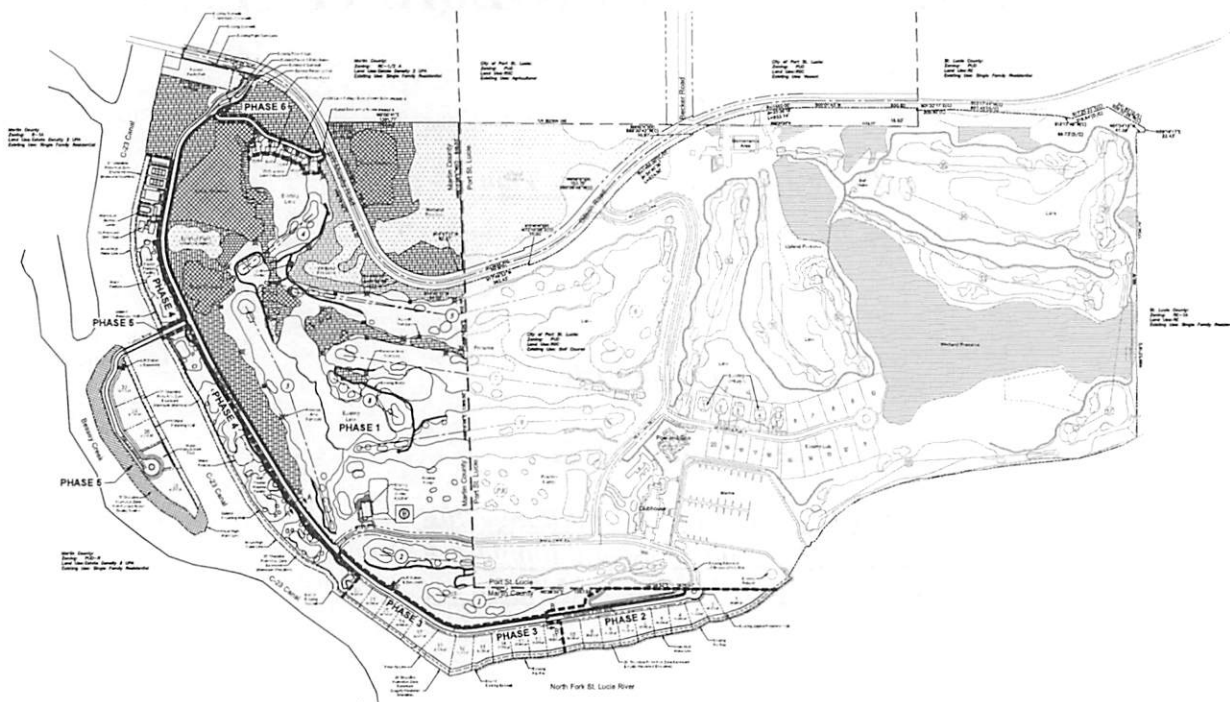
Scrub Preserve (3.85 Ac.)

Pine Flatland Preserve (20.30 Ac.)

Created Pine Flatland (0.56 Ac.)

2 of 2

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Project Team:

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FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Phasing Plan

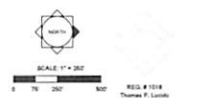
Date	By	Description
12.04.17	S.L.S.	Revised per 4th PUD Amendment
08.21.18	S.L.S.	1st Final Approval
11.27.18	S.L.S.	2nd Final Approval
01.23.19	S.L.S.	GMO Review
11.06.2019	S.L.S.	Revised per 5th PUD Amendment

Phasing Schedule:

Phase	Description
1	Existing golf course, teaching center and related facilities, relocation of Helpdesk, existing golf course preserve areas, reconstruction of SW River's End Way to teaching center including right turn lane on SW Murphy Road, sidewalk and utilities connection to SW Murphy Road
2	10 Single Family Lots (1-10), Extension of Bessey Creek Way (in Port St. Lucie) to River's End Way (in Martin County) to provide legal access to lots 1-10, including temporary turnaround on lot 11, Supporting infrastructure improvements and management of additional preserve areas per PAMP requirements
3	12 Single Family Lots (11-22), Completion of SW River's End Way, a portion of the Permanent Golf Course Practice area, Supporting infrastructure improvements and shoreline restoration per PAMP requirements
4	Portion of Permanent Golf Course Practice area, Waterfront Amenity Center, 2 Golf Villas, Supporting infrastructure improvements and shoreline restoration per PAMP requirements
5	4 Single Family "Island" Lots (23-26), Completion of SW Harbor Island Way, Supporting infrastructure improvements and shoreline restoration per PAMP requirements
6	5 Lake Cottages, Completion of SW Lake Cottage Way and golf cart / vehicle parking, Emergency access connection to SW Murphy Road and supporting infrastructure improvements

Land Use Legend

	Wetland Preserve (7.65 Ac.)
	Savanna Preserve (8.60 Ac.)
	Pine Forest Preserve (20.30 Ac.)
	Orchard Pine Flatwood (0.56 Ac.)



Designer: **WJ** Drawn: **WJ**
 Manager: **WJ** Project Number: **11-130**
 Municipal Number: **-**
 Computer File: **Floridian PUD Revised Phasing Plan.dwg**

1 of 1

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MARTIN COUNTY, FLORIDA

REVISED

PRESERVE AREA MANAGEMENT PLAN

For:

Phase 3 Revised Final Site Plan

3700 Floridian Drive

Palm City, FL 34990

Section 1, Township 38S, and Range 40E
Section 6, Township 38S, and Range 41E
Section 31, Township 37S, and Range 41E

Prepared by:

EW Consultants, Inc.

Approved by/Date: _____

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.

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FLUCCS Map
Shoreline Restoration Plans (detailed for Lots 11-28 Phase 3)
Preserve Area Map (Master Site Plan)
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Annual Monitoring Report Form
Project Master Site Plan
Shoreline Protection Area Signage
Preserve Area Sign
Preserve Area Marker
Agency Correspondence
Gopher Tortoise Permit
Lake Area Maintenance Plan (LAMP)

1.0 GENERAL

The owner of the lands to be preserved and maintained by this Preserve Area Management Plan (PAMP) and the developer of Floridian Golf Club PUD successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

The subject property received site plan approval for construction of a golf course and residential lots in 1993 and was subject to a Preserve Area Management Plan as part of that approval. This PAMP has been prepared in support of a request for a Revised Phase 3 final site plan in order to create a living shoreline in the location of an excavated boat basin. This PAMP incorporates the approved preserve areas as part of the Floridian Golf Resort final site plan approval, the PAMP for which was recorded on March 25th, 2011. This PAMP provides for preservation of all wetlands, preservation of scrub habitat (rare and unique upland habitat), and restoration, preservation, and creation of pine flatwoods (common upland habitat). It also incorporates the current Martin County PAMP template requirements, many of which had not been developed at the time of the 1993 site plan approval. In addition, design and planting plans for a living shoreline to replace the existing excavated boat basin are incorporated into the revision of the Phase 3 Final Site Plan.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP

This PAMP will not be altered or amended by either Martin County or the owner/developer of Floridian Golf Club PUD, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Floridian Golf Club PUD. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

INTRODUCTION

The subject portion of the Floridian Golf Club PUD property is located in Martin County, and a portion of the overall project falls outside Martin County in the municipal limits of the City of Port St. Lucie. This PAMP covers only that portion of the property that occurs within Martin County.

The property covered by this Environmental Assessment is comprised of 121.6 acres located along N.W. Gilson Road. A Location Map and Aerial Photo with the subject property boundary are provided in the Maps Section. This PAMP is to be used in conjunction with all phases of the Master Site Plan as depicted by Lucido & Associates, Inc.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment includes maps and text which depict the site location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and other significant environmental features.

2.1 Location – A Location Map is provided in the Maps Section.

2.2 Soils – Soil types on the property were classified using a Soils Survey of Martin County Area, Florida and a copy of the appropriate soils map sheet is included in the Maps Section.

#22 Okeelanta Muck - This nearly level soil is very poorly drained. It is typically found in depressions and freshwater swamps and marshes. This soil is ponded for six to nine months or more in most years. The water table is within a depth of 10 inches most of the rest of the year.

#35 Salerno Sand - This is a nearly level, poorly drained soil found in broad areas of flatwoods. The water table is typically at a depth of less than 10 inches for two to four months during the wet season, and at a depth of greater than 40 inches during the dry season.

#36 Arents, 0 to 2 percent slopes - This soil is nearly level and ranges from somewhat poorly drained to moderately well drained. The water table is at a depth of 30 inches or more for most of the year.

#41 Jonathan Sand, 0 to 5 percent slopes - This is a nearly level to gently sloping, moderately drained soil found in elevated ridges in the flatwoods. The water table is typically at a depth of 40 to 60 inches for one to four months during wet seasons, and below a depth of 60 inches for most of the rest of the year.

#53 Arents, 2 to 35 percent slopes - This steep soil is well drained to excessively drained. It comprises the older, eroded spoil banks along the C-23 Canal.

#61 Hobe Fine Sand, 0 to 5 percent slopes - This somewhat excessively drained soil is typically located on knolls and ridges in coastal areas of flatwoods. The water table is found at a depth of 50 to 60 inches for brief periods, but is generally below 80 inches.

#73 Samsula Muck - This nearly level, organic soil is very poorly drained. It is found in depressions and in freshwater swamps and marshes. The soil is ponded for six to nine months during most years.

- 2.3 Habitats** – The following is a summary of the vegetation communities found on the subject property. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field Reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property.

The subject property has been previously developed as a golf course, roadways and cleared lots and consequently is currently comprised of a mosaic of native wetlands and uplands, as well as improved areas of various types comprising the golf course, lots and an associated surface water management lake system.

There are several FLUCFCS classifications currently present on the site. The natural upland classifications include Pine Flatwoods (411) and Upland Scrub, Pine and Hardwoods (436). Man-made land covers include Residential Low-Density (110), Golf Course (182), Boat Basin (184) and Disturbed Lands (740). The wetland communities on site are classified as Wet Prairies (643). In addition, other surface waters exist as Ditches (510) and Reservoirs Less than 10 acres (534). A land cover map of the observed community types is included in the Maps section. The land cover types observed on the property are described as follows and include approximate acreages and percent cover of the total subject site:

Wetlands

Of the 122.41 acres that make up the subject property within Martin County, 7.65 acres are comprised of wetland habitats, classified as wet prairies that have been previously delineated by South Florida Water Management District.

643 - Wet Prairies (7.65 +/- Ac)

The typical vegetation includes beakrush, St. John's wort, pickerel weed, and other native wetland grasses and herbaceous species. There are several areas that have developed a shrub layer including Carolina willow, buttonbush, and immature forested species such as red maple.

Uplands

The majority of native uplands currently present on the subject property have previously been designated as preserve areas as part of local government approvals. Other areas of native upland as well as developed and disturbed areas that are not designated for preservation also occur within the subject property. The existing native uplands are comprised of pine flatwoods and scrub areas.

411 - Pine Flatwoods (25.8 +/- Ac)

The pine flatwoods are characterized by a mature slash pine canopy, scattered cabbage palms, and oaks. The native understory consists of immature trees of the aforementioned species, as well as saw palmetto, gallberry, and rusty lyonia. Plants making up the ground cover include shiny blueberry, witchgrass, gopher apple, sword fern, and wire grass.

436 - Upland Scrub, Pine and Hardwoods (8.6 +/- Ac)

This scrub category represents a collection of several species found in the upland area. These areas have no one predominant species and are usually comprised of a mixed-low canopy of slash pines, sand pines, sand live oaks, and myrtle oaks. Ground cover is generally comprised of tarflower, gopher apple, and reindeer moss.

110 – Residential, Low Density (1.0 +/- Ac)

A fixed residential structure exists in the southeast portion of the project on the C-23 Canal. The shoreline in this area has been hardened with a seawall.

182 - Golf Courses (39.06 +/- Ac)

The subject site has been previously developed (and reconfigured in 2012) as a golf course facility and currently exhibits features typically associated with this land use. Included in this land cover category are the existing greens, fairways, bunkers, cart paths, access driveways, and an equipment storage area. East of the existing road, the golf course rough area contains mature slash pines.

740 - Disturbed Lands (47.14 +/- Ac)

This land cover category includes areas that have been cleared of their natural vegetative communities prior to the development of the property or as a result of the authorized development of the golf course, as well as the lots along the C-23 Canal and Bessey Creek. There is an additional strip of disturbed land located in the western edge of the property which is the result of a stormwater berm constructed as part of the River's End plat.

Other Surface Waters

534 - Reservoirs less than 10 acres (7.1 +/- Ac)

The subject site contains surface water management lakes that were constructed as part of the existing golf course and associated site improvements. The western-most lake will be slightly modified as a result of this proposal.

510 - Ditches (0.5 +/- Ac)

The subject site includes a man-made drainage ditch excavated from uplands located in the southeastern portion of the property. This ditch was once connected to the C-23 Canal, but now has a six foot-high weir at its southern end.

184 – Boat Basin (0.2 +/-Ac)

This FLUCFCS designation is typically reserved for Marinas and Fish Camps. There is a small historic excavation used as a boat basin east of the existing residential structure. It has been excavated from the C-23 Canal, and is hardened with seawall on all three sides.

2.4 Listed Species Evaluation

Gopher Tortoise

Gopher tortoises, listed as a Threatened species by the State of Florida, are known to occur on the property. Gopher tortoises are commonly found within pine flatwoods and upland scrub areas, as well as within the disturbed areas that are re-growing in native vegetation. While no formal gopher tortoise survey has been conducted to date, several gopher tortoises and potentially occupied burrows were observed, as well as other signs such as gopher tortoise tracks and scat.

At the time of the conversion of the property to the current golf course facility, a Gopher Tortoise Permit (#MRT-1) was issued by the Florida Game and Fresh Water Fish Commission (now known as the Florida Fish and Wildlife Conservation Commission - FFWCC). During the golf course reconstruction project, all gopher tortoises remaining outside of established preserve areas on the subject property were relocated to preserve areas as authorized by the existing permit in accordance with FFWCC requirements. Although the previous permit authorized incidental take of gopher tortoises, no taking of gopher tortoises is proposed as part of this project.

Florida Scrub Jay

The upland scrub areas constitute potential Florida scrub jay habitat. Scrub jays are listed as a Threatened species by the U.S. Fish and Wildlife Service (USFWS) and FFWCC. A scrub jay survey was conducted in 2007 and concluded that no Florida scrub jays were present on the property. Field reconnaissance conducted in support of this assessment (regularly from 2010 through 2014) did not indicate the presence or likely occurrence of scrub jays on the subject property.

Bald Eagle

The mature pine canopy present in the pine flatwoods provides nesting opportunities for bald eagles. While the bald eagle has been delisted from the Federal endangered list, its nests remain protected under the Bald and Golden Eagle Protection Act. Bald eagles have been observed over the property and perching in trees nearby along the St. Lucie River shoreline, however no nests have been observed (field reconnaissance from 2010 to 2014) on the subject site.

American alligator

American alligators, listed as Threatened by similarity of appearance to the American crocodile by USFWS, have been observed in the surface water management lakes on the subject site.

Wading Birds

Several listed species of wading birds frequently utilize the on-site wetlands and surface water management lakes for foraging. Among the wading bird species observed on site, listed species such as wood stork (state and federally endangered), little blue heron and tricolor heron (both State listed Threatened species) have been observed foraging within the project site. While these species and other wading birds frequent the subject site for foraging, they remain transient species as no nesting was observed on site. Several wading bird colonies have been documented in the region surrounding the site; however, there are no documented nesting colonies on the site.

Osprey

An active osprey nest (FFWCC species of special concern *in Monroe County only*) was observed on the east side of golf hole #1, west of the Phase 2 and 3 limits. The location of this nest can be found on the FLUCFCS Map.

2.5 Previous Impacts

Portions of the subject property have been previously impacted and cleared as part of the golf course area, stormwater system, roadways and in anticipation of residential lot development. Therefore, the site is currently comprised of a mosaic of native wetland and uplands, as well as improved areas of various types including a golf course, cleared areas, roads, and associated surface water management lake system. Land cover classifications presented on the FLUCFCS Map resulting from previous impacts are Golf Course (182), Boat Basin (184), Ditches (510), Reservoirs Less than 10 acres (534), and Disturbed Lands (740). In addition to these activities, approximately 2,870 feet of the shoreline along the C-23 Canal and St. Lucie River has been hardened with seawall or rip-rap extending from the residential structure in the southeast portion of the site northeast and north to the St. Lucie County line.

2.6 Agency Correspondence

Correspondence with state and Federal agencies is provided in the Appendix.

3.0 IDENTIFICATION OF PRESERVE AREAS

- 3.1 Site Plan - All Preserve areas, right-of-ways and easements are shown on the Floridian Golf Club PUD Master Site Plan, a copy of which is included in this PAMP. The Site Plan, as developed by Lucido and Associates, Inc., includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; and total acreage of the site.

The Site Plan contains the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

- 3.2 Legal Recording - The final Floridian Golf Club PUD Site Plan will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

The limits of all Preserve Areas shown on the Site Plan for Floridian Golf Club PUD will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries within the construction phase will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

- 4.1 Preserve Area Surveying Requirements - Each Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be installed under the supervision of a Registered Professional Surveyor and Mapper and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County GIS mapping system.
- 4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of any residential lots abutting Preserve Areas. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

In areas where preserve areas are adjacent to golf course play areas and/or cart paths, additional signage will be installed indicating that no golf carts are allowed to enter preserve areas and no play is allowed from within designated preserve areas. These signs will be placed at intervals of approximately 250 feet along the common boundaries of golf play areas and designated preserve areas.

In addition to the designated native habitat preservation areas, the Phase 2 and Phase 3 Revised Final Site Plans establish an area of shoreline slope protection along the St. Lucie River and C-23 Canal frontage as well as a living shoreline in the former location of the boat basin. The living shoreline, shoreline slope, and shoreline protection zone will be afforded the same protection as native preserve areas under this PAMP. Preserve area signs will be installed on each lot line within Phase 2 and Phase 3 at the point it intersects with the established shoreline slope protection area.

All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and where practical they will be in place prior to issuance of building permits. Illustrations of the signs and markers to be used for this project are included as an Appendix to this PAMP.

- 4.3** Barricading Requirements - Prior to clearing, the developer will ensure that all Preserve Areas within the construction Phase are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to initiating land clearing. Removal of the barricade materials will be upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades (not including turbidity screens) will be high-visibility orange safety fence extending from the ground to a height of at least four feet. Barricades will not be attached to vegetation. The barricade installation will include provision of a siltation barrier (turbidity screen) five feet outside the boundary line of the preserve area. Outside the turbidity screen, the high visibility orange safety fence will be installed so as to prevent incursion of equipment or development impacts against the siltation barrier.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction. Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades and silt fences will be offset at least five feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. Cut or fill will meet existing grade without encroaching into Preserve Areas.

All native vegetation not slated for removal as part of the development plans will be retained in an undisturbed state and will be barricaded at or outside the dripline of the trees.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at the boundary of the upland buffer or adjacent upland preserve at least 25 feet from the delineation line prior to any land clearing or construction activity.

It is the responsibility of the owner and developer of Floridian Golf Club PUD to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas – Activities allowed in preserve areas are limited to passive uses such as bird watching and nature enjoyment.

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation. Golf management and maintenance including mowing, string trimmers, and planting of turf grass is specifically prohibited in all designated preserve areas. The shoreline slope and shoreline protection zones established in Phase 2 and Phase 3 allows for riparian access easements within which elevated walkways may be permitted to facilitate riparian access and protect native vegetation plantings.

No hazardous materials other than fuel and fluids for refueling and maintaining on-site heavy equipment will be stored during the construction phases with the exception of currently permitted golf course maintenance storage facilities. Temporary on-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Habitable structures and buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other non-habitable structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas, nor shall any activities increase non-point source pollution in Preserve Areas.

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP for Floridian Golf Club PUD. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal, re-vegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1** Exotic Vegetation Removal – Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be disposed of in Preserve Areas. Any dead plant material and/or exotic plant debris removed from Preserve Areas shall be disposed of in a County approved recycling facility.
- 6.2** Re-vegetation - Any re-vegetation which may be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Re-vegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

In addition to re-vegetation efforts associated with the exotic removal effort, the living shoreline, shoreline protection zone, and shoreline slope area within Phase 2 and Phase 3 will be re-planted with appropriate native species. These zones will be kept free of exotic vegetation as defined by the Florida Exotic Pest Plant Council in perpetuity. Shoreline planting details for Lots 1 – 10 and Lots 11 – 28 as well as the Living Shoreline are discussed in Section 8.1, Miscellaneous Provisions and Restrictions.

The additional pine flatwoods preserves and creation areas are discussed further in Section 8.2 of this PAMP.

Please note that all preservation, restoration and creation areas as described throughout this PAMP and accompanying Lake Area Management Plan will meet the following vegetative success criteria:

- Desirable native vegetation will cover a minimum of 80% of each preserved/restored or created area within one year of plant installation
- Exotic and nuisance vegetation coverage will be at less than 5% at any given time throughout the year
- If such vegetative criteria are not met, additional measures, such as increased exotic and nuisance plant treatment events and/or re-planting with desirable native species, will commence immediately and will be coordinated with Martin County Growth Management Department staff

- 6.3 Vegetation Removal - Dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Re-vegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be disposed of in Preserve Areas. Any dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.4 Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.
- 6.5 Hydrology - Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall be designed to benefit onsite wetlands and other water bodies. Wetlands and water bodies on adjacent properties shall be protected from adverse impacts.
- 6.6 Mitigation Plan - There are no proposed impacts to the existing on-site wetlands, therefore there is no proposed mitigation on-site. There will, however, be activities associated with wetland preservation and enhancement that will involve exotic plant removal and re-vegetation (see 6.2 above).

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

- 7.1 Gopher Tortoises have been confirmed to be present on the site. In Florida, gopher tortoises are protected as a Threatened species. Under Florida law, no person may take, possess, transport or sell a Listed Species. No land clearing or construction shall occur until all tortoises which may be impacted are relocated to upland preservation areas or to off-site receiver areas as permitted by the FFWCC. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using a methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit.

During the golf course reconstruction project, all gopher tortoises remaining outside of established preserve areas on the subject property were relocated to preserve areas as authorized by the existing permit in accordance with FFWCC requirements. Although the previous permit authorized incidental take of gopher tortoises, no taking of gopher tortoises is proposed as part of this project.

During clearing and grubbing operations, equipment operators will be notified of the potential occurrence of gopher tortoises on the site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operations can resume.

7.2 Commensal Species – If necessary, all gopher tortoise relocation efforts will include trapping of protected burrow commensal species that may occur in the burrows. These commensal species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corais couperi*).

7.3 Relocation of Tortoises – The original approval of the site plan for this property included issuance of a gopher tortoise relocation permit MRT-1 (attached to this PAMP). This permit remains valid for on site relocation of tortoises to preserve areas within the project area. There are several on site preserves under conservation easements in accordance with permit MRT-1 which have been utilized as receiver areas for gopher tortoises that have been relocated. Any necessary relocation of gopher tortoises will be conducted subsequent to installation of the preserve barricades and prior to initiation of site construction.

Should the number of tortoises exceed the carrying capacity of the remaining preserved habitat area on-site, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the off site Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation. Under no circumstances will taking of gopher tortoises occur in order to accommodate the proposed development.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

As discussed in sub-section 6.2, Re-vegetation, the shorelines along the C-23 Canal, the Living Shoreline, the North Fork of the St. Lucie River, and along Bessey Creek will require restoration and re-planting in varying degrees. As shown on the Revised Master Site Plan as developed by Lucido & Associates, Inc., three widths exist within the Shoreline Protection Zone (SPZ) areas: 1) 20 feet landward of Mean High Water (MHW) for the proposed lots adjacent to legally hardened (seawall or rip-rap) shorelines; 2) 25 feet landward of MHW for proposed lots adjacent to man-made, unhardened shorelines along the C-23 Canal, and; 3) 75 feet landward of MHW south of SW Harbor Island Way on the island adjacent to natural Bessey Creek.

The primary function for each of these shoreline protection zones, along with the Living Shoreline and “shoreline slope” (the area landward of the SPZ extending to the retaining wall), is to prevent runoff from the developed lots from reaching the receiving water body, thereby eliminating harmful pollutants from entering the St. Lucie River Estuary. The SPZ and shoreline slope within Phase 2 (Lots 1 – 10) and Phase 3 (Lots 11 – 28) as well as the Living Shoreline are discussed in detail in Section 8.1 below.

8.1 Shoreline Provisions within Phase 2 Lots 1 – 10

Based on discussions with Martin County Growth Management Department staff, the SPZ landward of the hardened shoreline within lots 1 – 10 (Phase 2) and lots 11 through a portion of Lot 23 (Phase 3) will be planted with a variety of native groundcover and understory plant species. In addition, a shoreline slope protection area has been established, which occurs immediately landward of the SPZ and extends to the retaining wall that will define the limits of lot fill. The shoreline slope area will be planted with similar plant material, as well. In addition, Lots 17 and 18 (Phase 3) include an existing bulkheaded boat basin where a 20' shoreline protection zone was provided. The revised Final Site Plan for Phase 3 incorporates a new Living Shoreline along the C-23 Canal at the frontage for Lots 17 and 18.. The remainder of Lot 23 through Lot 28 will have the unhardened man made shoreline re-sloped in order to prevent erosion and the 25' SPZ as well as an additional area of shoreline slope will be planted with native vegetation. Please refer to the shoreline planting details provided in the Appendix for plant types, spacing and sizes.

The planting activities within the SPZ and shoreline slope area in Phase 2 will be completed in accordance with the PAMP drawings subsequent to completion of the retaining wall and prior to the issuance of the first Certificate of Occupancy (C.O.) for a residential structure in Phase 2. The planting activities within the SPZ and shoreline slope area in Phase 3 have been completed in accordance with the PAMP drawings subsequent to completion of the retaining wall and shoreline slope re-grading and prior to the issuance of the first Certificate of Occupancy (C.O.) for a residential structure in Phase 3. The Living Shoreline that is being added to Phase 3 (at the water frontage of Lots 17 and 18) will be planted in accordance with the attached Living Shoreline Planting Plan subsequent to the completion of the wall connecting the existing retaining wall sections from Lot 17 and Lot 18.

In addition, the SPZ, Living Shoreline, and shoreline slope within Phase 2 and Phase 3 will be subject to bi-monthly exotic vegetation control events in order to prevent the establishment of exotic and nuisance species in these areas. It is anticipated that these events will occur at a minimum on a bi-monthly basis for a period of one year after the plant installation is complete. After one year, these treatments will be re-evaluated for effectiveness and the treatment schedule will be modified if necessary. Any herbicides which may be used within the SPZ, Living Shoreline, and shoreline slope will be limited to those approved for use within or adjacent to aquatic environments.

Monitoring of the SPZ, Living Shoreline, and shoreline slope plantings within Phase 2 and Phase 3 will be in accordance with the Monitoring Maps as shown in the Appendix. A Time-Zero monitoring report will be prepared within 15 days of the restoration planting completion, and will serve as the certification report for the Growth Management Department. Annual reports detailing the condition of the planted area within Phase 2 and Phase 3 will be submitted to the County for a period of five years subsequent to the Time-Zero report.

The SPZ established in Phase 2 and Phase 3 will be placed under a conservation easement dedicated to the Property Owners' Association in order to simplify compliance with this PAMP. In order to provide for riparian access to lot owners, 12 foot-wide shared riparian access easements will exist along the lot lines in order to provide riparian access. These Riparian Access Easements are further described in the final PUD special condition language. These easements will be dedicated to the property owners' association for compliance purposes.

Details of the SPZ and shoreline slope will be provided for the remaining waterfront lots in subsequent final site plan submittals.

8.2 Shoreline Provisions within Phase 3, Lots 11 – 28

The SPZ landward of the hardened shoreline within lots 11 – 28 (Phase 3) will be planted with a variety of native groundcover and understory plant species. In addition, a shoreline slope protection area has been established, which occurs immediately landward of the SPZ and extends to the retaining wall that will define the limits of lot fill. The shoreline slope area will be planted with similar plant material, as well. For lots 11 – 23 with hardened shoreline a 20' SPZ and additional shoreline slope area (minimum 10') will be planted with native vegetation in accordance with the plans provided in the Appendix.

Lots 17 and 18 (Phase 3) include an existing bulkheaded boat basin where a 20' shoreline protection zone was previously provided and planted with native vegetation. The boat basin is being replaced with a Living Shoreline along the C-23 frontage. The 20' SPZ within the existing boat basin will be eliminated and replaced with a living shoreline that will be planted with mangroves and salt tolerant grasses. The existing retaining wall sections on Lots 17 and 18 will be connected across the boat basin and will define the landward edge of the Living Shoreline. Rip rap will be placed along the waterward boundary of the Living Shoreline (at the mean high water line) for wave attenuation, soil retention, and to allow the ebb and flow of tidal exchange with the C-23 Canal. The area between the rip rap and the retaining wall will be partially filled providing for a range of 1.0 to 1.5 feet below the mean high water line. The Living Shoreline will then be planted with salt tolerant native vegetation (primarily mangroves) in accordance with the planting plan provided with this PAMP.

The remainder of Lot 23 through Lot 28 will have the unhardened man made shoreline re-sloped in order to prevent erosion and the 25' SPZ as well as an additional area of shoreline slope will be planted with native vegetation. Please refer to the shoreline planting details provided in the Appendix for plant types, spacing and sizes.

The planting activities within the SPZ and shoreline slope area in Phase 3 will be completed in accordance with the PAMP drawings subsequent to completion of the retaining wall and prior to the issuance of the first Certificate of Occupancy (C.O.) for a residential structure in Phase 3. The planting activities within the Living Shoreline in Phase 3 will be completed in accordance with the PAMP drawings subsequent to completion of the retaining wall on Lots 17 and 18 and prior to the issuance of a Certificate of Occupancy (C.O.) for a residential structure on Lots 17 or 18. In addition, the SPZ, Living Shoreline, and shoreline slope within Phase 3 will be subject to bi-monthly exotic vegetation control events in order to prevent the establishment of exotic and nuisance species in these areas. It is anticipated that these events will occur at a minimum on a bi-monthly basis for a period of one year after the plant installation is complete. After one year, these treatments will be re-evaluated for effectiveness and the treatment schedule will be modified if necessary. Any herbicides which may be used within the SPZ, Living Shoreline, and shoreline slope will be limited to those approved for use within or adjacent to aquatic environments.

Monitoring of the SPZ, Living Shoreline, and shoreline slope plantings within Phase 3 will be in accordance with the Monitoring Maps as shown in the Appendix. A Time-Zero monitoring report will be prepared within 15 days of the restoration planting completion of the Living Shoreline, and will serve as the certification report for the Growth Management Department. Annual reports detailing the condition of the planted areas within Phase 3 will be submitted to the County for a period of five years subsequent to the Time-Zero report.

The SPZ and Living Shoreline established in Phase 3 will be placed under a conservation easement dedicated to the Property Owners' Association in order to simplify compliance with this PAMP. In order to provide for riparian access to lot owners, 12 foot-wide shared riparian access easements will exist along the lot lines in order to provide riparian access. These Riparian Access Easements are further described in the final PUD special condition language. These easements will be dedicated to the property owners' association for compliance purposes.

Details of the SPZ and shoreline slope will be provided for the remaining waterfront lots in subsequent final site plan submittals.

8.3 Shoreline Provisions within Phase 4, Lots 29 - 46

Details for the Shoreline Protection Zone and Shoreline Slope areas for Phase 4, which include lots 29 through 46, will be provided at the time of Final Site Plan application.

8.4 Shoreline Provisions within Phase 5, Lots 47 - 51

Details for the Shoreline Protection Zone and Shoreline Slope areas for Phase 5, which include lots 47 through 51, will be provided at the time of Final Site Plan application.

8.5 Additional Pine Flatwood Preserve Planting

As part of the approved master plan, additional pine flatwoods upland preserves have been provided on site. These areas consist of varying quality of native habitat, ranging from fully vegetated, partially vegetated with appropriate native species, and remnant golf course area. Based on these existing conditions, those areas designated as pine flatwoods preserve that are partially vegetated or remnant golf course area must be planted with appropriate native vegetation. The sized, spacing, and quantities of such plant species are shown on the Pine Flatwoods Restoration maps provided in the Appendix.

The planting activities within these pine flatwoods areas will be completed in accordance with the PAMP drawings prior to the issuance of the first Certificate of Occupancy (C.O.) for a residential structure in Phase 2. In addition, all upland and wetland preserves shown on the Master Site Plan will be subject to exotic vegetation control treatment events in order to prevent the establishment of exotic and nuisance species in these areas. It is anticipated that these events will occur at a minimum on a bi-monthly basis for a period of one year after the plant installation is complete. After one year, these treatments will be re-evaluated for effectiveness and the treatment schedule will be modified if necessary. Any herbicides used within preserve areas on-site will be limited to those approved for use within or adjacent to aquatic environments.

Monitoring of the restored and created pine flatwood areas will be in accordance with the Monitoring Map as shown in the Appendix. A Time-Zero monitoring report will be prepared within 15 days of the restoration planting completion, and will serve as the certification report for the Growth Management Department. Annual reports detailing the condition of the restored and created pine flatwood area will be submitted to the County for a period of five years subsequent to the Time-Zero report.

8.6 Lake Littoral Zones

The alteration of the on-site stormwater management lake (Lake 2) will require provision of planted littoral zones in accordance with the requirements of Martin County's Excavation and Fill Ordinance. The location of these littoral zones, along with the plant types and planting specifications, are detailed in a Lake Area Management Plan (LAMP) which is included as part of this PAMP.

The supplemental planting activities within the lake littoral zones will be completed in accordance with the LAMP drawings prior to the issuance of the first Certificate of Occupancy (C.O.) for a residential structure in Phase 2. In addition, the lake littoral zone areas shown on the LAMP drawings will be subject to exotic vegetation control treatment events in order to prevent the establishment of exotic and nuisance species in these areas. It is anticipated that these events will occur at a minimum on a bi-monthly basis for a period of one year after the plant installation is complete. After one year, these treatments will be re-evaluated for effectiveness and the treatment schedule will be modified if necessary. Any herbicides used within littoral zones will be limited to those approved for use within or adjacent to aquatic environments.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of Floridian Golf Club PUD are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP.

The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the Floridian Golf Club PUD to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 Monthly Construction Reports – During land clearing and earthwork related construction of Floridian Golf Club PUD, the developer will be responsible for submitting a monthly report on the progress of earthwork and land clearing activities, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, re-vegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports -

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, re-vegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator. Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator no later than December 31 of the year in which construction activity is completed. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

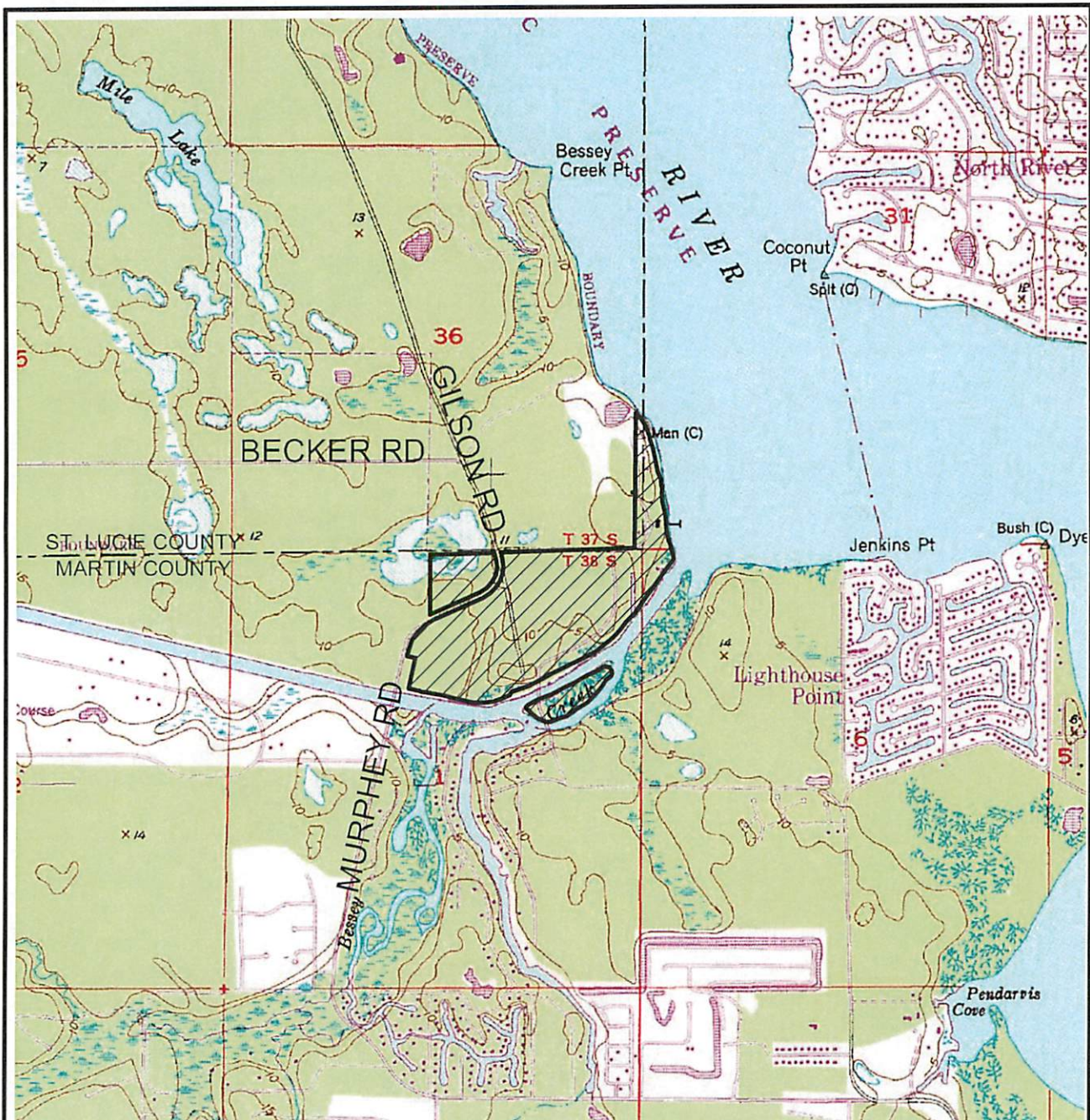
After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.3 Inspections - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

11.0 ENFORCEMENT

Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

APPENDIX



USGS QUAD MAP "PALM CITY", SECTION 31, TOWNSHIP 37 SOUTH, RANGE 41 EAST, SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, LATITUDE 27°12'37", LONGITUDE 80°17'23"

LEGEND

 - SITE (121.6 AC)

0 2000
SCALE IN FEET

FLORIDIAN GOLF CLUB PUD

LOCATION MAP



CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JUNE 2013

FIGURE

1



MARTIN COUNTY AERIALS DATED 2013

0 600
SCALE IN FEET

FLORIDIAN GOLF CLUB PUD

AERIAL MAP



CONSULTANTS, INC.

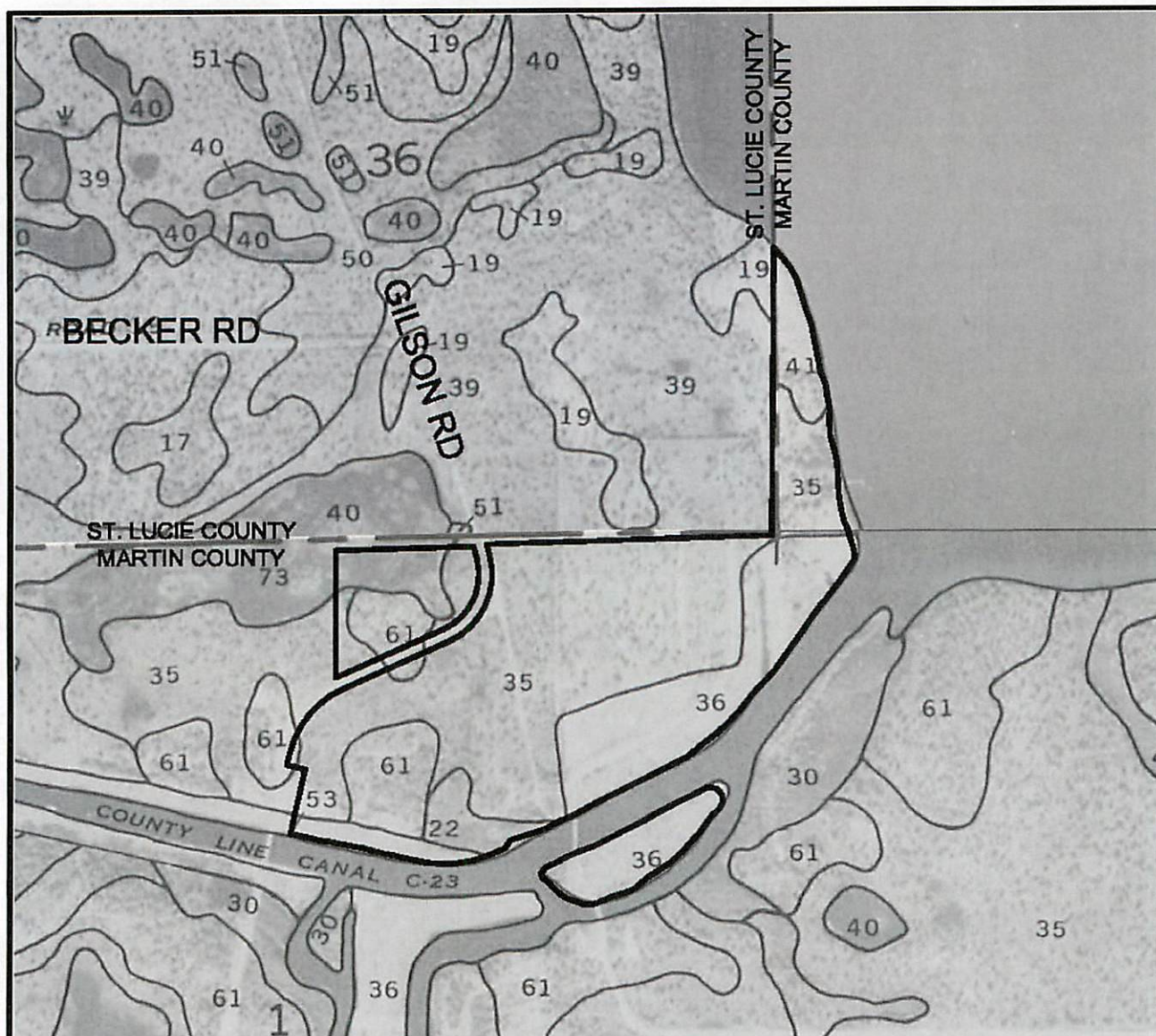
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STUART, FL 34996
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WWW.EWCONSULTANTS.COM

JUNE 2013

FIGURE

2



USDA SOILS SURVEY "MARTIN COUNTY AREA" & "ST. LUCIE COUNTY AREA" BASED ON AERIAL PHOTOGRAPHY DATED 1972

LEGEND

- 22 - OKEELANTA MUCK
- 35 - SALERNO SAND
- 36 - ARENTS, 0 TO 2 PERCENT SLOPES
- 41 - JONATHAN SAND, 0 TO 5 PERCENT SLOPES
- 53 - ARENTS, 2 TO 35 PERCENT SLOPES
- 61 - HOBE FINE SAND, 0 TO 5 PERCENT SLOPES
- 73 - SAMSULA MUCK

0 1000
SCALE IN FEET



FLORIDIAN GOLF CLUB PUD SOILS MAP

FLORIDIAN PUD.dwg SOILS



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NOV 2012

FIGURE

3



MARTIN COUNTY AERIALS DATED 2013

LEGEND

411 - PINE FLATWOODS
 182 - GOLF COURSES
 184 - BOAT BASIN
 110 - RESIDENTIAL

436 - UPLAND SCRUB
 534 - LAKES < 10 ACS
 643 - WET PRAIRIES
 740 - DISTURBED LANDS

0 600
 SCALE IN FEET

FLORIDIAN GOLF CLUB PUD

FLUCCS MAP



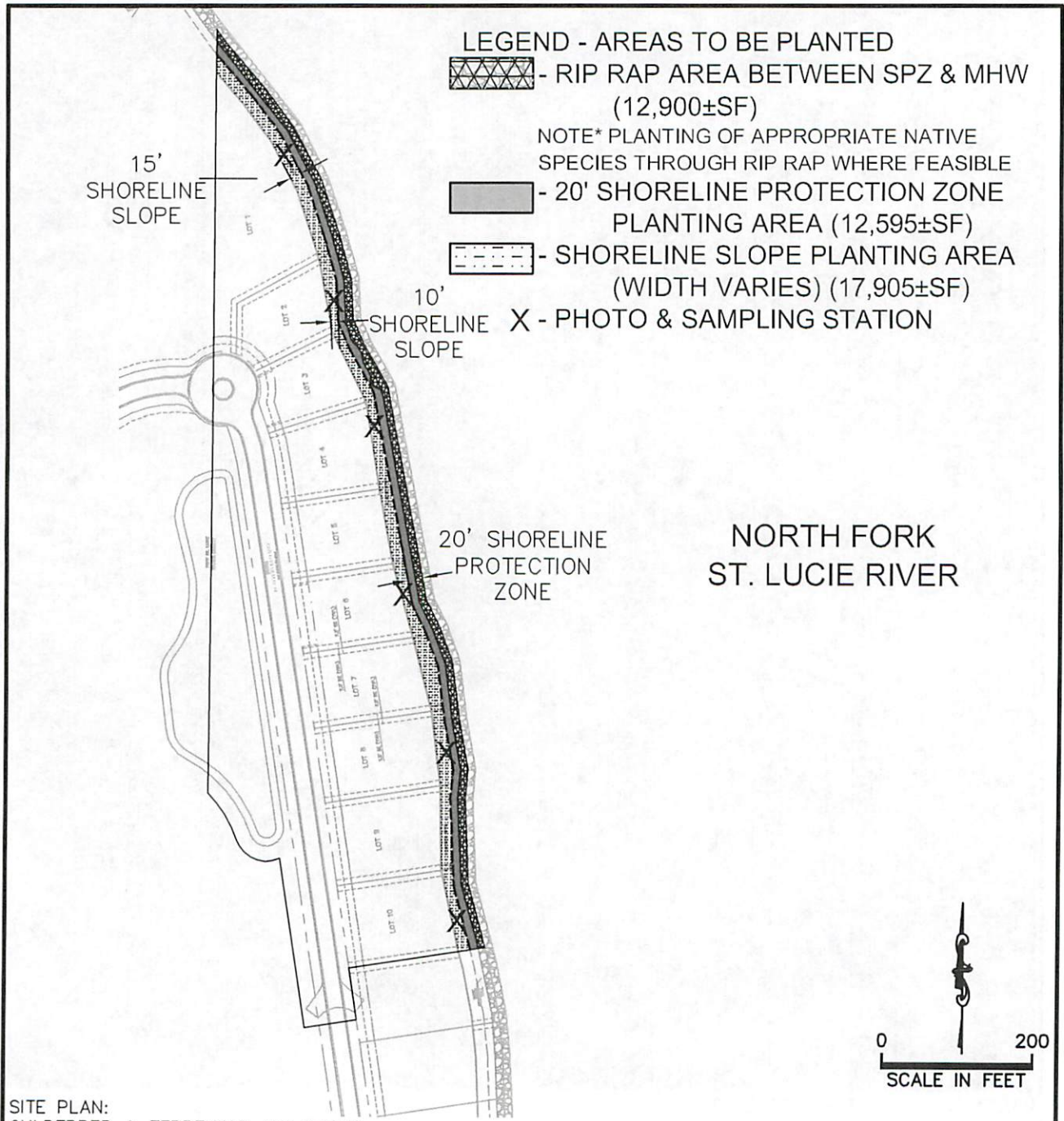
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JUNE 2013

FIGURE

4



SITE PLAN:
CULPEPPER & TERPENING, INC DATED
06-06-2013

FLORIDIAN GOLF CLUB PUD PHASE 2 LOTS 1-10 SHORELINE PLANTING AREAS MONITORING MAP

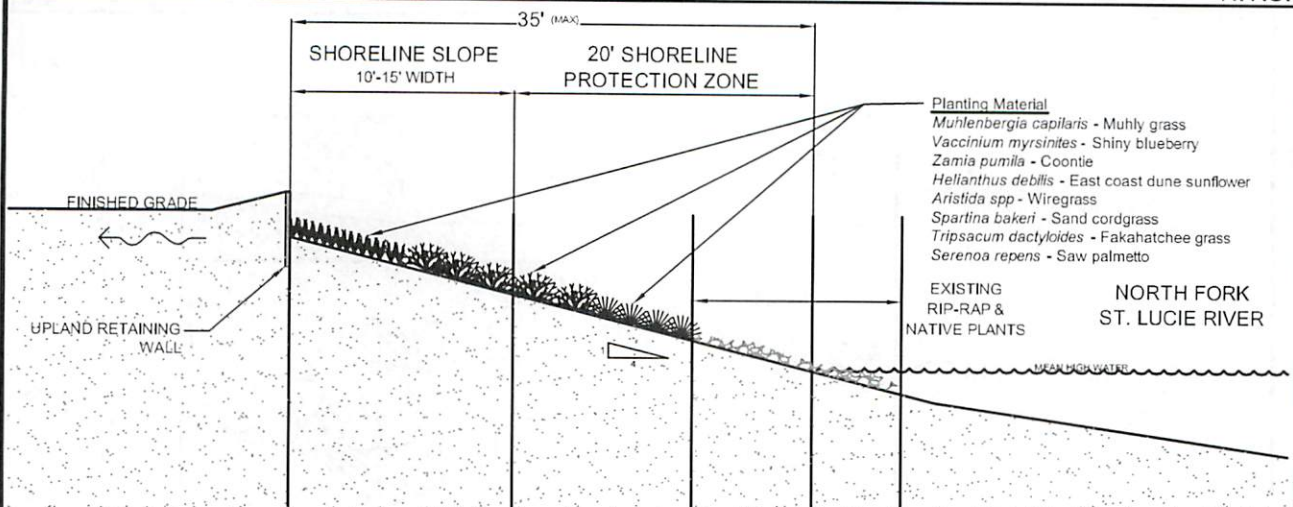


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JUNE 2013
FIGURE

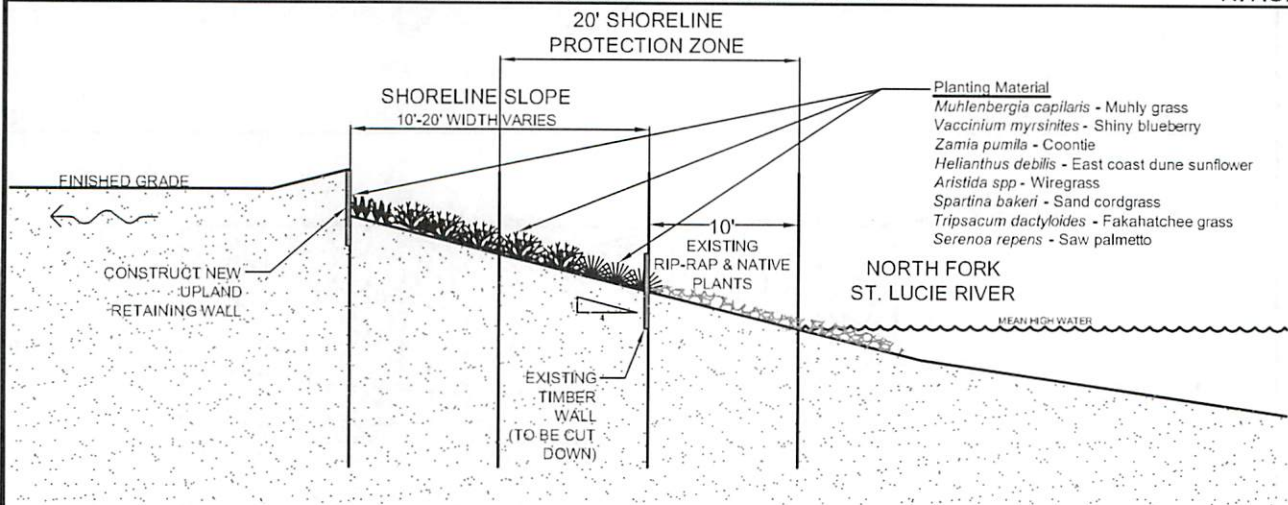
SHORELINE PROTECTION ZONE EASEMENT & SHORELINE SLOPE SECTION

N.T.S.



SHORELINE PROTECTION ZONE EASEMENT & SHORELINE SLOPE SECTION

N.T.S.

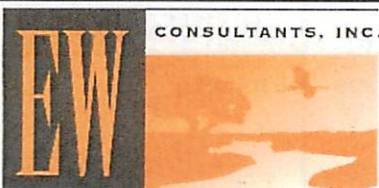


NOTE:

1. EXISTING DESIRABLE NATIVE PLANT MATERIAL WITHIN SPZ & SHORELINE SLOPE TO REMAIN
2. ALL EXOTIC & NUISANCE PLANT SPECIES TO BE REMOVED FROM SHORELINE PROTECTION ZONE & SHORELINE SLOPE
3. THREE-INCH BED OF PINE STRAW WILL BE HAND-LAID WITHIN THE SHORELINE PROTECTION ZONE & SHORELINE SLOPE IN ORDER TO PREVENT WEED GROWTH
4. PLANT SPECIES LISTED MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.
5. TEMPORARY IRRIGATION TO BE SUPPLIED UNTIL PLANT ESTABLISHMENT IS ACHIEVED
6. PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE

FLORIDIAN GOLF CLUB PUD PHASE 2 LOTS 1-10

SHORELINE SECTION



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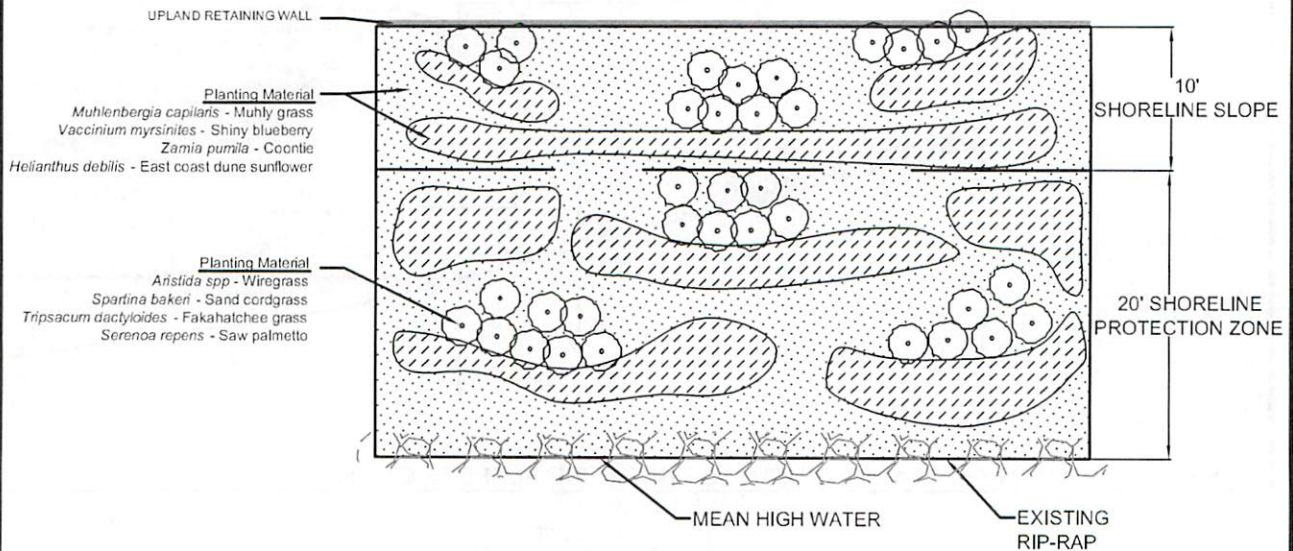
JUNE 2013

FIGURE

FLORIDIAN PUD, PHASE 2, DWG. SHORELINE SECTION

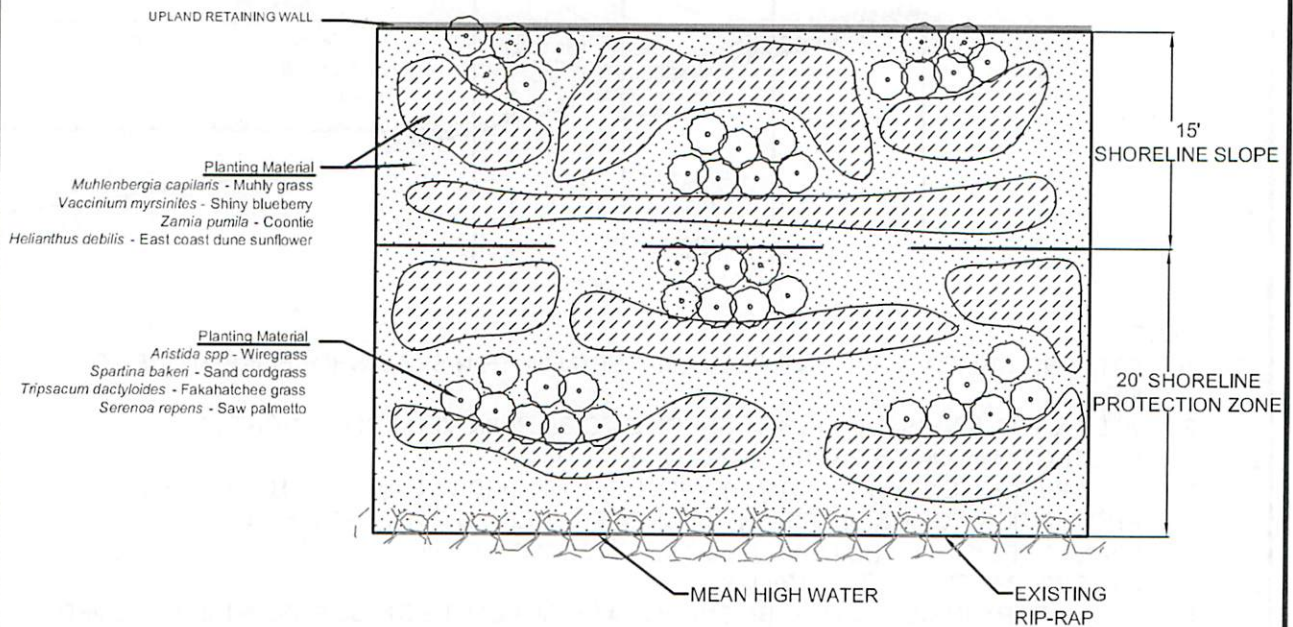
SHORELINE SECTION WITH 10' SHORELINE SLOPE

N.T.S.



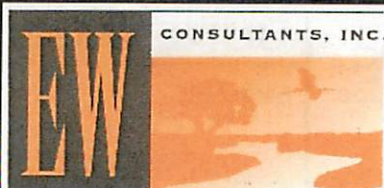
SHORELINE SECTION WITH 15' SHORELINE SLOPE

N.T.S.



FLORIDIAN GOLF CLUB PUD PHASE 2 LOTS 1-10

SHORELINE DETAIL



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FIGURE

20' Shoreline Protection Zone (12,595+/- SF)		
Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	520
<i>Vaccinium myrsinites</i>	Shiny blueberry	535
<i>Helianthus debilis</i>	East coast dune sunflower	535
<i>Aristida spp</i>	Wiregrass	520
<i>Spartina bakeri</i>	Sand Cordgrass	515
<i>Tripsacum dactyloides</i>	Fakahatchee grass	520
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	1,365
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	750
10' - 15' Shoreline Slope area (17,905+/- SF)		
Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	750
<i>Vaccinium myrsinites</i>	Shiny blueberry	765
<i>Helianthus debilis</i>	East coast dune sunflower	760
<i>Aristida spp</i>	Wiregrass	740
<i>Spartina bakeri</i>	Sand Cordgrass	740
<i>Tripsacum dactyloides</i>	Fakahatchee grass	750
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	1,965
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	1,080
Pine straw		Quant.
		240 bales, 8 pallets

FLORIDIAN GOLF CLUB PUD PHASE 2 LOTS 1-10 SHORELINE SLOPE & SPZ

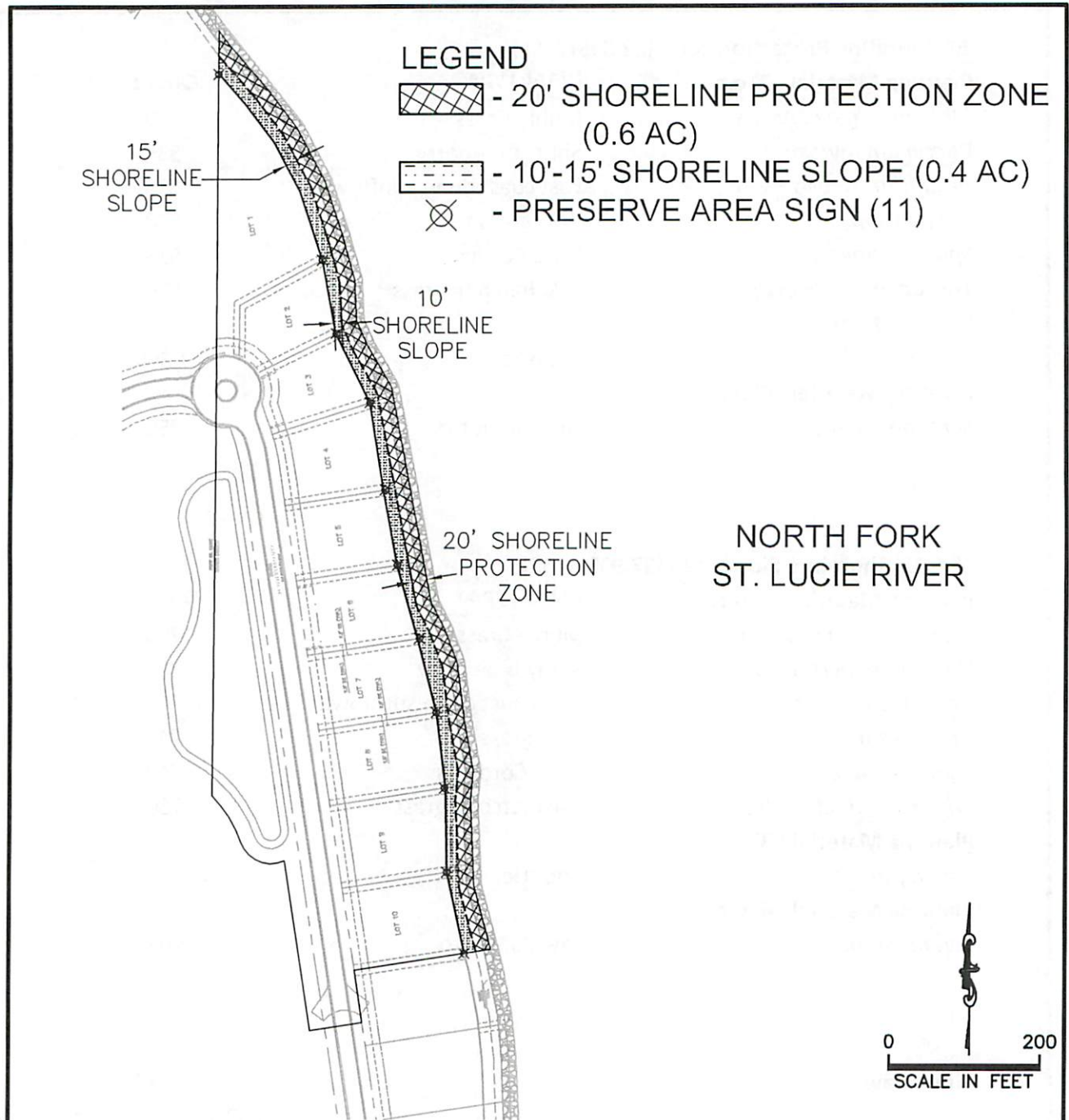
PLANTING MATERIALS & QUANTITIES



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FIGURE



SITE PLAN:
CULPEPPER & TERPENING, INC DATED
06-06-2013

FLORIDIAN GOLF CLUB PUD PHASE 2 LOTS 1-10

SHORELINE SLOPE SIGNS



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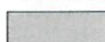


JUNE 2013

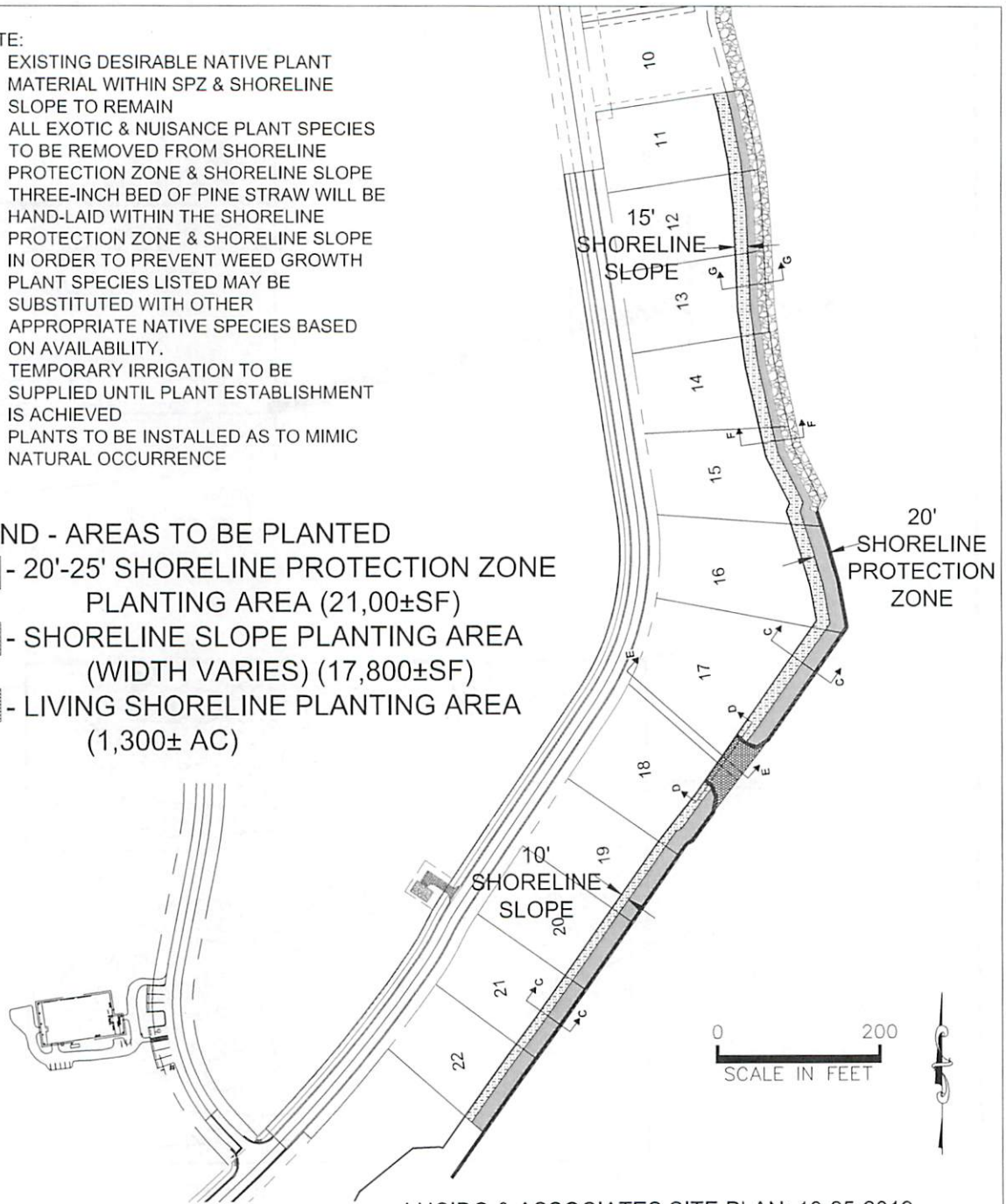
FIGURE

NOTE:

1. EXISTING DESIRABLE NATIVE PLANT MATERIAL WITHIN SPZ & SHORELINE SLOPE TO REMAIN
2. ALL EXOTIC & NUISANCE PLANT SPECIES TO BE REMOVED FROM SHORELINE PROTECTION ZONE & SHORELINE SLOPE
3. THREE-INCH BED OF PINE STRAW WILL BE HAND-LAID WITHIN THE SHORELINE PROTECTION ZONE & SHORELINE SLOPE IN ORDER TO PREVENT WEED GROWTH
4. PLANT SPECIES LISTED MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.
5. TEMPORARY IRRIGATION TO BE SUPPLIED UNTIL PLANT ESTABLISHMENT IS ACHIEVED
6. PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE

LEGEND - AREAS TO BE PLANTED

-  - 20'-25' SHORELINE PROTECTION ZONE PLANTING AREA (21,00±SF)
-  - SHORELINE SLOPE PLANTING AREA (WIDTH VARIES) (17,800±SF)
-  - LIVING SHORELINE PLANTING AREA (1,300± AC)



LUCIDO & ASSOCIATES SITE PLAN: 10-25-2019

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-22

SHORELINE PLANTING PLAN

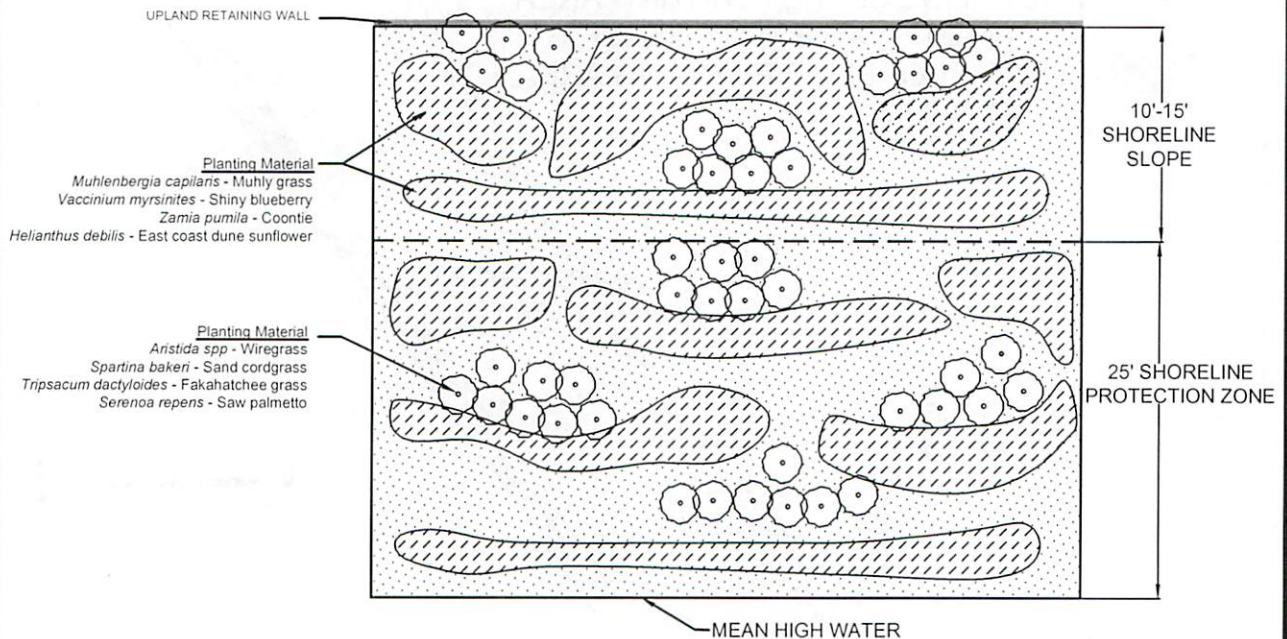
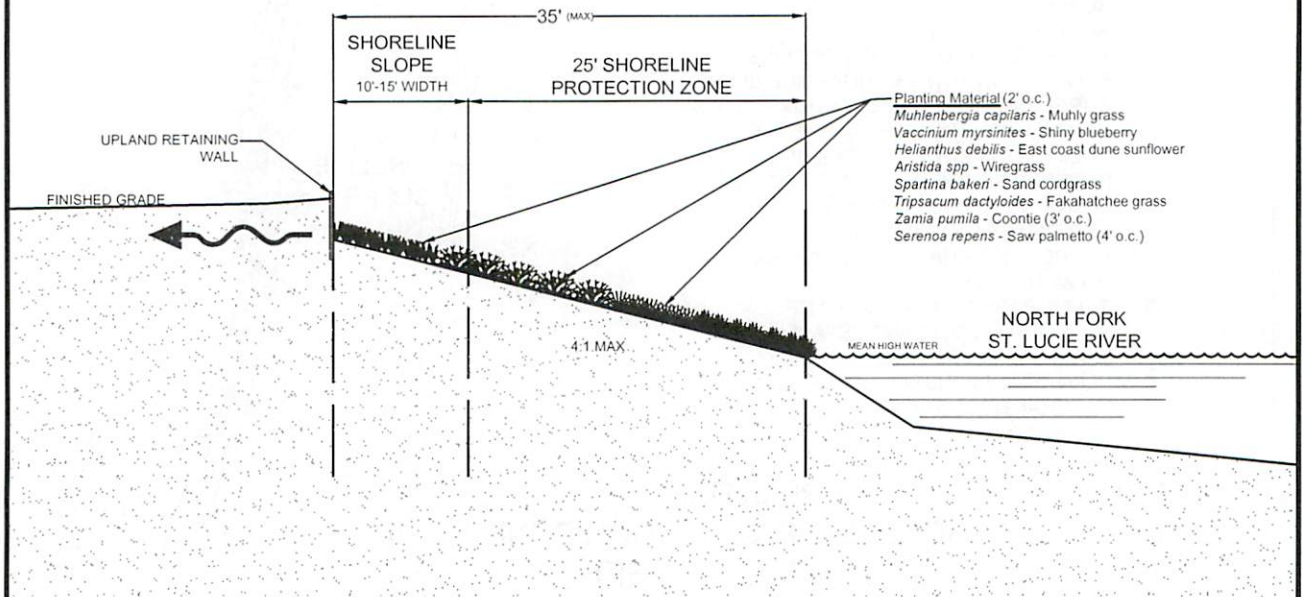


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FIGURE

SECTION A-A
LOTS 23-28 MANMADE UNHARDENED SHORELINE



FLORIDIAN GOLF CLUB PUD
PHASE 3 LOTS 11-28
SECTION A-A

N.T.S

MANMADE UNHARDENED SHORELINE



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FIGURE

Section A-A

Lots 23-28

25' Shoreline Protection Zone (17,730+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	745
<i>Vaccinium myrsinites</i>	Shiny blueberry	740
<i>Helianthus debilis</i>	East coast dune sunflower	740
<i>Aristida spp</i>	Wiregrass	745
<i>Spartina bakeri</i>	Sand Cordgrass	745
<i>Tripsacum dactyloides</i>	Fakahatchee grass	745
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	1,945
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	1,070

10' - 15' Shoreline Slope area (5,905+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	240
<i>Vaccinium myrsinites</i>	Shiny blueberry	245
<i>Helianthus debilis</i>	East coast dune sunflower	235
<i>Aristida spp</i>	Wiregrass	235
<i>Spartina bakeri</i>	Sand Cordgrass	245
<i>Tripsacum dactyloides</i>	Fakahatchee grass	245
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	620
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	335

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-28 SECTION A-A

MANMADE UNHARDENED SHORELINE



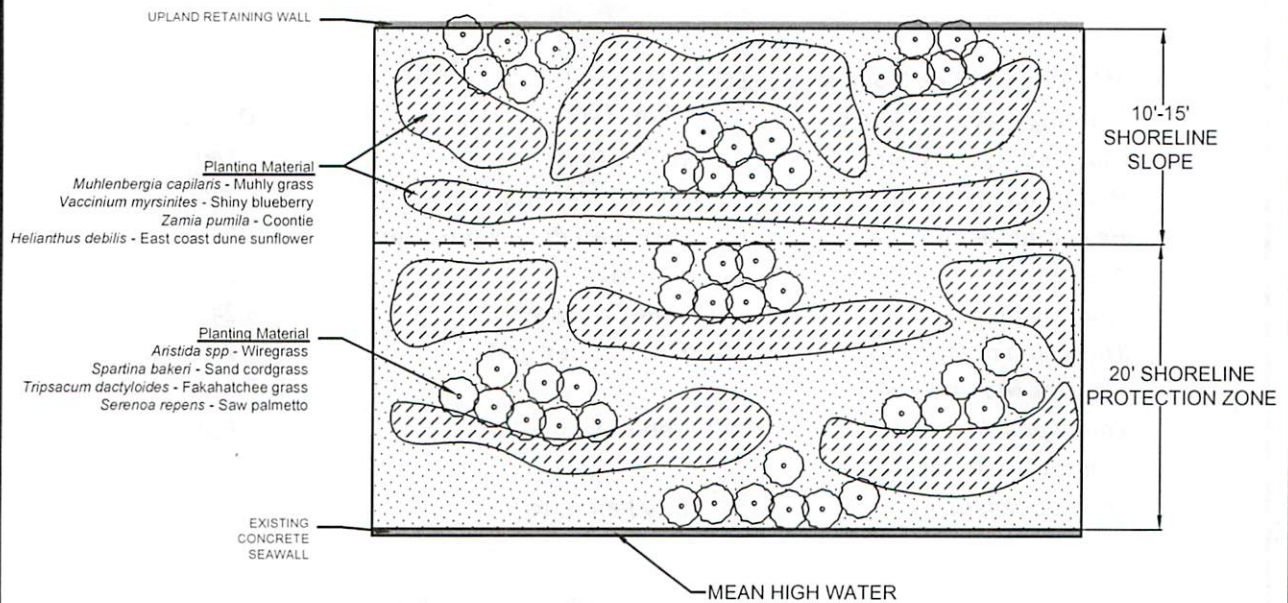
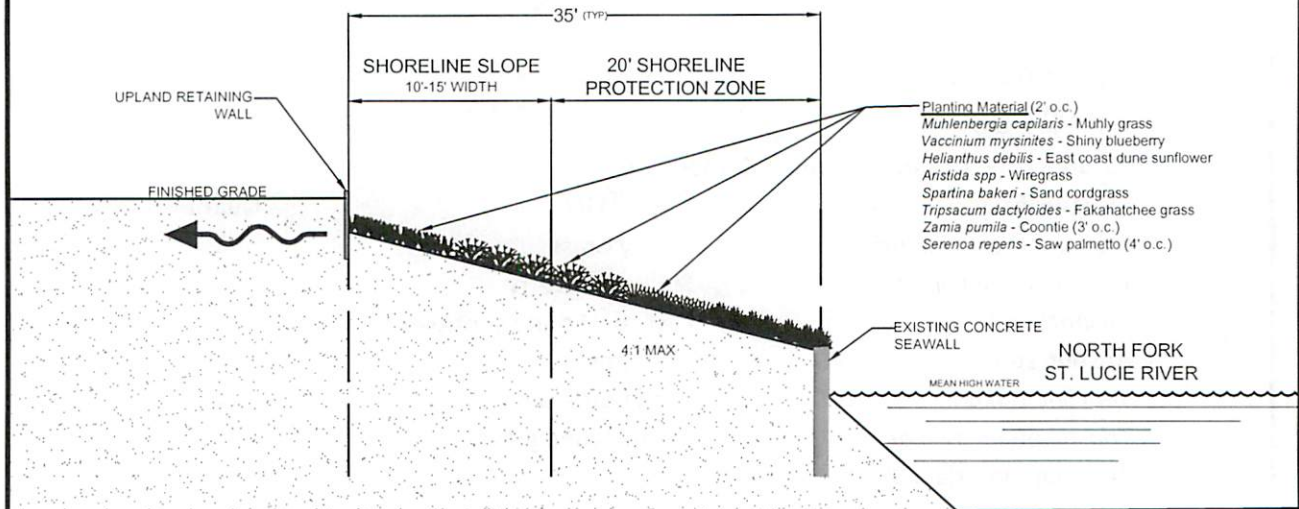
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FIGURE

SECTION C-C
LOTS 16-23 LEGALLY HARDENED SHORELINE
(SEAWALL)



FLORIDIAN GOLF CLUB PUD
PHASE 3 LOTS 11-28
SECTION C-C

N.T.S

LEGALLY HARDENED SHORELINE



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FIGURE

Section C-C

Lots 16-23

20' Shoreline Protection Zone (15,350+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	640
<i>Vaccinium myrsinites</i>	Shiny blueberry	640
<i>Helianthus debilis</i>	East coast dune sunflower	640
<i>Aristida spp</i>	Wiregrass	645
<i>Spartina bakeri</i>	Sand Cordgrass	645
<i>Tripsacum dactyloides</i>	Fakahatchee grass	640
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	1,675
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	920

10' - 15' Shoreline Slope area (9,865+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	405
<i>Vaccinium myrsinites</i>	Shiny blueberry	410
<i>Helianthus debilis</i>	East coast dune sunflower	410
<i>Aristida spp</i>	Wiregrass	405
<i>Spartina bakeri</i>	Sand Cordgrass	405
<i>Tripsacum dactyloides</i>	Fakahatchee grass	415
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	1,060
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	580

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-28 SECTION C-C

LEGALLY HARDENED SHORELINE



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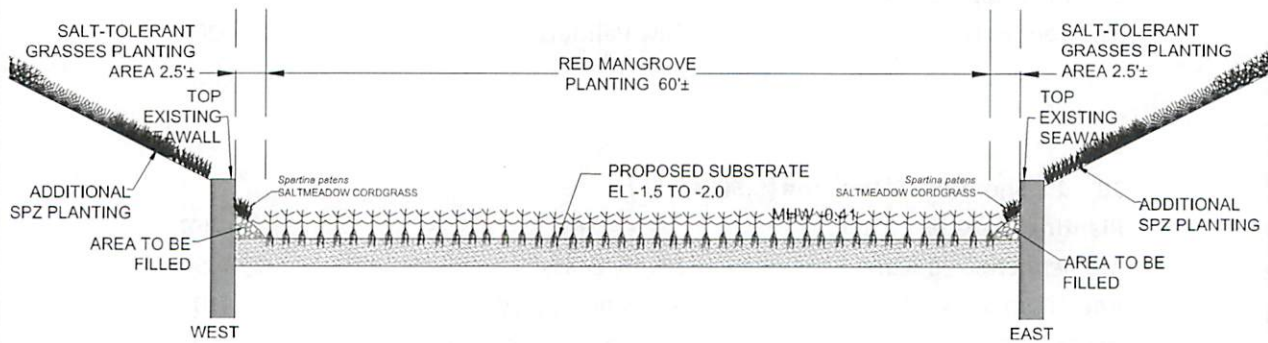
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FIGURE

SECTION D-D
LIVING SHORELINE



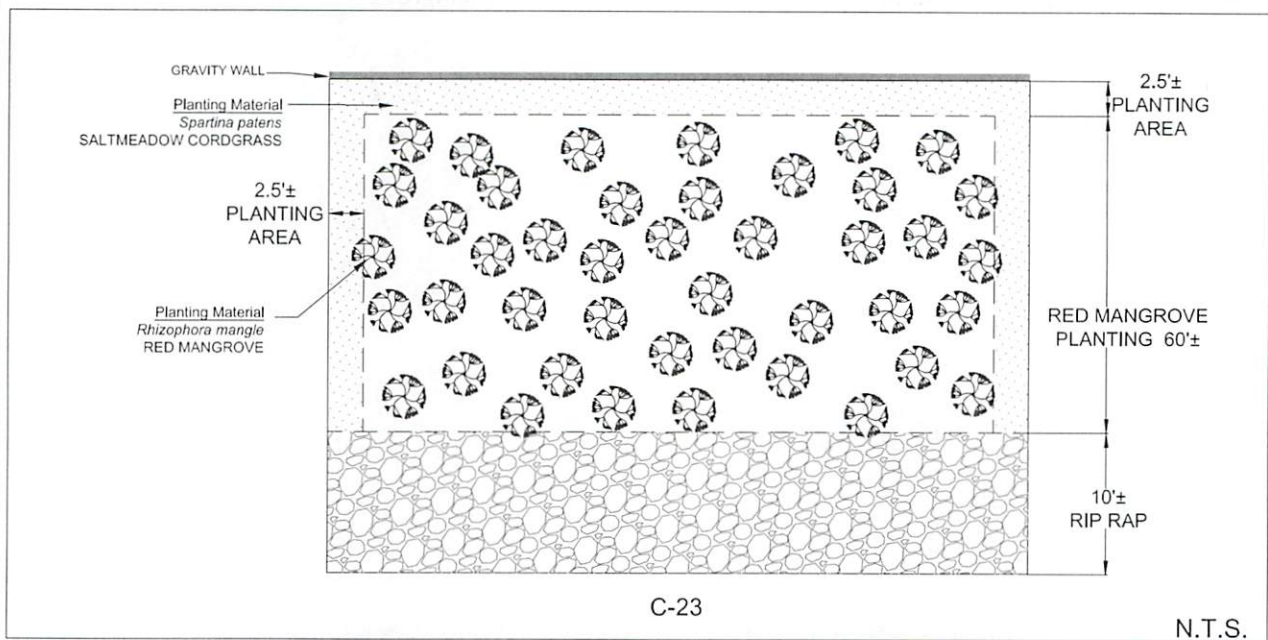
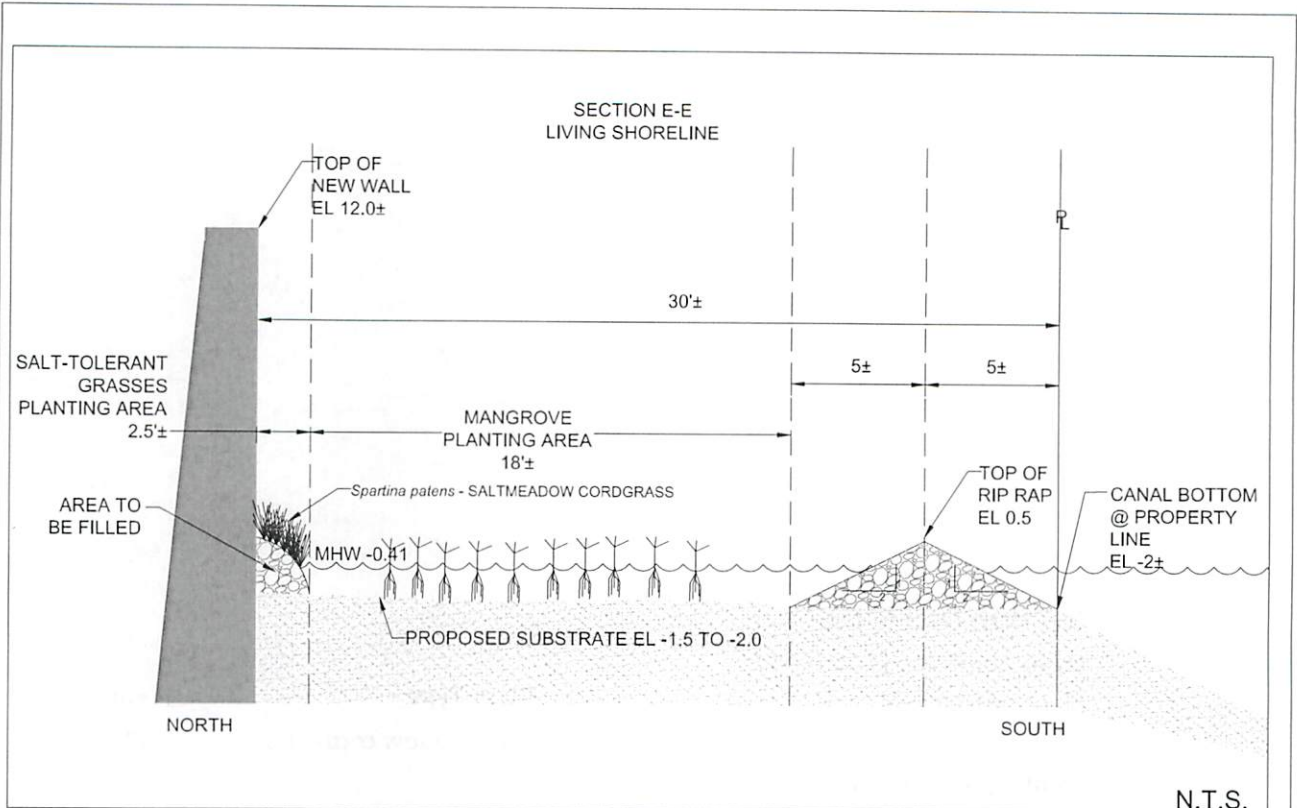
N.T.S.

**FLORIDIAN GOLF CLUB PUD
PHASE 3 LOTS 11-22
LIVING SHORELINE**



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FIGURE



FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-22 LIVING SHORELINE



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FIGURE

Section D-D & E-E

Living Shoreline (1,300+/- SF)

Planting Material - 1' o.c.

Spartina patens

Planting Material - 2' o.c.

Rhizophora mangle

Plant Type

Salt meadow cordgrass

Quant.

312

Red Mangrove

345

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-22

LIVING SHORELINE



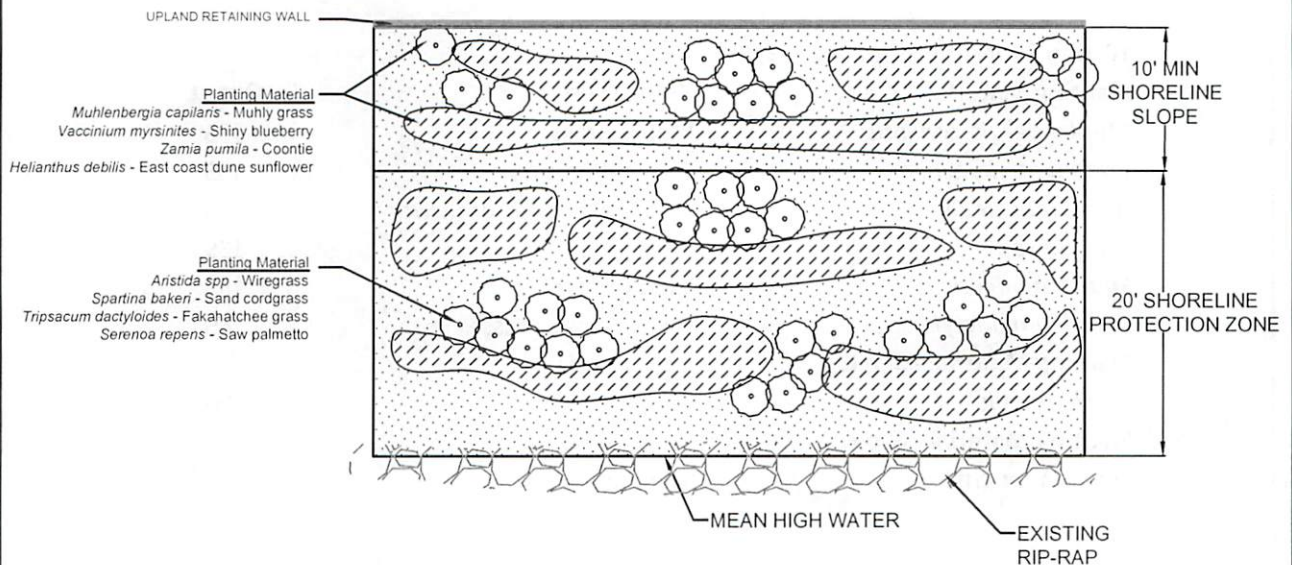
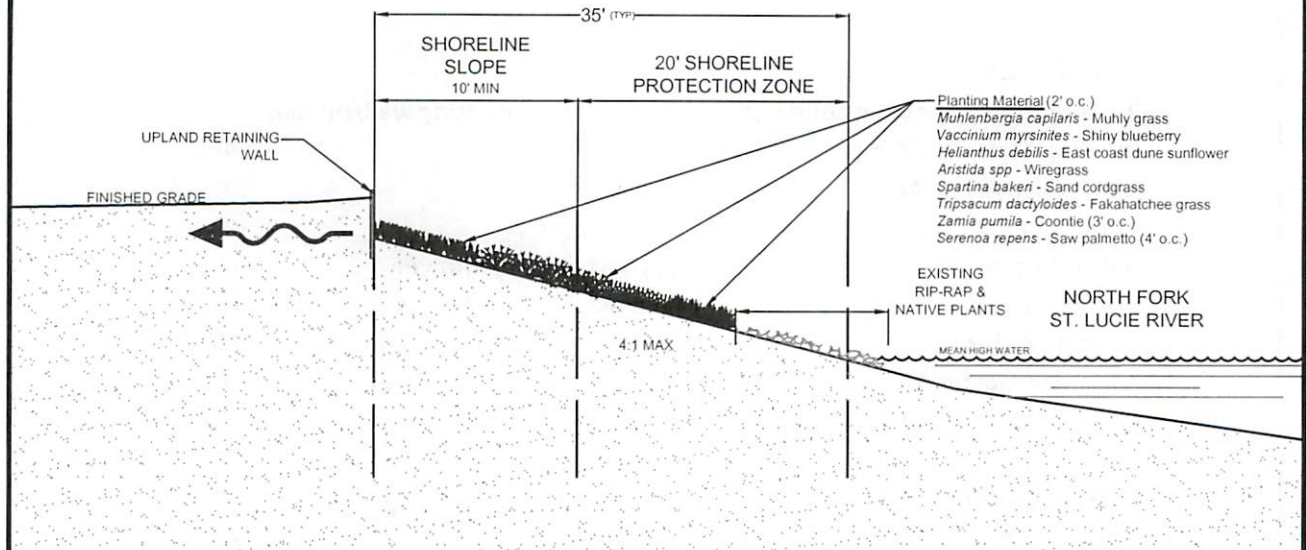
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FIGURE

SECTION F-F
LOTS 14 & 15 LEGALLY HARDENED SHORELINE
(RIP-RAP)



FLORIDIAN GOLF CLUB PUD
PHASE 3 LOTS 11-28
SECTION F-F

N.T.S

LEGALLY HARDENED SHORELINE



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FIGURE

Section F-F

Lots 14-15

20' Shoreline Protection Zone (2,635+/- SF to edge of existing wall/rip rap)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	100
<i>Vaccinium myrsinites</i>	Shiny blueberry	100
<i>Helianthus debilis</i>	East coast dune sunflower	105
<i>Aristida spp</i>	Wiregrass	105
<i>Spartina bakeri</i>	Sand Cordgrass	105
<i>Tripsacum dactyloides</i>	Fakahatchee grass	105
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	260
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	140

10' min Shoreline Slope area (3,890+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	155
<i>Vaccinium myrsinites</i>	Shiny blueberry	155
<i>Helianthus debilis</i>	East coast dune sunflower	160
<i>Aristida spp</i>	Wiregrass	155
<i>Spartina bakeri</i>	Sand Cordgrass	155
<i>Tripsacum dactyloides</i>	Fakahatchee grass	155
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	400
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	215

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-28 SECTION F-F

LEGALLY HARDENED SHORELINE

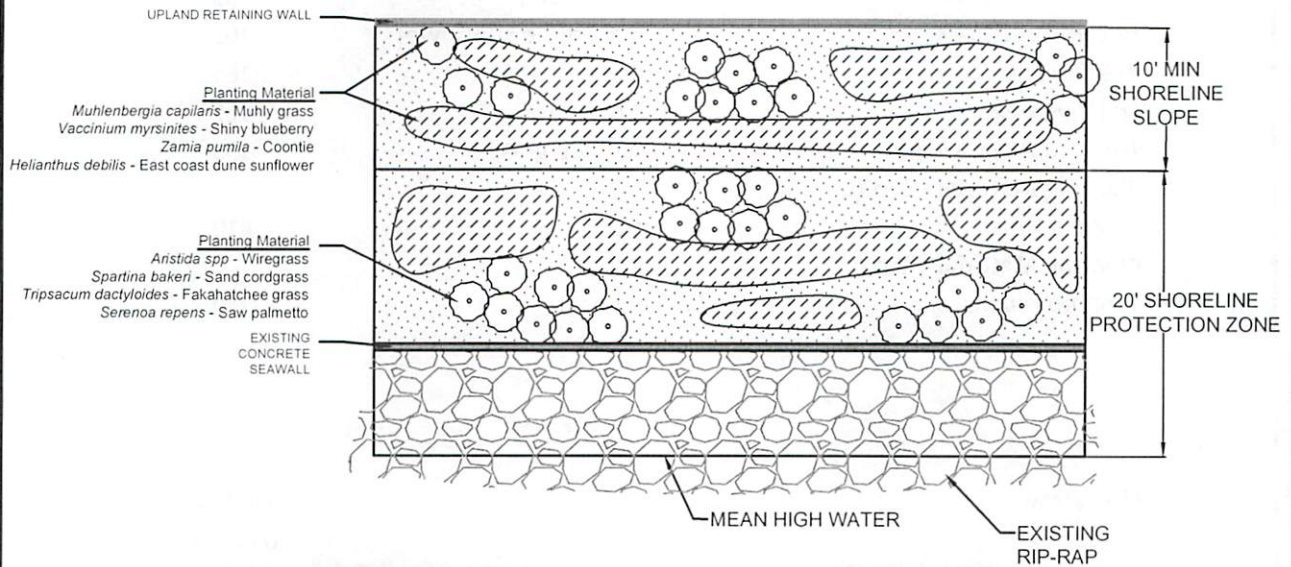
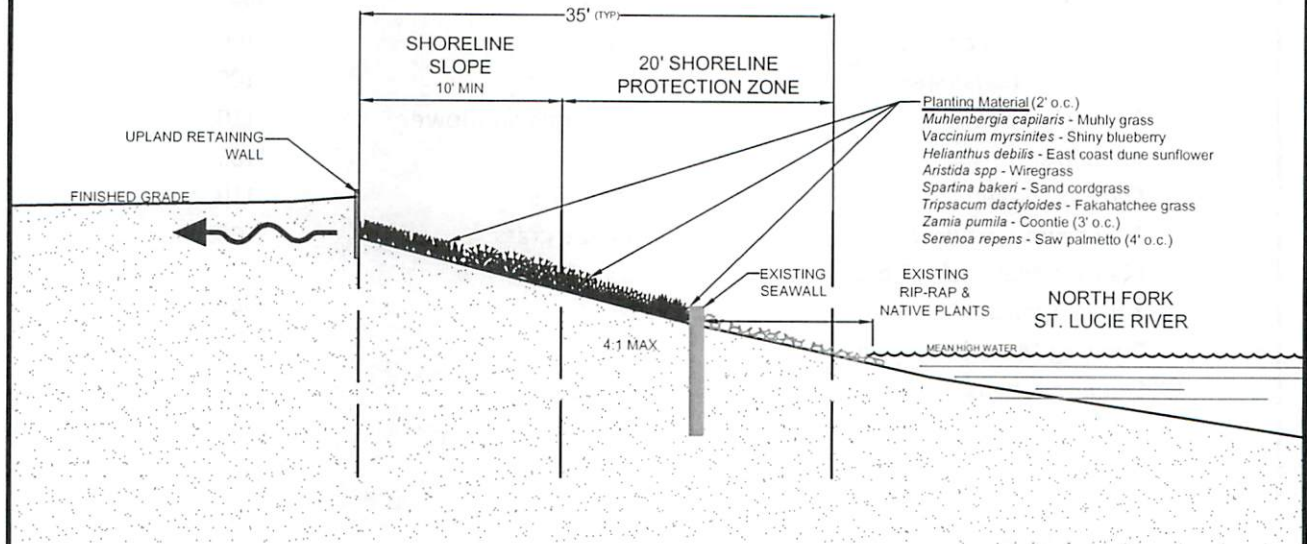


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FIGURE

SECTION G-G
LOTS 11-13 LEGALLY HARDENED SHORELINE
(RIP-RAP AND SEAWALL)



FLORIDIAN GOLF CLUB PUD
PHASE 3 LOTS 11-28
SECTION G-G

N.T.S

LEGALLY HARDENED SHORELINE



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FIGURE

Section G-G

Lots 11-13

20' Shoreline Protection Zone (2,670+/- SF to edge of rip rap)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	100
<i>Vaccinium myrsinites</i>	Shiny blueberry	105
<i>Helianthus debilis</i>	East coast dune sunflower	110
<i>Aristida spp</i>	Wiregrass	105
<i>Spartina bakeri</i>	Sand Cordgrass	110
<i>Tripsacum dactyloides</i>	Fakahatchee grass	100
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	265
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	140

10' min Shoreline Slope area (4,025+/- SF)

Planting Material - 2' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	155
<i>Vaccinium myrsinites</i>	Shiny blueberry	165
<i>Helianthus debilis</i>	East coast dune sunflower	165
<i>Aristida spp</i>	Wiregrass	165
<i>Spartina bakeri</i>	Sand Cordgrass	165
<i>Tripsacum dactyloides</i>	Fakahatchee grass	155
Planting Material - 3' o.c.		
<i>Zamia pumila</i>	Coontie	410
Planting Material - 4' o.c.		
<i>Serenoa repens</i>	Saw Palmetto	220

Pine straw Quant.
20 Pallets

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-28 SECTION G-G

LEGALLY HARDENED SHORELINE



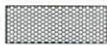



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SEPT 2014

FIGURE

LEGEND

-  - 20' SHORELINE PROTECTION ZONE (0.6± AC)
-  - 10'-15' SHORELINE SLOPE (0.4± AC)
-  - LIVING SHORELINE PLANTING AREA (0.05± AC)
-  - SHORELINE SIGN (13)



LUCIDO & ASSOCIATES SITE PLAN: 10-25-2019


FLORIDIAN GOLF CLUB PUD **PHASE 3 LOTS 11-22** **SHORELINE PLANTING PLAN** **SHORELINE SLOPE SIGNS**



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FIGURE

LEGEND - AREAS TO BE PLANTED

 - RIP RAP AREA BETWEEN SPZ & MHW
(5,240±SF)

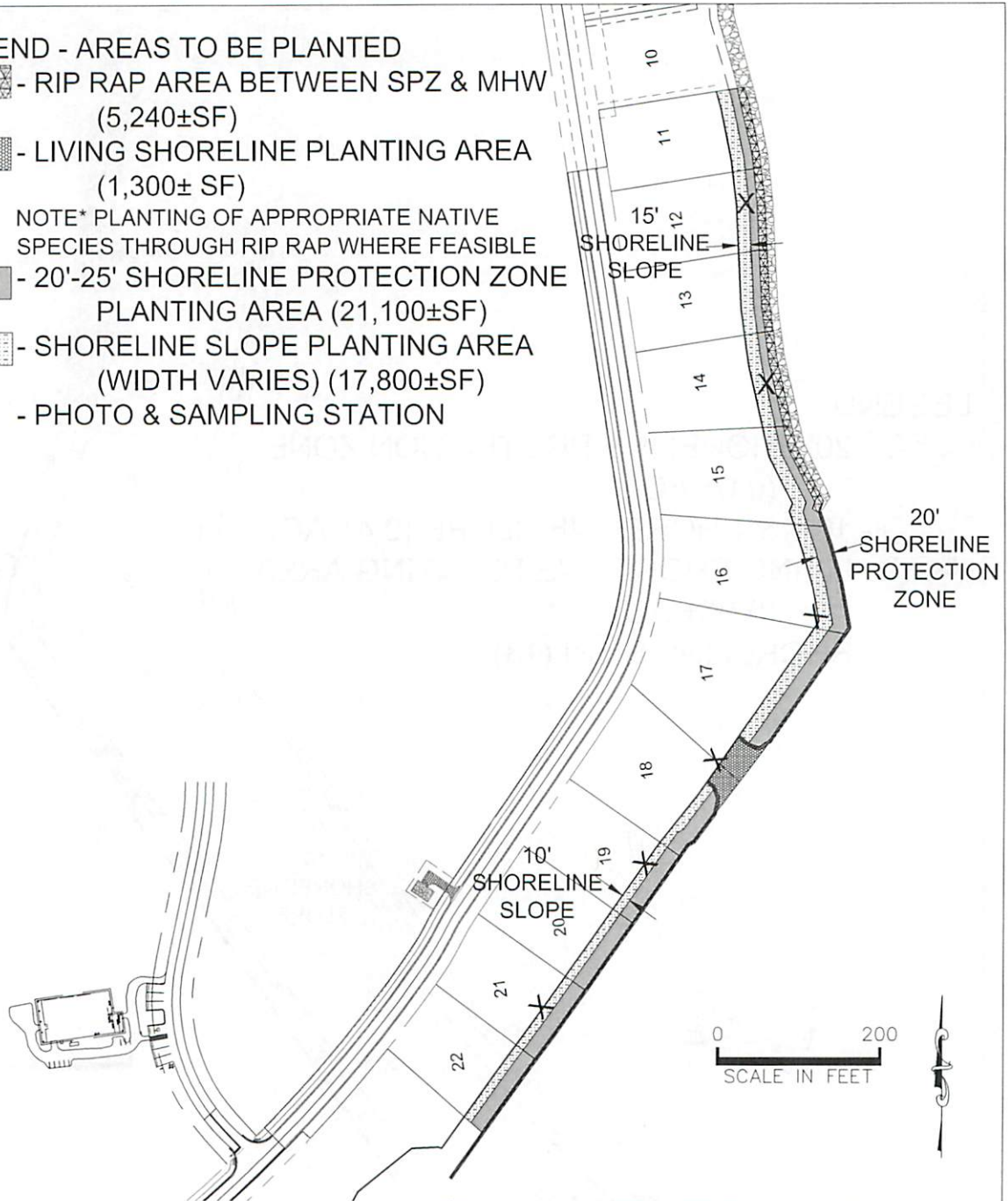
 - LIVING SHORELINE PLANTING AREA
(1,300± SF)

NOTE* PLANTING OF APPROPRIATE NATIVE SPECIES THROUGH RIP RAP WHERE FEASIBLE

 - 20'-25' SHORELINE PROTECTION ZONE
PLANTING AREA (21,100±SF)

 - SHORELINE SLOPE PLANTING AREA
(WIDTH VARIES) (17,800±SF)

X - PHOTO & SAMPLING STATION



LUCIDO & ASSOCIATES SITE PLAN: 10-25-2019

FLORIDIAN GOLF CLUB PUD PHASE 3 LOTS 11-22 SHORELINE PLANTING PLAN MONITORING MAP



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FIGURE

14"

-PROTECTED SHORELINE-

This area is a protected shoreline for native
vegetation and wildlife.
No alterations to this area are allowed without
prior permission from Martin County

NO DUMPING ALLOWED

11"

4"x4" WOODEN POST

**FLORIDIAN GOLF CLUB PUD
PHASE 2 LOTS 1-10**

PROTECTED SHORELINE SIGN



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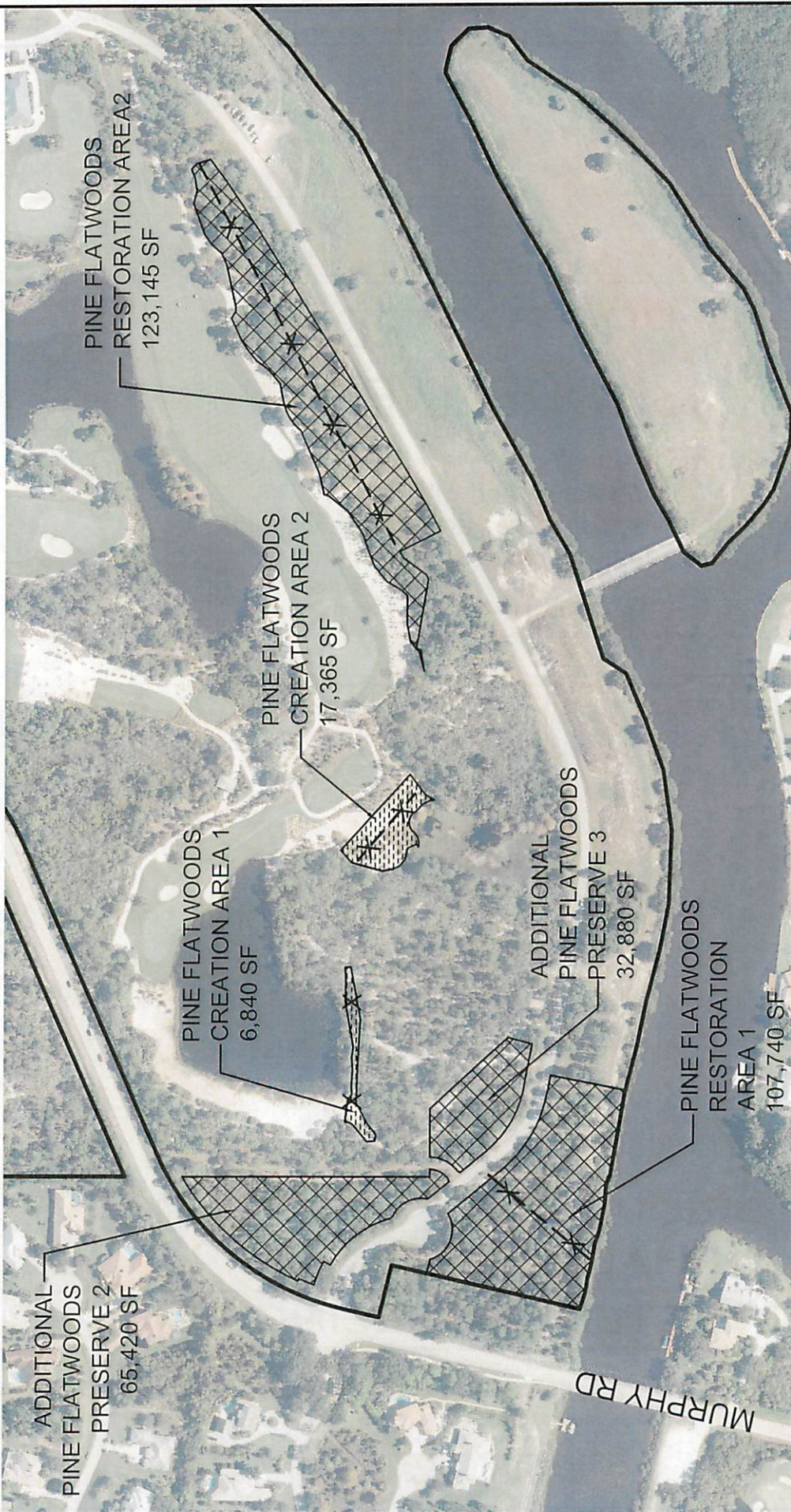
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FIGURE

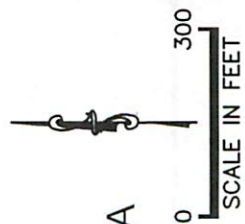
PINE FLATWOOD RESTORATION & CREATION AREAS



MARTIN COUNTY AERIALS DATED 2014

LEGEND

- PINE FLATWOODS CREATION AREA
- PINE FLATWOODS RESTORATION AREA
- MONITORING TRANSECT WITH SAMPLING/PHOTO STATIONS



FLORIDIAN NATIONAL GOLF CLUB
PRESERVE RESTORATION &
MONITORING MAP

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FIGURE

Pine Flatwoods Restoration Area

Area 1

Groundcover

Planting Material - 3' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	1675
<i>Tripsacum dactyloides</i>	Fakahatchee grass	1680
<i>Spartina bakeri</i>	Sand Cordgrass	1680
<i>Mimosa strigillosa</i>	Sunshine mimosa	1690
<i>Aristida spp</i>	Wiregrass	1675

Understory

Planting Material - 5' o.c.	Plant Type	Quant.
<i>Serenoa repens</i>	Saw Palmetto	360
<i>Myrica cerifera</i>	Wax Myrtle	360
<i>Lyonia lucida</i>	Fetterbush	385
<i>Callicarpa americana</i>	Beautyberry	385
<i>Viburnum obovatum</i>	Walter's Viburnum	380
<i>Chrysobalanus icaco</i>	Green Cocoplum	385
<i>Ilex glabra</i>	Galberry	380
<i>Vaccinium myrsinites</i>	Shiny Blueberry	385

Pine Flatwoods Restoration Area

Area 2

Groundcover

Planting Material - 3' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	535
<i>Tripsacum dactyloides</i>	Fakahatchee grass	540
<i>Spartina bakeri</i>	Sand Cordgrass	535
<i>Mimosa strigillosa</i>	Sunshine mimosa	560
<i>Aristida spp</i>	Wiregrass	560

Understory

Planting Material - 5' o.c.	Plant Type	Quant.
<i>Serenoa repens</i>	Saw Palmetto	110
<i>Myrica cerifera</i>	Wax Myrtle	110
<i>Lyonia lucida</i>	Fetterbush	135
<i>Callicarpa americana</i>	Beautyberry	135
<i>Viburnum obovatum</i>	Walter's Viburnum	120
<i>Chrysobalanus icaco</i>	Green Cocoplum	120
<i>Ilex glabra</i>	Galberry	130
<i>Vaccinium myrsinites</i>	Shiny Blueberry	130

FLORIDIAN NATIONAL GOLF CLUB PINE FLATWOODS RESTORATION AREAS QUANTITIES & MATERIALS



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APR 2013

FIGURE

Area 1

Groundcover

Planting Material - 3' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	140
<i>Tripsacum dactyloides</i>	Fakahatchee grass	140
<i>Spartina bakeri</i>	Sand Cordgrass	165
<i>Mimosa strigillosa</i>	Sunshine mimosa	165
<i>Aristida spp</i>	Wiregrass	140

Understory

Planting Material - 5' o.c.	Plant Type	Quant.
<i>Serenoa repens</i>	Saw Palmetto	25
<i>Myrica cerifera</i>	Wax Myrtle	25
<i>Lyonia lucida</i>	Fetterbush	35
<i>Callicarpa americana</i>	Beautyberry	50
<i>Viburnum obovatum</i>	Walter's Viburnum	35
<i>Chrysobalanus icaco</i>	Green Cocoplum	40
<i>Ilex glabra</i>	Galberry	35
<i>Vaccinium myrsinites</i>	Shiny Blueberry	30

Assorted Canopy Trees

Planting Material - 15' o.c.	Plant Type	Quant.
<i>Pinus elliottii densa</i>	South FL Slash Pine	30
Planting Material - 20' o.c.	Plant Type	Quant.
<i>Ilex cassine</i>	Dahoon holly	15
Planting Material - 25' o.c.	Plant Type	Quant.
<i>Pinus elliottii densa</i>	South FL Slash Pine	10
Planting Material - 30' o.c.	Plant Type	Quant.
<i>Quercus laurifolia</i>	Laurel oak	3
<i>Quercus virginiana</i>	Live oak	5

Area 2

Groundcover

Planting Material - 3' o.c.	Plant Type	Quant.
<i>Muhlenbergia capilaris</i>	Muhly Grass	395
<i>Tripsacum dactyloides</i>	Fakahatchee grass	380
<i>Spartina bakeri</i>	Sand Cordgrass	375
<i>Mimosa strigillosa</i>	Sunshine mimosa	395
<i>Aristida spp</i>	Wiregrass	375

Understory

Planting Material - 5' o.c.	Plant Type	Quant.
<i>Serenoa repens</i>	Saw Palmetto	75
<i>Myrica cerifera</i>	Wax Myrtle	85
<i>Lyonia lucida</i>	Fetterbush	90
<i>Callicarpa americana</i>	Beautyberry	105
<i>Viburnum obovatum</i>	Walter's Viburnum	90
<i>Chrysobalanus icaco</i>	Green Cocoplum	80
<i>Ilex glabra</i>	Galberry	85
<i>Vaccinium myrsinites</i>	Shiny Blueberry	105

Assorted Canopy Trees

Planting Material - 15' o.c.	Plant Type	Quant.
<i>Pinus elliottii densa</i>	South FL Slash Pine	80
Planting Material - 20' o.c.	Plant Type	Quant.
<i>Ilex cassine</i>	Dahoon holly	45
Planting Material - 25' o.c.	Plant Type	Quant.
<i>Pinus elliottii densa</i>	South FL Slash Pine	25
Planting Material - 30' o.c.	Plant Type	Quant.
<i>Quercus laurifolia</i>	Laurel oak	15
<i>Quercus virginiana</i>	Live oak	5

FLORIDIAN NATIONAL GOLF CLUB PINE FLATWOODS CREATION AREAS QUANTITIES & MATERIALS



CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996

772-287-8771 FAX 772-287-2988

WWW.EWCONSULTANTS.COM

APR 2013

FIGURE

APPENDICES

Annual Monitoring Report Form
Project Master Site Plan
Shoreline Protection Area Signage
Agency Correspondence
Gopher Tortoise Permit
Lake Area Maintenance Plan)LAMP)

MARTIN COUNTY, FLORIDA
PRESERVE AREA MANAGEMENT PLAN
ANNUAL MONITORING REPORT FOR (Year)

- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area**
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, re-vegetation, and additional enhancement activities necessary to maintain the Preserve Area;**
- **A timetable for action within 90 days of the report;**
- **A list of all violations of the PAMP; and**
- **Recommendations for remedial actions, with a proposed schedule for the coming year.**

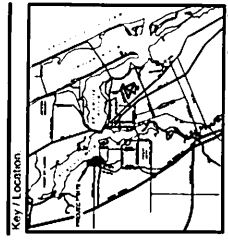
Signature/Date : _____

Typed Name/Title : _____

Company Name (if applicable) : _____



ludo & associates
1720 SW 1st Ave, Suite 100
Fort Lauderdale, FL 33304
Tel: 754.571.1000
Fax: 754.571.1001
www.ludo.com

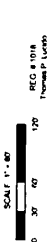


Scale: 1" = 1/2

Project Team
Owner: **Florian Golf Club, LLC**
1720 SW 1st Ave, Suite 100
Fort Lauderdale, FL 33304
Tel: 754.571.1000
Fax: 754.571.1001
www.ludo.com
Architect: **Ludo & Associates**
1720 SW 1st Ave, Suite 100
Fort Lauderdale, FL 33304
Tel: 754.571.1000
Fax: 754.571.1001
www.ludo.com
Engineer: **James P. Lupo**
1720 SW 1st Ave, Suite 100
Fort Lauderdale, FL 33304
Tel: 754.571.1000
Fax: 754.571.1001
www.ludo.com
Surveyor: **James P. Lupo**
1720 SW 1st Ave, Suite 100
Fort Lauderdale, FL 33304
Tel: 754.571.1000
Fax: 754.571.1001
www.ludo.com

FLORIDIAN GOLF CLUB PUD Phase 3 Marin County, Florida Revised Final Site Plan

Date	By	Description
8.21.2018	A.L.L.	Revised Final Site Plan as per PUD Comments
11.20.2018	A.L.L.	Revised Final Site Plan as per PUD Comments
12.20.2018	A.L.L.	Revised Final Site Plan as per PUD Comments
4.2.2021	A.L.L.	Revised Final Site Plan as per PUD Comments



Sheet
1 of 2
Project Number: 12-017
Municipal Number: -
Contributor: -
Revision: Phase 3 Final Site Plan

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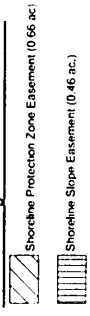
Site Data:

Existing Zoning	Future Land Use Designation	PUD
Phase 3 Site Area	306,185 sf	(7.03 Ac.)
Impervious Area	177,613 sf	(4.08 Ac.) (10%)
Permeable Area	128,572 sf	(2.95 Ac.) (9%)
Permeable Area	128,572 sf	(2.95 Ac.) (9%)
Open Space	128,572 sf	(2.95 Ac.) (9%)

Building Data

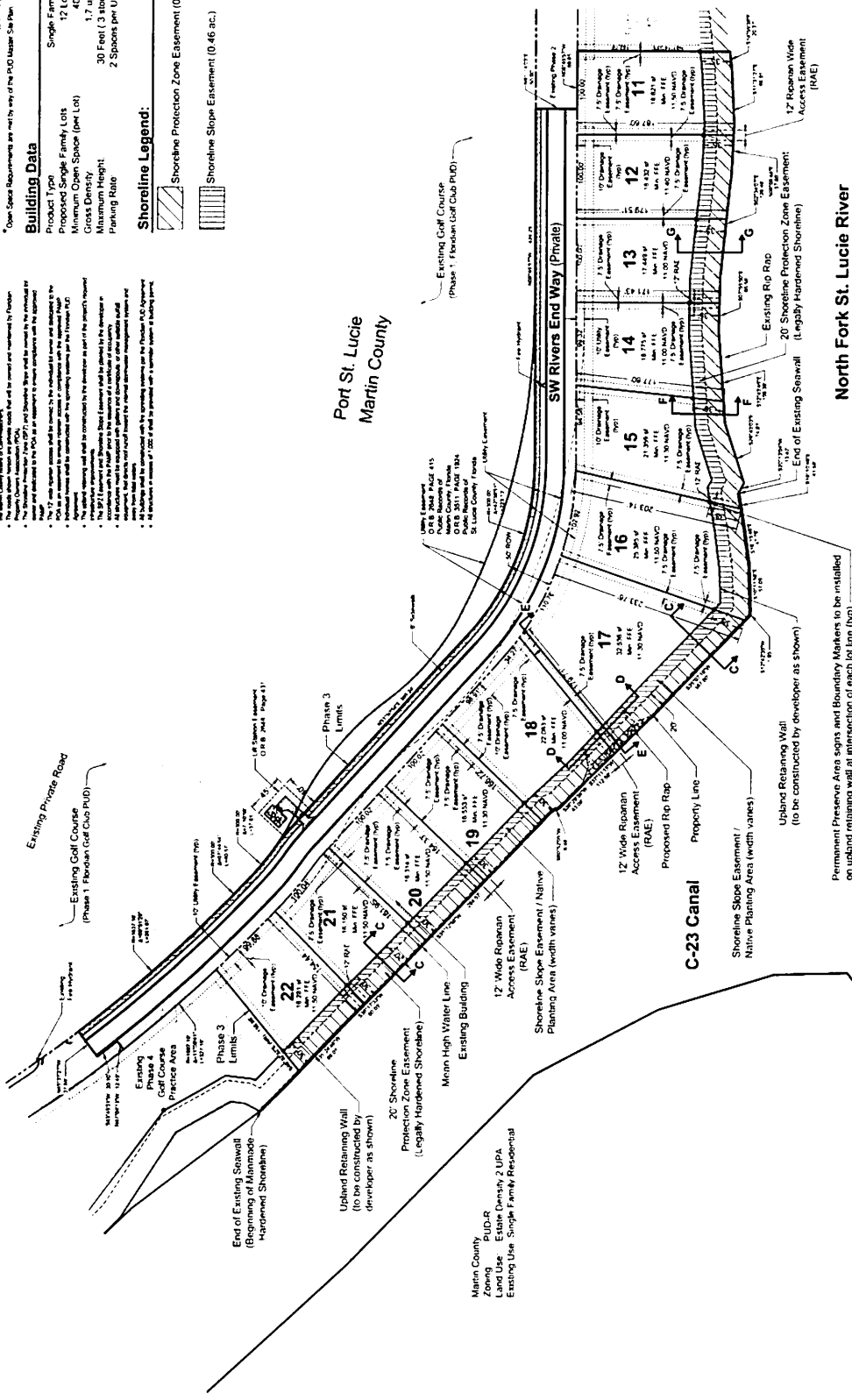
Product Type	Single Family
Proposed Single Family Lots	12 Lots
Minimum Open Space (per Lot)	40%
Gross Density	1.7 uds
Maximum Height	30 Feet (3 story)
Parking Rate	2 Spaces per Unit

Shoreline Legend:



Notes:

- 1. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 2. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 3. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 4. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 5. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
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- 8. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 9. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.
- 10. The project is located within the Port St. Lucie Canal, which is a navigable waterway. The project is subject to the Florida Department of Transportation's (FDOT) regulations regarding the Port St. Lucie Canal.



North Fork St. Lucie River

Marin County
Zoning: PUD-R
Land Use: Estate Density 2 UPA
Existing Use: Single Family Residential

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

RESOLUTION NUMBER _____

**[REGARDING A REVISED FINAL SITE PLAN APPROVAL
FOR PHASE 3 OF THE FLORIDIAN GOLF CLUB PUD WITH A CERTIFICATE OF
PUBLIC FACILITIES RESERVATION]**

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

1. Giles Kibbe, Floridian National Golf Club, LLC, submitted an application for revised final site plan approval for Phase 3 of the Floridian Golf Club PUD project (F099-031), located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice of hearing this Board held a public meeting on the application on July 13, 2021.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised final site plan for Phase 3 of the Floridian Golf Club PUD project is consistent with the Comprehensive Plan and the Land Development Regulations.

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

A. The revised final site plan for Phase 3 of the Floridian Golf Club PUD project attached hereto as Exhibit B is approved. Development of Phase 3 of the Floridian Golf Club PUD shall be in accordance with the approved final site plan and revised Preserve Area Management Plan attached hereto as Exhibit C.

B. 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.

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 final site plan for the Floridian Golf PUD Phase 3 project null and void.

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

F. All permits for Phase 3 of the Floridian Golf Club PUD must be obtained within one year, by July 13, 2022. Development must be completed within two years, by July 13, 2023.

G. The Owner is not authorized to haul fill off of 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.

H. 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.

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 13TH DAY OF JULY, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Revised Final Site Plan
Exhibit C, Revised PAMP



November 7, 2019

Hand Delivery

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Floridian Golf Club PUD – Revised Master & Phasing Plan (5th PUD Amendment) and Phase 3 Revised Final Site Plan Application with a revised Certificate of Public Facilities Reservation (Our Reference: #19-650)

Dear Nicki:

On behalf of Floridian National Golf Club, LLC, we are pleased to submit this application for revised master & phasing plan and revised final site plan approval of Phase 3. As described in the enclosed project narrative and discussed at a pre-application meeting on August 1, 2019, the primary purpose of the PUD Amendment and Phase 3 revised final site plan application is to fill the existing dead-end boat basin on lots 17 and 18 and convert the accessory dwelling units in Phase 4 to condominium units. No change in the number of dwelling units is proposed.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The disclosure of interest affidavit;
6. The recorded deed documenting ownership by Floridian Golf Resort, LLC (now known as Floridian National Golf Club, LLC);
7. Documentation reflecting name change from Floridian Golf Resort, LLC to Floridian National Golf Club, LLC;
8. The no property transfer statement;
9. The Phase 3 legal description;
10. Proposed 5th PUD Amendment;
11. Location map;
12. Signed & sealed engineer's opinion of probable excavation, fill and hauling for Phase 3;
13. School impact worksheet;
14. School location map;
15. Revised PAMP/Environmental Assessment;
16. Utility service letters;
17. Maps (aerial, future land use, zoning and assessment);
18. The Statement of Benefits;
19. The proposed revised master plan, and electronic of same;
20. The proposed revised phasing plan, and electronic copy of same;
21. The proposed Phase 3 revised final site plan, and electronic copy of same;
22. Reduced copy of the stamped-approved revised master plan;

Nicki van Vonno
November 7, 2019
Page 2 of 2

23. Reduced copy of the stamped- approved phasing plan;
24. Reduced copy of the stamped-approved Phase 3 final site plan;
25. Reduced copy of the stamped-approved Phase 4 final site plan;
26. Copy of approved 4th PUD Amendment; and
27. Signed & sealed construction plan, including an erosion control plan for the boat basin to be filled in Phase 3.

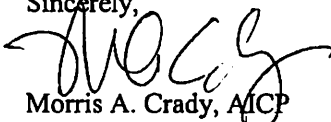
The following standard application materials are not provided for the reasons indicated:

- **Unity of title** - The covenant of unified control provided in the PUD Agreement serves the same purpose.
- **Land dedication documentation** - No land dedications are required or proposed.
- **Environmental waiver** - No waivers or exceptions are required or proposed.
- **Landscape alternative compliance** - No landscaping is required or proposed.
- **Landscape plan** - No landscaping is required or proposed.
- **CRA alternative compliance** - The project is not within a CRA.
- **Signed & sealed stormwater report** - The proposed site plan revisions do not affect the approved stormwater plan.
- **Stormwater maintenance plan** - The proposed site plan revisions do not affect the approved stormwater maintenance plan.
- **Hurricane action plan** - The proposed site plan revisions do not affect the approved hurricane action plan.
- **Fire wildfire scoresheet** - The proposed site plan revisions do not affect the approved wildfire scoresheet.
- **Signed & sealed boundary and topographic survey** - The affected property (lots 17/18) has been cleared, filled and platted. The construction plans for the basin filling identifies existing and proposed elevations.
- **Architectural elevations and floor plans** - no new structures are proposed with this application
- **Traffic impact analysis** - no new dwelling units are proposed.
- **Proposed water sources** - no additional potable water or irrigation water is required or proposed.
- **Water-wastewater service agreement** - the existing service agreements are not affected by the proposed revisions.
- **Groundwater model** - no wells are proposed or required.
- **Surrounding property owners list** - Not applicable to this application.
- **Tree survey** - The affected property (lots 17/18) has been previously cleared and developed and contains no protected trees.
- **Lighting plan** - No lights are required or proposed.

Upon a determination of completeness, we will promptly submit the additional set of 24x36 plans for and the application fee in the amount of \$13,800.00.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,


Morris A. Crady, AICP
Senior Vice President

Encl.



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Zoning Master & Final Site Plan

Name or Title of Proposed Project: Floridian Golf Club 5th PUD Amendment, Phases 3 and 4

Brief Project Description:

See attached Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: August 1, 2019

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: F-099

Previous Project Name if applicable: Floridian Golf Club PUD

Parcel Control Number(s)

01-38-40-000-000-00010-2

01-38-40-021-000-00260-0

01-38-40-021-000-00230-0

01-38-40-021-000-00270-0

01-38-40-021-000-00240-0

01-38-40-021-000-00280-0

01-38-40-021-000-00250-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Floridian NATIONAL Golf Club, LLC

Company Representative: Giles Gibbe, President

Address: 3700 SE Floridian Drive

City: Palm City, State: FL Zip: 34990

Phone: 772 781-5010 Email: CZsiros@floridian.cc

C. PROJECT PROFESSIONALS**Applicant (Name or Company):** Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & AssociatesCompany Representative: Morris A. Crady, AICPAddress: 701 SE Ocean BoulevardCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: mcrady@lucidodesign.com**Contract Purchaser (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Culpepper & Terpening, Inc.Company Representative: Thomas P. Kiernan, P.S.M.Address: 2980 South 25th StreetCity: Fort Pierce, State: FL Zip: 34981Phone: 772 464-3537 Email: tkiernan@ct-eng.com**Civil Engineer (Name or Company):** Culpepper & Terpening, Inc.Company Representative: Butch Terpening, Jr., P.E.Address: 2980 South 25th StreetCity: Fort Pierce, State: FL Zip: 34981Phone: 772 464-3537 Email: bterpening@ct-eng.com

PROJECT PROFESSIONALS CONTINUED**Traffic Engineer (Name or Company):** Same as civil engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): GunsterCompany Representative: Robert S. Raynes, Jr.Address: 800 SE Monterey Commons Blvd. Suite 200City: Stuart, State: FL Zip: 34996Phone: 772 288-1980 Email: RRaynesJr@gunster.com**Environmental Planner (Name or Company):** EW Consultants, Inc.Company Representative: Ed Weinberg, PWSAddress: 1000 SE Monterey Commons Blvd. Suite 208City: Stuart, State: FL Zip: 34996Phone: 772 287-8771 Email: eweinberg@ewconsultants.com**Other Professional (Name or Company):** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Morris A. Crady
Applicant Signature

11-6-19
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 6 day
of November, 20 19, by Morris A. Crady.

He X is personally known to me or _____ has produced _____ as
identification.

Kathleen Anderson
Notary Public Signature

Kathleen Anderson
Printed name



STATE OF: FLORIDA



**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Floridian Golf Club, 5th PUD Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

12-19-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

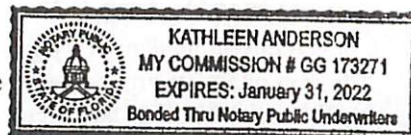
I hereby certify that the foregoing instrument was acknowledged before me this 19 day of December, 20 19, by MORRIS A. CRADY.

He X is personally known to me or _____ has produced _____ as identification.

[Signature]
Notary Public Signature

Kathleen Anderson
Printed name

STATE OF: FLORIDA at-large





**FLORIDIAN GOLF CLUB PUD
Proposed 5th PUD Amendment
Revised Master Plan, Phasing Plan and
Phase 3 Revised Final Site Plan**

PROJECT NARRATIVE

November 5, 2019

Background

The Floridian Golf Club PUD Agreement was approved by the Martin County Board of Commissioners on October 23, 2012. As per the approved Master Plan, Phasing Plan and Timetable of Development Schedule, **Phase 1** of the project consists of the existing private golf course that straddles the Martin County/Port St. Lucie city limits. Phases 2 through 6 consist of a total of 56 single family units. The golf course was recently redeveloped including the construction of a golf teaching facility and the construction of River's End Way from Murphy Road to the teaching facility (Bessey Creek Way in St. Lucie County). Primary access to the golf course is provided off of Gilson Road (aka Murphy Road) via Floridian Drive in St. Lucie County.

Water and sewer service to the project will continue to be provided by Martin County and irrigation water will continue to be provided by the City of Port St. Lucie.

Phase 2, which obtained final site plan approval on September 10, 2013, has been completed. Phase 2 included the addition of preserve areas, construction of a portion of SW River's End Way (private road), restoration of the shoreline protection zone, and related infrastructure improvements in support of 10 single family waterfront lots nearest to the golf clubhouse.

Phase 3, which consists of 18 single family waterfront lots, shoreline protection zone restoration, portion of temporary golf practice area and related infrastructure improvements including the completion of River's End Way, obtained final site plan and plat approval and has been completed in its entirety.

Phase 5, which includes 4 "island lots", is pending a final site plan and plat application. However, all shoreline protection and PAMP requirements have been completed.

Phase 6, which consists of 5 lake cottages on the golf course, was approved on July 18, 2017 and has been completed in accordance with a revised final site plan and Fourth PUD Amendment, which were approved on March 19, 2019.

The **Fourth PUD Amendment** also authorized the following changes:

- Deletion of 18 single family waterfront lots in Phase 4, i.e. lots 29-46;
- Conversion of the temporary golf course practice area to a permanent golf course practice area;
- Addition of a waterfront amenity center including 2 tennis courts, community building, pool facilities and 2 golf villas (accessory units);

- Revise Phase 3 from 18 single family waterfront lots to 12 single family waterfronts lots (by way of Minor Technical Adjustment);
- Revise Phase 4 from 18 single family lots to waterfront amenity center, 2 golf villas (accessory units) and the golf course practice area; and
- Revise Phase 6 and PUD Special Condition # 2 to include vehicular parking within Phase 6.

Proposed 5th PUD Amendment

By way of the Fifth PUD Amendment, the following changes are proposed:

- Authorize the filling of the boat basin in lots 17 and 18;
- Revised PAMP to show new shoreline protection zone for lots 17 and 18; and
- Authorize sale of the golf villas (accessory units) as condominium units; and
- Relocation of the Riparian Access Easement on lots 11 and 12

The PUD Amendment will include a revised master plan and phasing plan to reflect the changes noted above, a revised PUD condition (to allow conversion of 2 golf villa accessory units to 2 river cottages to be sold and conveyed as “river cottages”) and a revised PAMP (to show relocated shoreline protection zone on lots 17 and 18).

A concurrent application for revised final site plan approval of Phase 3 is also included to show the revised shoreline protection zone for lots 17 and 18.

Floridian National Golf Club, LLC
3700 SE Floridian Drive
Palm City, Florida 34990

May 13, 2019

Nicki van Vonno, Director
 Martin County Growth Management Department
 2401 S.E. Monterey Road
 Stuart, FL 34996

Re: Floridian Golf Club PUD

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Floridian National Golf Club, LLC during the governmental review process of the application.

Sincerely,

FLORIDIAN NATIONAL GOLF CLUB, LLC,
 a Florida limited liability company,
 formerly known as Floridian Golf Resort, LLC

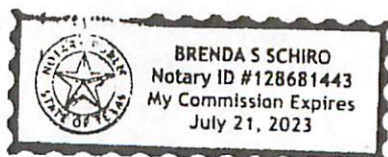
By: Southeast Headquarters, LLC,
 a Florida limited liability company,
 Its Manager Member

By: 
 Giles Kibbe, President

STATE OF Texas
 COUNTY OF Harris

The foregoing was acknowledged before me this 9th day of May, 2019,
 by GILES KIBBE, President of SOUTHEAST HEADQUARTERS, LLC, a Florida
limited liability company, Manager Member of FLORIDIAN NATIONAL GOLF CLUB, LLC, a
Florida limited liability company, formerly known as Floridian Golf Resort, LLC. He ☒ is
 personally known to me or ☐ has produced _____ as
 identification.

(Notarial Seal)




 NOTARY PUBLIC
 My Commission Expires:

SITE IMPROVEMENT PLANS FOR

FLORIDIAN BOAT BASIN PLAN

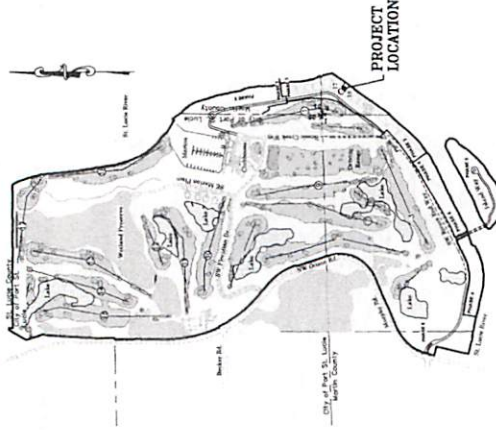
IN

SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA

PREPARED FOR

FLORIDIAN NATIONAL GOLF CLUB, LLC

floridian.



INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	SPECIFICATION & DETAILS
5	BOAT BASIN SWPPP
6	SWPPP NOTES

JURISDICTIONAL AUTHORITIES

MARTIN COUNTY
MARTIN COUNTY UTILITIES
SOUTH FLORIDA WATER MANAGEMENT

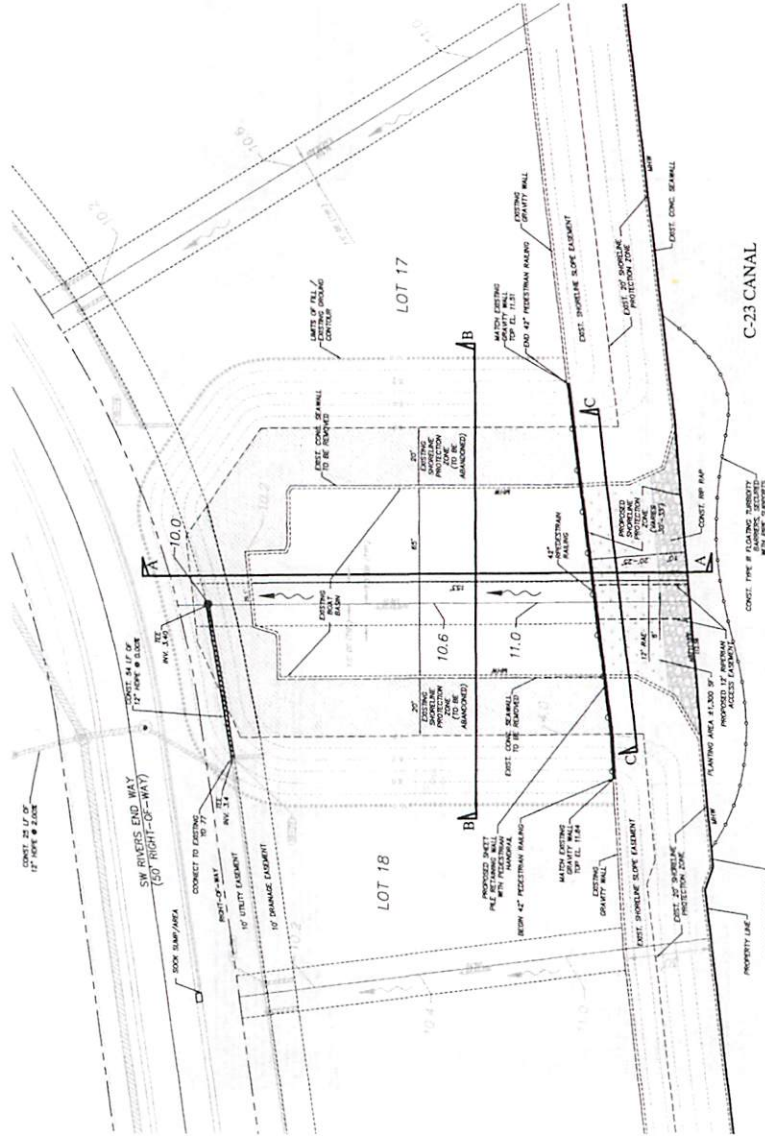
SITE DEVELOPMENT
WATER AND WASTEWATER
SITE DEVELOPMENT



CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS

2900 SOUTH 25TH STREET • FORT MYER, FLORIDA 34622 • (772) 464-3537
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



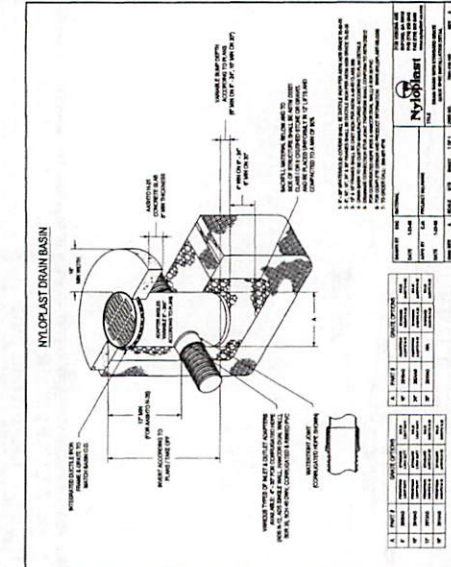
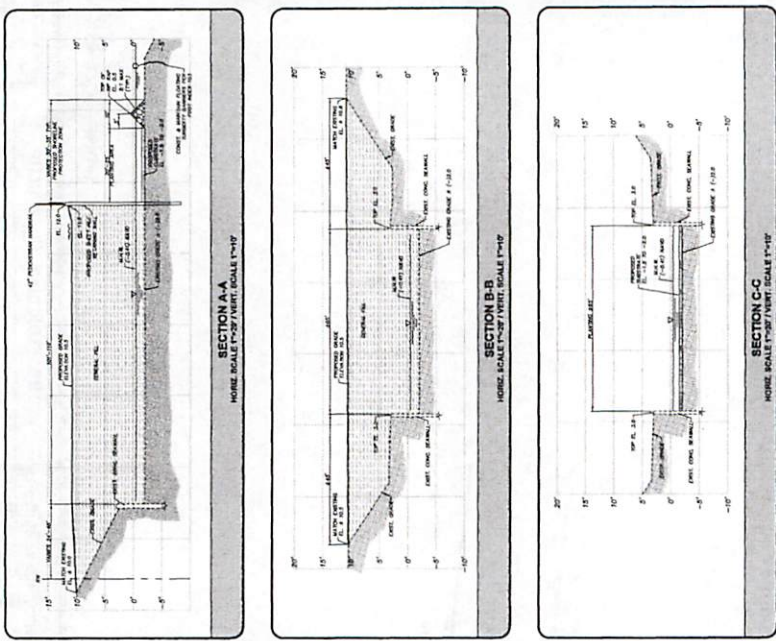


DATE: 03-30-21
HORIZ. SCALE: 1"=20'
VERT. SCALE: N/A
JOB No. 17-077
SHEET 3 of 6

**CULPEPPER &
TERPENING INC**
2880 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34881
PHONE: 772-464-3337 • FAX: 772-464-9487 • www.ct-inc.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 43

- REVISIONS -						
	REVISED PER COUNTY COMMENTS	BY	DATE		BY	DATE
*			03/28/20	DESIGNED	JT	03-30-20
*				CALCS.		
*				DRAWN	TD	03-30-20
*				DETAILS	JT	03-30-20
*				APPENDED	JT	03-30-20

[illegible]



1. THE WORK

Existing utilities and structures shown on the drawings are to be maintained and protected. The Contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

2. MATERIALS AND METHODS

All materials and methods shall conform to the requirements of the Florida Department of Transportation (FDOT) and the American Society of Civil Engineers (ASCE). The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

3. DRAINAGE IMPROVEMENTS

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

4. UTILITIES

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

5. CONSTRUCTION

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

6. MAINTENANCE

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

7. SCHEDULE

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

8. BIDDING

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

9. CONTRACT

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

10. PAYMENT

The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

THE FLORIDIAN GOLF CLUB

SPECIFICATION & DETAILS

DATE: 03-30-21
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'
 JOB NO. 17-077
 SHEET 4 of 6

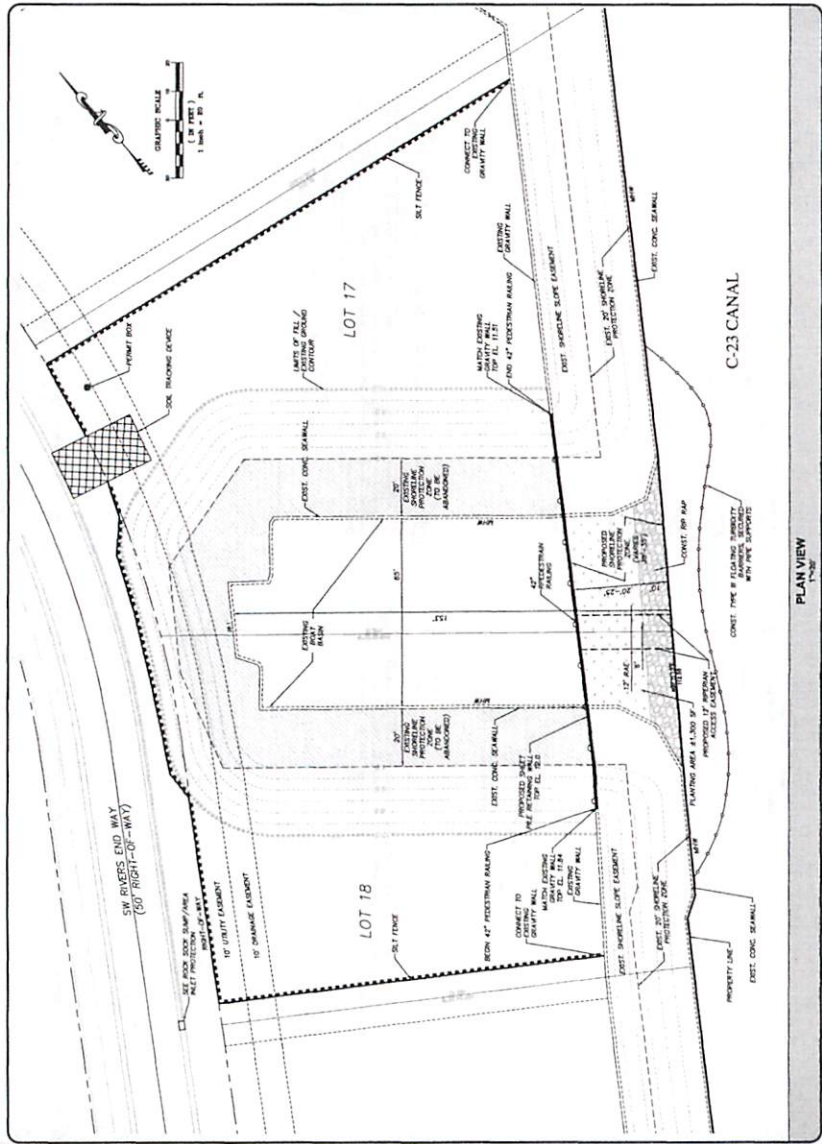
BY	DATE	REVISION
DESIGNED	03-30-21	1
CHECKED	03-30-21	2
DRAWN	03-30-21	3
APPROVED	03-30-21	4

CULPEPPER & TERPENING INC.

2500 SOUTH 10TH STREET • FORT PIERCE, FL 34948

PHONE: 772-464-5037 • FAX: 772-464-5497 • www.ct-inc.com

REGISTERED PROFESSIONAL ENGINEER, FLORIDA NO. 1208



General Notes:

1. Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page.
2. No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained.
3. All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
4. Prior to scheduling a final environmental inspection, all barricades and erosion control devices shall be removed and disposed of by the contractor.

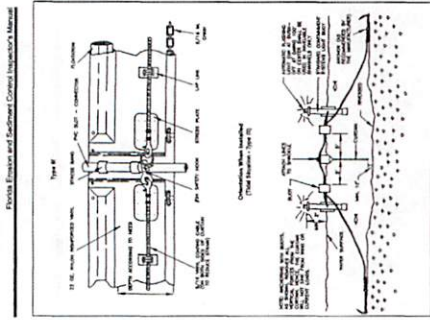


Figure 4.10: Typical Silt Fence

CHAPTER 6. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL

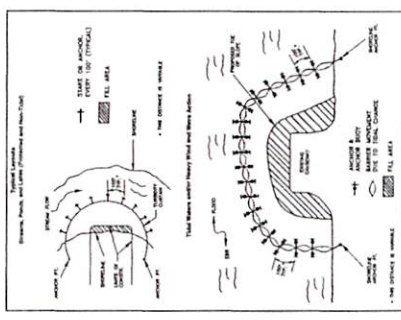


Figure 4.11: Typical Silt Fence

72

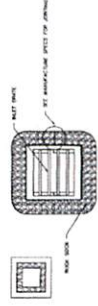


Figure 4.12: Typical Silt Fence

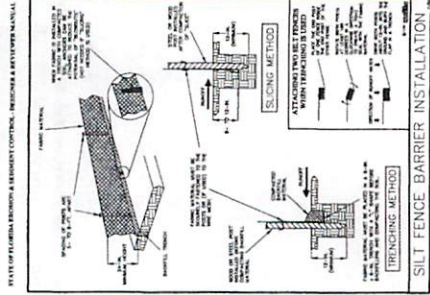


Figure 4.13: Typical Silt Fence

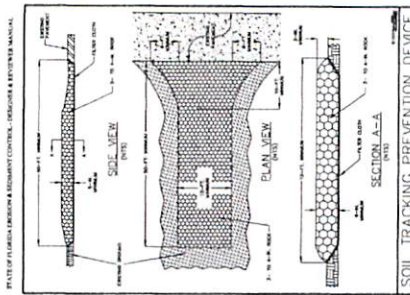


Figure 4.14: Typical Silt Fence

73

REVISIONS		BY	DATE
1	ISSUED FOR PERMIT	JD	05/20/20
2	ISSUED FOR PERMIT	JD	05/20/20
3	ISSUED FOR PERMIT	JD	05/20/20
4	ISSUED FOR PERMIT	JD	05/20/20
5	ISSUED FOR PERMIT	JD	05/20/20
6	ISSUED FOR PERMIT	JD	05/20/20
7	ISSUED FOR PERMIT	JD	05/20/20
8	ISSUED FOR PERMIT	JD	05/20/20
9	ISSUED FOR PERMIT	JD	05/20/20
10	ISSUED FOR PERMIT	JD	05/20/20

CULPEPPER & TERPENDING INC.
 2000 W. US HWY 1
 SUITE 100
 TAMPA, FL 33606
 PHONE 813.444.3333 • FAX 813.444.3333 • www.cti-fl.com

DATE	FILED IN/PC
05/20/20	05/20/20

DATE	FILED IN/PC
05/20/20	05/20/20

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Floridian National Golf Club, LLC a Florida limited liability company	3700 SE Floridian Drive Palm City, Florida 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Southeast Headquarters, LLC	501 Crawford Street, Suite 500 Houston, Texas 77002	Sole member of Floridian National Golf Club, LLC
Crane Private Equity, Ltd.	501 Crawford Street, Suite 500 Houston, Texas 77002	Sole member of Southeast Headquarters, LLC
Crane GP LLC	501 Crawford Street, Suite 500 Houston, Texas 77002	General Partner of Crane Private Equity, Ltd.

James R. Crane	501 Crawford Street, Suite 500 Houston, Texas 77002	President and Sole Partner of Crane GP LLC
----------------	--	--

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
N/A		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
F099-024	Floridian National Golf Club, LLC (see sections 1 & 2 above for names & addresses)	3-19-19	Rev. MP & Phase 4 FSP	Approved
F099-026	(same as above)	3-19-19	Phase 6 Rev FSP	Approved
F099-015 F099-023	(same as above)	5-9-19	Ph. 5 FSP Ph. 5 Plat	Withdrawn

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

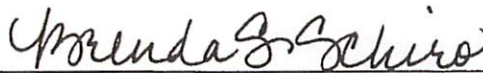
AFFIANT



Giles Kibbe

STATE OF Texas
COUNTY OF Harris

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 04th day of May 2019, by GILES KIBBE, who is personally known to me or have produced _____ as identification.



Notary Public, State of Texas

Print Name: Brenda S. Schiro

My Commission Expires: July 21, 2023

(Notary Seal)

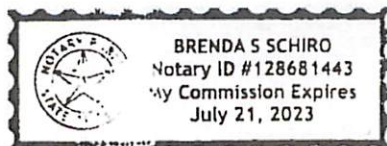


Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 23 THROUGH 28, ACCORDING TO THE PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 3, AS RECORDED IN PLAT BOOK 17, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 2.872 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 1

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 28; THENCE SOUTH 35°00'26" EAST, ALONG THE WESTERLY LINE OF LOT 28, A DISTANCE OF 214.69 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 9 COURSES AND DISTANCES; THENCE SOUTH 50°41'04" WEST, A DISTANCE OF 16.60 FEET; THENCE SOUTH 62°20'16" WEST, A DISTANCE OF 92.13 FEET; THENCE SOUTH 59°48'28" WEST, A DISTANCE OF 141.75 FEET; THENCE SOUTH 65°28'42" WEST, A DISTANCE OF 134.44 FEET; THENCE SOUTH 65°04'36" WEST, A DISTANCE OF 122.50 FEET; THENCE SOUTH 65°26'54" WEST, A DISTANCE OF 150.36 FEET; THENCE SOUTH 58°04'36" WEST, A DISTANCE OF 129.68 FEET; THENCE SOUTH 63°53'07" WEST, A DISTANCE OF 132.37 FEET; THENCE SOUTH 59°30'42" WEST, A DISTANCE OF 153.99 FEET; TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 25°06'44" WEST, A DISTANCE OF 145.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 98.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,025.00 FEET, A CENTRAL ANGLE OF 06°29'09"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 229.23 FEET; THENCE NORTH 58°24'07" EAST, A DISTANCE OF 654.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,455.13 FEET, A CENTRAL ANGLE OF 00°43'47"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 31.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.353 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 2

COMMENCE AT AFORESAID POINT A; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 12 COURSES AND DISTANCES; THENCE SOUTH 68°53'26" WEST, A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 66°13'23" WEST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 64°13'27" WEST, A DISTANCE OF 93.11 FEET; THENCE SOUTH 71°55'31" WEST, A DISTANCE OF 152.04 FEET; THENCE SOUTH 81°58'58" WEST, A DISTANCE OF 97.45 FEET; THENCE NORTH 89°07'29" WEST, A DISTANCE OF 56.37 FEET; THENCE SOUTH 86°33'44" WEST, A DISTANCE OF 46.13 FEET; THENCE NORTH 84°09'00" WEST, A DISTANCE OF 79.19 FEET; THENCE NORTH 82°11'42" WEST, A DISTANCE OF 61.88 FEET; THENCE NORTH 75°26'22" WEST, A DISTANCE OF 82.13 FEET; THENCE NORTH 75°32'36" WEST, A DISTANCE OF 132.99 FEET; THENCE NORTH 76°33'51" WEST, A DISTANCE OF 92.30 FEET; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 10°51'39" EAST, A DISTANCE OF 152.10 FEET; THENCE SOUTH 79°08'21" EAST, A DISTANCE OF 365.27 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 35°58'23"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 335.90 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 212.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE SOUTH 25°06'44" EAST, A DISTANCE OF 141.92 FEET TO THE MEAN HIGH WATER LINE AND THE POINT OF BEGINNING.

CONTAINING 3.690 ACRES, MORE OR LESS.

CONTAINING 10.915 ACRES TOTAL, MORE OR LESS.

(3)

INSTR 2202357
OR BK 02446 PG 0461
Pgs 0461 - 4791 (19pgs)
RECORDED 04/05/2010 04:16:12 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY P Tyson

THIS INSTRUMENT WAS PREPARED BY:
DANIEL M. MACKLER, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
450 EAST LAS OLAS BOULEVARD, SUITE 1400
FORT LAUDERDALE, FLORIDA 33301
CH Box 40

Folio No(s): St Lucie County Folios: 4436-443-0001-000/9;
4425-701-0005-010/7; 4436-410-0001-000/7; and
a portion of 4436-131-0001-000/1
Martin County Folios:
1-38-40-000-000-00010.20000; 1-38-40-014-000-00006.00000;
1-38-40-014-000-00007.00000; 1-38-40-014-000-00008.00000;
1-38-40-014-000-00009.00000; 1-38-40-014-000-01060.30000;
1-38-40-014-000-01070.10000; 1-38-40-014-000-01080.90000;
1-38-40-014-000-01090.70000; 6-38-41-000-000-00040.30000;
6-38-41-000-000-00041.20000; and 31-37-41-000-000-00010.90000

SPECIAL WARRANTY DEED
(Duplicate Original- Martin County, Florida)

THIS INDENTURE, made this 1st day of April, 2010, between STUART PROPERTY HOLDINGS, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 450 East Las Olas Blvd., Suite 1500, Ft. Lauderdale, FL 33301 ("Grantor") and FLORIDIAN GOLF RESORT, LLC, a Florida limited liability company, whose address is 4409 Montrose, Suite 200, Houston, Texas 77006 ("Grantee");

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its successors and assignees forever, the following described real property, situate, lying and being in the County of Martin and the County of St. Lucie (collectively, the "Counties"), State of Florida, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

[Note to Clerk: The Property described in this duplicate original Special Warranty Deed is located in both St. Lucie County and Martin County, Florida. Florida documentary stamp tax in the amount of \$179,069.80, calculated based on the purchase price of the Property was paid and affixed to the original Special Warranty Deed recorded in St. Lucie County, Florida. Nominal documentary stamp tax of \$0.70 is being paid in connection with the recordation of this duplicate original Special Warranty Deed in Martin County, Florida.]

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Real property taxes, assessments and special district levies/assessments, for the year 2010 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Property.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, described in EXHIBIT B attached hereto and made a part hereof, but this reference shall not operate to reimpose same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said Property and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor.

[TEXT AND SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

STUART PROPERTY HOLDINGS, LTD., a
Florida limited partnership

By: Stuart Property Management, Inc., a Florida
corporation, its General Partner

[Signature]
Witness
Richard L. Hardy
Printed Name of Witness

[Signature]
Witness
CARMEN KRAMER
Printed Name of Witness

By: [Signature]
Name: Robert J. Henniger Jr.
Title: V.P.

STATE OF FLORIDA

COUNTY OF Broward

The foregoing Special Warranty Deed was acknowledged before me this 31 day of March, 2010, by Robert J. Henniger Jr. as Vice President of Stuart Property Management, Inc., a Florida corporation, the General Partner of Stuart Property Holdings, Ltd., a Florida limited partnership, on behalf of said corporation and limited partnership, who (✓) is personally known to me, or () produced _____ as identification.

[Signature]
Signature of Notary Public
Elena Livingood
Printed Name of Notary Public

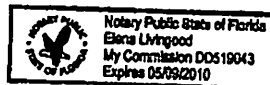


EXHIBIT A [TO DEED]
LEGAL DESCRIPTION

...

...

Exhibit "A"

ST. LUCIE COUNTY

PARCEL 1:

The South 641.29 feet of the Southeast one-quarter of the Southeast one-quarter of Section 36, Township 37 South, Range 40 East, and being in St. Lucie County, Florida.

PARCEL 2:

Being all of Government Lot 2 and all of Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida.

LESS that portion of the 80 foot wide right-of-way of Gilson Road, as relocated, as recorded in Official Records Book 463, Page 450, Public Records of St. Lucie County, Florida, lying in said Government Lot 3, the center line of which being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to the POINT OF BEGINNING of the herein described centerline; thence North 17°30'20" West, a distance of 890.24 feet to the beginning of a curve, concave Westerly, having a radius of 1000.00 feet and a central angle of 07°35'57"; thence Northerly along the arc of said curve, a distance of 132.63 feet to the end of said curve; thence North 25°06'17" West, a distance of 1254.85 feet to the intersection with the West line of said Government Lot 3.

ALSO LESS that right-of-way for Becker Road, as recorded in Deed Book 144, Page 247, Public Records of St. Lucie County, Florida, described as follows:

The North 50 feet of the Southwest one-quarter of the Southeast one-quarter lying West of Gilson Road, and the South 50 feet of the Northwest one-quarter of the Southeast one-quarter lying West of Gilson Road, of Section 36, Township 37 South, Range 40 East.

ALSO LESS that part of said Government Lot 3, lying West of Gilson Road and South of Becker Road as described in Warranty Deed from Stuart Property Holdings, Ltd. to St. Lucie County, a political subdivision of the State of Florida dated December 10, 1993, as recorded in Official Records Book 883, Page 1334, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being a parcel of land in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,202.02 feet to the POINT OF BEGINNING; thence continue North 00°46'41" East a distance of 60.04 feet; thence North 88°50'14" East a distance of 371.06 feet to a point on the West right-of-way of Gilson Road as recorded in Official Records Book 453, Page 450; thence with said Gilson Road South 25°06'17" East a distance of 65.65 feet; thence South 88°50'14" West a distance of 399.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that part of said Government Lot 3, lying West of Gilson Road and North of Becker Road as described in Resolution Number 92-169, being a resolution vacating a portion of a public road right-of-way in St. Lucie County, Florida, dated August 26, 1992, and recorded in Official Records Book 804, Page 1987, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

The North 40 feet of that certain road right-of-way recorded in Deed Book 144, Page 247 of the Public Records of St. Lucie County, Florida.

Exhibit "A" continued

ALSO DESCRIBED AS FOLLOWS:

Being a parcel of land lying in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of said Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,322.10 feet to the POINT OF BEGINNING; thence North 88°50'14" East a distance of 342.38 feet; thence North 25°06'17" West 43.76 feet; thence South 88°50'14" West 323.27 feet; thence South 00°46'41" West 40.02 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing right-of-way for Becker Road and that portion of Gilson Road right-of-way as described in Official Records Book 461, Page 2268 of the Public Records of St. Lucie County, Florida.

TOGETHER WITH a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Being a portion of the plat of Harbour Ridge Plat No. 2 as recorded in Plat Book 24, Pages 5 and 5-A through 5-E of the Public Records of St. Lucie County, Florida, said portion being bounded as follows: on the South by the South line of the Northwest one-quarter of Section 36; on the East by the East line of the Northwest one-quarter of said Section 36; on the North by the North line of Government Lot 2, Section 36, Township 37 South, Range 40 East, and on the West by the following described line:

Begin at the Northwest corner of Government Lot 2, Section 36, Township 37 South, Range 40 East; thence South 29°47'16" West, a distance of 241.92 feet; thence South 17°30'35" East, a distance of 219.54 feet; thence South 12°12'36" West, a distance of 69.73 feet; thence South 03°12'31" West, a distance of 607.45 feet; thence South 01°37'30" East, a distance of 157.80 feet to a point on the South line of the Northwest one-quarter of said Section 36 and the point of termination of said line.

LESS AND EXCEPTING THEREFROM the realignment of Gilson Road right of way, as recorded in Official Records Book 1026, Page 1542, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point on the centerline of Gilson Road (being an 80 feet wide right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline, a distance of 380.89 feet to the POINT OF BEGINNING; thence departing said centerline North 72°29'40" East a distance of 50.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 750.00 feet, the chord of which bears North 33°49'48" West; thence Northwesterly along the arc of said curve through a central angle of 32°38'56", a distance of 427.37 feet; thence North 50°09'16" West a distance of 153.79 feet to the beginning of a curve concave to the Northeast having a radius of 1450.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°40'36", a distance of 624.50 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 feet wide right of way); thence South 88°50'14" West along said right of way line, a distance of 10.97 feet, to the beginning of a non-tangent curve concave to the Northeast having a radius of 1460.00 feet, the chord of which bears North 12°28'24" West; thence Northwesterly and Northerly along the arc of said curve, through a central angle of 25°39'18", a distance of 653.73 feet; thence North 00°21'15" East, a distance of 650.85 feet, to a point on the North line of the Southwest one-quarter of said Section 36; thence South 89°05'15" West, along said line, a distance of 80.02 feet; thence South 00°21'15" West, a distance of 649.08 feet to the

Exhibit "A" continued

beginning of a curve concave to the Northeast, having a radius of 1540.00 feet; thence Southerly and Southeasterly along the arc of said curve through a central angle of 24°18'09", a distance of 653.20 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 foot wide right of way); thence South 89°47'18" West along said North line a distance of 10.92 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 1550.00 feet, the chord of which bears South 36°58'12" East; thence Southeasterly along the arc of said curve through a central angle of 26°22'07", a distance of 713.34 feet; thence South 50°09'16" East, a distance of 153.79 feet to the beginning of a curve concave to the Southwest having a radius of 650.00 feet; thence Southeasterly along the arc of said curve through a central angle of 32°38'56", a distance of 370.39 feet; thence North 72°29'40" East, a distance of 50.00 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated and abandoned right of way known as Gilson Road lying in Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1245, Page 2139, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a strip of land 80.00 feet in width lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida. Said strip lying 40.00 feet each side of the following described centerline:

Commence at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point, said point being on the centerline of existing Gilson Road (being an 80.00 foot right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline a distance of 380.89 feet to the POINT OF BEGINNING of the herein described centerline; thence continue North 17°30'20" West along said centerline, a distance of 509.32 feet, to the beginning of a curve concave to the Southwest having a radius of 1000 feet; thence Northwesterly along the arc of said curve through a central angle of 07°35'57", a distance of 132.63 feet; thence North 25°06'17" West, a distance of 1359.03 feet to the beginning of a curve concave to the Northeast having a radius of 1000 feet; thence Northwesterly and Northerly along the arc of said curve through a central angle of 23°30'37", a distance of 410.33 feet to a point on the North line of the Southwest 1/4 of said Section 36 and the POINT OF TERMINATION of said centerline.

LESS AND EXCEPTING THEREFROM that portion of Gilson Road Right-of-Way as described in Official Records Book 1026, page 1542, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH that portion of vacated and abandoned right of way known as Becker Road lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1290, Page 365, Public Records of St. Lucie County, Florida, being more particularly described as follows:

A parcel of land lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

All that portion of Becker Road bounded on the East, by the West right of way line of old alignment of Gilson Road as described and recorded in Official Records Book 463, Page 450 and bound on the West by the East right of way line of new alignment of Gilson Road as described and recorded in Official Records Book 1026, Page 1542, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of Wide Waters, as recorded in Plat Book 17, Page 2, Public Records of St. Lucie County, Florida, as monumented and occupied.

ALSO LESS AND EXCEPTING THEREFROM that portion of Government Lot 3, lying west of Gilson Road as described in O.R. Book 1026, Page 1542, and south of Becker Road.

Exhibit "A" continued

PARCEL 3:

Being a parcel of land lying in Government Lot 4, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence run North 00°49'00" East, along the East line of said Section 36, a distance of 641.29 feet to the POINT OF BEGINNING; thence run South 89°15'25" West, a distance of 1320.66 feet, to the West line of Government Lot 4 of said Section 36; thence run North 00°47'39" East, along the West line of Government Lot 4, a distance of 1,956.57 feet, to the Northwest corner of said Government Lot 4; thence run North 89°05'04" East, along the North line of Government Lot 4, a distance of 680 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southeasterly along the natural mean high water line, 1,080 feet, more or less, to the point of intersection with the aforesaid East line of Section 36; thence run South 00°49'00" West, along said East line, a distance of 1,200.07 feet, more or less, to the POINT OF BEGINNING.

TOGETHER

WITH:

PARCEL 4:

That part of the Southwest one-quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, lying East of Gilson Road.

MARTIN COUNTY

PARCEL 1:

The West one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, LESS road rights-of-way and rights-of-way for C-23 Canal. Said parcel being in Martin County, Florida.

PARCEL 2:

TOGETHER WITH that portion of C-23 right-of-way within Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12; thence Westerly along the North right-of-way as shown on said map the following courses and distances:

South 37°39'22" West a distance of 236.13 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Southwesterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence South 63°39'22" West a distance of 708.05 feet; thence South 63°39'22" West a distance of 425.13 feet, to the beginning of a curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Southwesterly along the arc of said curve, a distance of 232.11 feet to the curve's end, and the POINT OF BEGINNING of the herein described parcel; thence North 76°52'32" West a distance of 760.85 feet to the west line of the Northeast one-quarter of said Section 1;

Exhibit "A" continued

thence South 00°20'12" West departing the right-of-way line mentioned above and along the West line of said Northeast one-quarter of said Section 1 a distance of 91.85 feet, more or less, to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Easterly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 79°49'17" East a distance of 170.30 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°29'01" East a distance of 100.12 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°34'06" East a distance of 102.12 feet; thence South 87°44' 19" East a distance of 151.23 feet; thence North 82°17'08" East a distance of 124.70 feet; thence North 70°22'37" East a distance of 15.72 feet;

thence North 76°52'32" West along the southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the POINT OF BEGINNING.

PARCEL 3:

The East one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, less road rights-of-way and rights-of way for C-23 Canal.

Said parcel being in Martin County, Florida.

PARCEL 4:

THAT PORTION of C-23 right-of-way lying East of and adjacent to that parcel described in Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72 and the POINT OF BEGINNING of the herein described parcel; thence continue South 00°55'21" East along said East line of Section 1 a distance of 93.48 feet to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Westerly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 44°12'19" West a distance of 192.47 feet; thence South 38°11'42" West a distance of 116.77 feet; thence South 42°28'07" West a distance of 100.50 feet; thence South 47°36'22" West a distance of 100.00 feet; thence South 53°19'19" West a distance of 100.40 feet; thence South 51°11'47" West a distance of 126.67 feet; thence South 62°31'03" West a distance of 129.77 feet; thence South 64°04'36" West a distance of 500.00 feet; thence South 61°10'56" West a distance of 166.29 feet; thence South 67°03'09" West a distance of 87.23 feet; thence South 60°13'04" West a distance of 80.13 feet; thence South 72°13'38" West a distance of 225.23 feet; thence South 32°50'47" West a distance of 55.62 feet; thence South 67°27'48" West a distance of 99.50 feet; thence South 70°22'37" West a distance of 96.26 feet;

Exhibit "A" continued

thence departing said Northerly mean high water line North 76°52'32" West along the Southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72, and to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Easterly along said Northerly right-of-way line the following courses and distances:

thence Easterly along the arc of said curve, a distance of 232.11 feet, said arc subtended by a chord which bears North 73°29' 19" East, a distance of 230.97 feet to the curve's end; thence North 63°39'22" East a distance of 425.13 feet; thence North 63°39'22" East a distance of 708.05 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Northeasterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence North 37°39'22" East a distance of 236.13 feet, to the POINT OF BEGINNING.

PARCEL 5 (River's End):

All of the Plat of Rivers End lying East of SW Murphy Road, as shown on the plat thereof recorded in Plat Book 12, Page 13, Public Records of Martin County, Florida, including the Stormwater Management Tract 3, the Native Vegetation Preservation Area, that portion of SW Rivers End Way, all drainage easements, maintenance easements, utility easements, and all other easements, roads and common areas lying East of SW Murphy Road, as shown on said Plat.

TOGETHER WITH A parcel of land lying in the Northwest one-quarter of Section 1, Township 38 South, Range 40 East, Martin County Florida, said parcel also being a portion of the South Florida Water Management District's Canal C-23 right-of-way lying Southerly of and adjacent to a portion of the plat of Rivers End, as recorded in Plat Book 12, Page 13, of the Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence South 76°51'21" East along said Northerly right-of-way, said line also being the Southerly line of the plat entitled Rivers End, a distance of 66.00 feet to the POINT OF BEGINNING; thence continue South 76°51'21" East a distance of 304.59 feet to a point on the East line of the Northwest one-quarter of said Section 1; thence South 00°20'12" West along said line a distance of 89.58 feet more or less to the mean high water line of said Canal C-23; thence along said mean high water line by the following courses and distances:

North 73°21'24" West a distance of 21.22 feet; thence North 85°34'08" West a distance of 34.85 feet; thence North 79°23'58" West a distance of 58.29 feet; thence North 71°19'07" West a distance of 30.38 feet; thence North 79°42'44" West a distance of 45.14 feet; thence North 74°38'46" West a distance of 26.63 feet; thence North 80°03'18" West a distance of 32.33 feet; thence North 71°34'08" West a distance of 28.75 feet; thence North 82°38'22" West a distance of 28.42 feet;

thence North 76°50'46" West a distance of 20.01 feet to a point on a line 66.00 feet East of as measured at right angles to the Easterly right-of-way line of said SW Murphy Road; thence North 13°25'59" East along said line a distance of 94.50 feet more or less to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the South Florida Water Management District's Canal C-23 right-of-way and also a portion of the Plat of Rivers End, as recorded in Plat Book 12, Page 13 of the Public Records of Martin County, Florida, and being more particularly described as follows:

Exhibit "A" continued

BEGINNING at the Intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence North 13°25'59" East, along said Easterly right-of-way (said line also being the Westerly line of the plat entitled Rivers End), a distance of 308.60 feet; thence departing said Easterly right-of-way line, South 76°34'01" East, a distance of 111.08 feet; thence South 13°25'59" West, parallel with, as measured at right angles to said Easterly right-of-way line of SW Murphy Road, a distance of 400.00 feet, more or less, to the approximate Mean High Water line of the C-23 Canal; thence along the approximate Mean High Water line of said C-23 Canal, by the following courses and distances:

North 82°38'22" West, a distance of 25.21 feet; North 76°50'46" West, a distance of 20.01 feet;

Thence departing said approximate Mean High Water line of the C-23 Canal, North 13°25'59" East, a distance of 94.50 feet, more or less, to a point on the Northerly right-of-way line of said Canal C-23; thence North 76°51'21" West along said line, a distance of 66.00 feet to the POINT OF BEGINNING.

PARCEL 6- MARTIN COUNTY (RSN. #96-11.9)

TOGETHER WITH THE VACATED AND ABANDONED rights-of-way more particularly described as follows:

Parcel 1

Being a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the following described lands:

Right-of-way known as Pine Tree Lane and described in Official Records Book 74, Page 453 and Official Records Book 74, Page 459 of the Public Records of Martin County, Florida, to wit:

Road right-of-way description of the centerline of strip of land 80 feet in width:

Start at the Northeast corner of Section 1, Township 38 South, Range 40 East; thence run South 00°27'50" West, along the East line of said Section 1, a distance of 1356.84 feet to the centerline of the County Road; thence run North 89°27'53" West, along the County Road centerline, a distance of 2635.23 feet to the POINT OF BEGINNING; thence by curve to the right of radius 235.09 feet, run a distance of 161.35 feet through a central angle of 39°19'30"; thence run North 50°08'28" West a distance of 266.96 feet; thence by curve to the left of radius 2,081.88 feet, run a distance of 199.85 feet through a central angle of 5°30'; thence run North 55°38'23" West, a distance of 91.68 feet; thence by curve to the right of radius 432.72 feet, run a distance of 196.55 feet through a central angle of 26°01'30"; thence by curve to the left of radius 3,043.93 feet, run a distance of 168.68 feet through a central angle of 3°10'30"; thence run North 32°47'23" West a distance of 65.78 feet; thence by curve to the left of radius 474.96 feet, run a distance of 235.08 feet through a central angle of 28°21'30"; thence by curve to the right of radius 559.45 feet, run a distance of 218.56 feet through a central angle of 22°23'; thence by curve to the right of radius 472.25 feet, run a distance of 158.59 feet through a central angle of 19°14'28"; thence run North 19°31'25" West a distance of 77.23 feet; thence by curve to the right of radius 395.63 feet, run a distance of 202.18 feet through a central angle of 29°16'47"; thence by curve to the left of radius 2,198.30 feet, run a distance of 296.71 feet through a central angle of 7°44'; thence run North 2°01'22" East a distance of 118.52 feet; thence by curve to the right of radius 1,651.70 feet, run a distance of 398.06 feet through a central angle of 13°48'30"; thence run North 15°49'52" East a distance of 176.31 feet; thence by curve to the left of radius 1,659.68 feet, run a distance of 199.75 feet through a central angle of 6°53'45"; thence run North 8°56'07" East a distance of 240.24 feet; thence by curve to the right of radius 1,829.04 feet, run a distance of 219.73 feet through a central angle of 6°53'; thence run North 15°49'07" East a distance of 786.42 feet; thence by curve to the left of radius 4,702.47 feet, run a distance of 221.60 feet through a central angle of 2°42'; thence run North 13°05'07" East, on a line

Exhibit "A" continued

perpendicular to the centerline of Central and South Florida Flood Control District Canal C-23, a distance of 1122.30 feet to the centerline of said Canal C-23 as constructed; thence continue to run. North 13°05'07" East, a distance of 629.06 feet; thence by curve to the right of radius 504.78 feet, run a distance of 464.25 feet through a central angle of 52°41'45"; thence run North 65°46'52" East a distance of 949.71 feet; thence by curve to the left of radius 179.92 feet, run a distance of 250.07 feet through a central angle of 79°38'15"; thence run North 13°51'23" West a distance of 270.45 feet to the North line of Martin County, Florida.

Parcel 2

Road established May 7, 1941, by County Commission of Martin County, Florida, as shown by Minutes In County Commission Minute Book 4, Page 126, Martin County, Florida, Public Records, and being more particularly described as follows:

A road sixty-six feet (66') wide of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County, the centerline of which is hereinafter described, through and across the Northeast Quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, lying North of Bessey Creek, Martin County, Florida:

Commencing at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence due West along the South section line of said Section 36 and the North line of Section 1, Township 38 South, Range 40 East, Martin County, Florida, a distance of 2,640 feet, said road to be sixty-six feet (66') wide, of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County.

Parcel 3

Right-of-way known as Public County Road, and described in Minute Book 3, Page 486, of the Public Records of Martin County, Florida, to wit:

BEGINNING at a point on the North line of Section 1, Township 38 South, Range 40 East, said point being on the line between Martin and St. Lucie Counties, this POINT OF BEGINNING being 1729.1 feet West of the Northeast corner of said Section; thence South 10°45' East a distance of 1280.8 feet to a point; thence South 21°33' West a distance of 575 feet to a point in centerline of the North end of the Bessey Creek Bridge, the total distance being 1855.8 feet; said road to be not less than 66 feet wide.

LESS AND EXCEPTING FROM PARCELS 1, 2 AND 3:

Right-of-way for present alignment of Murphy Road as described in Official Records Book 713, Page 2781, Official Records Book 713, Page 2783 and Official Records Book 713, Page 2785 of the Public Records of Martin County, Florida, to wit:

All that part of the following described parcel lying within the Northeast one-quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, Martin County, Florida, which lies North of the C-23 Canal:

A parcel of land 80.00 feet in width lying 40.00 feet each side of the following described centerline:

Commencing at the Northeast corner of Section 1, Township 38 South, Range 40 East, Martin County, Florida, run thence South 88°13'46" West, along the North line of said Section 1, a distance of 1764.21 feet to the POINT OF BEGINNING of the herein described centerline; thence South 14°49'07" East, a distance of 73.13 feet to the beginning of a curve, concave Northwesterly having a radius of 400.00 feet and a central angle of 81°02'56"; thence Southerly and Southwesterly along the arc of said curve, a distance of 565.83 feet to the end of said curve; thence South 66°13'49" West, a distance of 699.35 feet

Exhibit "A" continued

to the beginning of a curve, concave Southeasterly, having a radius of 600.00 feet and a central angle of 53°09'18"; thence Southwesterly and Southerly along the arc of said curve, a distance of 556.64 feet to the end of said curve; thence South 13°04'31" West, a distance of 383.00 feet to a point in the North right-of-way line of the C-23 Canal and the end of the herein described centerline.

PARCEL 7:

TOGETHER WITH a parcel of land in Government Lot 3, Section 31, Township 37 South, Range 41 East, and being described as follows:

Beginning at the Southwest corner of said Section 31; thence proceed North 00°28'05" East for a distance of 641.29 feet to a point; thence proceed North 85°48'08" East, for a distance of 91.31 feet to a point; thence proceed South 08°42'32" East, for a distance of 100 feet to a point; thence proceed North 81°17'28" East, for a distance of 230 feet, more or less, to the Westerly shoreline of the St. Lucie River; thence meander Southerly, the Westerly shoreline of the St. Lucie River, to the point of Intersection with the South line of said Section 31; thence proceed South 88°15'18" West along the South line of said Section 31, for a distance of 460 feet, more or less, to the Southwest corner of Section 31 and the POINT OF BEGINNING, and being in Martin County, Florida.

PARCEL 8:

TOGETHER WITH a parcel of land lying in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49'00" East, along the West line of Section 31, a distance of 641.29 feet; thence run North 86°08'34" East, a distance of 91.28 feet to the POINT OF BEGINNING; thence run South 86°08'34" West, a distance of 91.28 feet; thence run North 00°49'00" East, along said Section line, a distance of 1200.07 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southerly, along the natural mean high water line, a distance of 1200 feet, more or less, to a point of Intersection with line which bears North 81°39'00" East, from the point of beginning; thence run South 81°39'00" West, along said line, a distance of 252 feet, more or less, to the POINT OF BEGINNING.

PARCEL 9:

TOGETHER WITH a parcel located in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49' East along the West line of said Section 31, 641.29 feet to a point; thence run North 89°15'25" East a distance of 91.8 feet to a concrete monument for the POINT OF BEGINNING; thence run North 81°39' East a distance of 212.6 feet to a concrete monument; thence continue to run North 81°39' East a distance of 40 feet, more or less, to the shoreline of the St. Lucie River; thence meander said shoreline Southerly to the point of Intersection with a line that is parallel to and 100 feet Southerly of (as measured on the perpendicular) the lastly described line; thence run South 81°39' West a distance of 252.72 feet to the point of Intersection with a line that bears South 8°21' East from the point of beginning; thence run North 8°21' West a distance of 100 feet to the POINT OF BEGINNING.

PARCEL 10:

TOGETHER WITH Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, together with any and all recorded and unrecorded easements appurtenant thereto. Including but not limited to the following described parcels:

Exhibit "A" continued

(Miller Parcel #1)

A portion of Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 6, bear South 01°15'12" East along the West line of said Section 6 a distance of 469.02 feet to the POINT OF BEGINNING; thence continue South 01°15'12" East a distance of 242.00 feet to the Northwesterly right-of way line of Canal C-23; thence North 37°19'19" East along the said canal right-of-way a distance of 309.55 feet; thence South 88°44'48" West a distance of 193.02 feet to the POINT OF BEGINNING.

(Miller Parcel #2)

TOGETHER WITH a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet; thence departing said line, North 89°04'39" East, a distance of 115.00 feet; thence South 47°53'48" East, a distance of 267.29 feet to a point on the Westerly right-of-way line of the South Florida Water Management District's Canal C-23; thence North 37°39'22" East along said Westerly right-of-way line, a distance of 295.00 feet more or less, to its intersection with the Mean High Water line of the North Fork of the St. Lucie River; thence meandering Northwesterly along said Mean High Water line, 95.0 feet more or less, to a point, said point being on the North line of said Section 6 and lying North 88°35'30" East from the Point of Beginning; thence South 88°35'30" West, along the North line of said Section 6 a distance of 470.00 feet, more or less, to the POINT OF BEGINNING.

(Miller Parcel #3)

Being a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows.

COMMENCE at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet to the POINT OF BEGINNING; thence continue South 00°55'21" East along the West line of said Section 6, a distance of 329.02 feet thence departing said West line, North 88°44'48" East a distance of 193.02 feet to a point on the Westerly Right-of-Way line of the South Florida Water Management District's Canal C-23; thence North 37°38'22" East, along said Westerly Right-of-Way line, a distance of 186.14 feet; thence departing said Westerly Right-of-Way line, North 47°53'48" West, a distance of 267.29 feet; thence South 89°04'39" West, a distance of 115.00 feet to the POINT OF BEGINNING.

EXHIBIT B [TO DEED]
PERMITTED EXCEPTIONS

EXHIBIT B

St. Lucie County

1. Interlocal Agreement for Intercounty Water and Wastewater Service between Martin County and St. Lucie County recorded January 25, 1994 in Official Record Book 881, Page 2063, affected by Assignment of Interlocal Agreements from St. Lucie County, Florida, Assignor, to the City of Port St. Lucie, Florida, Assignee, recorded September 30, 1994 in Official Record Book 922, Page 1234, Public Records of St. Lucie County, Florida.
2. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded November 4, 1994 in Official Record Book 927, Page 2931, Public Records of St. Lucie County, Florida.
3. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.
4. Perpetual Access Easement Harbor Links Yacht & Country Club in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 945, Public Records of St. Lucie County, Florida.
5. Easement in favor of BellSouth Telecommunications, Inc. recorded September 11, 1996 in Official Record Book 1034, Page 2808, Public Records of St. Lucie County, Florida.
6. Utility Easement Agreement Floridian Clubhouse Water Distribution System in favor of Martin County recorded October 20, 1998 in Official Record Book 1179, Page 210 together with Resolution No. 98-9.3 accepting Utility Easement in Official Record Book 1179, Page 209, Public Records of St. Lucie County, Florida.
7. Utility Easement Agreement Floridian in favor of Martin County recorded October 28, 1998 in Official Record Book 1179, Page 219, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1179, Page 218, Public Records of St. Lucie County, Florida.
8. Utility Easement Agreement Floridian (Floridian Drive and Marina Place) in favor of Martin County, Florida recorded November 10, 1998 in Official Record Book 1183, Page 1931, together with Resolution No. 98-9.4 accepting Utility Easement Agreement recorded in Official Record Book 1183, Page 1944, Public Records of St. Lucie County, Florida.

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9. Utility Easement Agreement Floridian F/K/A Harbor Links Yacht & Country Club Maintenance Barn Water System in favor of Martin County recorded October 16, 1996 in Official Record Book 1329, Page 2383, Public Records of St. Lucie County, Florida.
10. Development Agreement by St. Lucie Land, Ltd., Stuart Property Holdings, Ltd. and the City of Port St. Lucie recorded August 31, 2004 in Official Record Book 2056, Page 810, affected by First Amendment recorded August 18, 2005 in Official Record Book 2337, Page 630 and Second Amendment recorded March 14, 2008 in Official Record Book 2949, Page 1492, Public Record of St. Lucie County, Florida.
11. Easement in favor of Florida Power & Light Company recorded January 25, 2007 in Official Record Book 2748, Page 655, Public Records of St. Lucie County, Florida.
12. Road Impact Fee Credit Agreement by St. Lucie County, Florida, Stuart Property Holdings, Ltd. VF I, LLC, and St. Lucie Land, Ltd. recorded August 9, 2007 in Official Record Book 2864, Page 66, Public Records of St. Lucie County, Florida.
13. City of Port St. Lucie Utility Systems Department Reuse Irrigation Quality Water Service Agreement/Permit recorded July 8, 2008 in Official Record Book 2992, Page 2129, affected by Amendment No. 1 recorded November 17, 2009 in Official Record Book 3145, Page 2212, Public Records of St. Lucie County, Florida.
14. Annexation Agreement between Stuart Property Holdings, Ltd., St. Lucie Land, Ltd. and the City of Port St. Lucie recorded March 14, 2008 in Official Record Book 2949, Page 1510, Public Records of St. Lucie County, Florida.
15. Revocable License Agreement between St. Lucie County and Stuart Property Holdings, Ltd., recorded May 27, 2009 in Official Record Book 3093, Page 274, Public Records of St. Lucie County, Florida.
16. The following matters shown on the Plat of HARBOUR RIDGE PLAT NO. 2 recorded in Plat Book 24, Page(s) 5, of the Public Records of St. Lucie County, Florida, (As to Parcel 2 lying West of the East line of plat only):
 - a. an easement of 35 feet along the West property line(s) of Tract L-2 for utility purposes.
 - b. dedication regarding drainage easements and private nature preservation areas contained in item 3 on said plat as affects Tract L-2 and Tract WP-5.
17. Restrictions contained in Exhibit "B" to Special Warranty Deed recorded in Official Records Book 958 Page 1621, Public Records of St. Lucie County, Florida. (As to Parcel 4 only)
18. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 16, 2010 in Official Records Book 3178, Page 2560, Public records of St. Lucie County, Florida.

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Martin County

1. Possible Easement in favor of Florida Power & Light Company referred to in Deed Book 93, Page 387, Public Records of Martin County, Florida.
2. Easement Deed in favor of Central and Southern Florida Flood Control District recorded in Official Records Book 58, Page 4, Public Records of Martin County, Florida. Affected by Deed recorded in Official Records Book 920, Page 1189, Public Records of Martin County, Florida. (As to Parcel 10 only)
3. Developers Agreement by and between Stuart Property Management, Inc. and Martin Downs Utilities, Inc. recorded February 11, 1993 in Official Record Book 997, Page 2477, affected by First Amendment recorded August 3, 1994 in Official Record Book 1083, Page 2549, Public Records of Martin County, Florida.
4. Resolution No. 93-10.23 regarding Master Development Plan Approval for Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 419, Public records of Martin County, Florida.
5. Covenant Running With The Land Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 424, Public Records of Martin County, Florida.
6. Resolution No. DRC-9-12.2 regarding development plan approval for Harbor Links Golf & Country Club, Phase 1 "Golf Course" recorded September 2, 1994 in Official Record Book 1088, Page 808, Public records of Martin County, Florida.
7. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded October 12, 1994 in Official Record Book 1093, Page 1926, Public Records of Martin County, Florida.
8. Right of Way Occupancy Permit by and between South Florida Water Management District (formerly Central and Southern Florida Food Control District) and Stuart Properties Holdings, Ltd. as evidenced by Notice of Permit recorded July 27, 1995 in Official Records Book 1128, Page 2105, Public Records of Martin County, Florida.
9. Utility Easement Agreement Floridian in favor of Martin County recorded November 2, 1998 in Official Record Book 1346, Page 1929, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1346, Page 1939, Public Records of Martin County, Florida.
10. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.

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11. Easement in favor of Florida Power & Light Company recorded in Official Record Book 588, Page 2144, Public Records of Martin County, Florida. (As to Parcel 5 only)
12. Covenant Running with the Land dated September 7, 1989, between Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes Ltd., a Florida limited partnership and Martin County, recorded in Official Records Book 831, Page 804, Public Records of Martin County, Florida. (As to Parcel 5 only)
13. Educational Impact Agreement and Lien, by and between the School Board of Martin County, Florida and Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes, Ltd., a Florida limited partnership, recorded November 29, 1989 in Official Records Book 837, Page 3000, Public Records of Martin County, Florida. (As to Parcel 5 only)
14. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of RIVERS END recorded in Plat Book 12, Page(s) 13, of the Public Records of Martin County, Florida. (As to Parcel 5 only)
15. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 8, 2010 in Official Records Book 2441, Page 1373, Public records of Martin County, Florida.

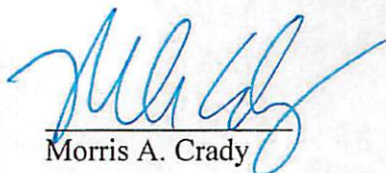
WFB 382,200,672v1125583.010100

Paul Schilling, Director
 Martin County Growth Management Department
 2410 SE Monterey Road
 Stuart, FL 34996

RE: Notice of Sign Posting
 Floridian PUD (Project No. F099-031 and F099-030)
 PUD Amendment, Phase 3 Revised Final Site Plan /Phase 4 Plat Application

Dear Mr. Schilling:

This is to certify that the above-referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6, Public Notice Requirements.


 Morris A. Crady

STATE OF FLORIDA
 COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21 DAY OF June, 2021 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


 NOTARY PUBLIC

MY COMMISSION EXPIRES



NOTICE PROPOSED DEVELOPMENT

FLORIDIAN GOLF CLUB PUD
DATE, TIME AND PLACE OF HEARING(S) AND
OTHER INFORMATION AVAILABLE FROM
MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
CALL 772-288-5495

FILE NUMBER F099-031/030

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF THE 5TH PUD AGREEMENT AND REVISED MASTER AND
PHASING PLANS AND REVISED FINAL SITE PLAN
FOR PHASE 3 OF THE FLORIDIAN GOLF CLUB PUD PROJECT]**

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

1. Giles Kibbe, Floridian National Golf Club, LLC, submitted an application for a revised final site plan approval for Phase 3 of the Floridian Golf Club 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 July 13, 2021.
3. At the public hearing, 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 request for the 5th amendment the Floridian PUD and revised master and phasing plans and revised final site plan approval for Phase 3 of the Floridian Golf Club PUD project is hereby denied, for the following XXXX.

B. 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 13TH DAY OF JULY, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

County
EXHIBIT # 2

DPQJ-2

Peter W. Walden, AICP
Principal Planner
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

Experience

Public Sector Work History

Principal Planner, AICP Martin County, FL

2018- present

- Project Coordinator- development application and land development regulation review
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance. Provide related documents; draft time extensions, build out determinations, administrative amendments.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission, and maintain all corresponding files.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management (Administration), minor in Geography, Magna Cum Laude
Course work in: Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 7/13/12 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.