

**Matthew L. Stahley**

(772)-320-3047 • mstahley@martin.fl.us

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 5/3/22 Time \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By Stahley D.C.

**• Professional Work Experience**

**Martin County Growth Management Department • Stuart, FL**

Principal Planner • June 2021 to present

Senior Planner • August 2018 to June 2021

- Reviews proposed developments for conformance with plans and regulations. Consults with developers, individual landowners, and departments of County government to attain conformance.
- Works in a team environment to improve work methods to accelerate formulation and completion of development reviews, and site compliance monitoring.
- Participates in public meetings and public hearings that can be televised to provide environmental review of development activities. These meetings can be argumentative, and opinions/conclusions rendered can be challenged by the applicant or their attorney.

**South Florida Water Management District (SFWMD) • West Palm Beach, FL**

Water Use Compliance Supervisor • January 2017 to August 2018

- Responsible for supervising and conducting performance reviews for a team of 7 water use compliance analysts responsible for 16 counties within the SFWMD.
- Provide support for compliance staff located at the Ft. Myers and Orlando service centers.
- Perform quality assurance of all notices of non-compliance and enforcement referrals sent to permittees and consultants.
- Served as the team leader for the Indian Prairie Basin (Glades and Highlands Counties) during water shortage events communicating between the regulated community and the District's operations control room. Closely monitored resource concerns and conducted weekly coordination with Martin County Utilities and South Martin Regional Utilities for spring 2017 water shortage.

**South Florida Water Management District • Okeechobee, FL and West Palm Beach, FL**

Scientist 1,2,3-Water Use Compliance and Permitting • December 2008 to January 2017

- Analyze pumpage data, water level data, chloride data, and groundwater/surface water interactions to determine compliance with conditions of irrigation, dewatering, industrial, and other water use permits. (Martin, Okeechobee, Highlands counties)
- Perform inspections of permitted projects to ensure compliance with district conditions of permit issuance.
- Utilize knowledge of the District's water use regulatory program and Florida Statutes to review water use applications. Apply analytical and numerical groundwater flow techniques to determine potential impacts on water resources prior to permit issuance.
- Routinely communicate via oral and written correspondence with other scientific professionals and general public on water use issues, and water use permit applications.
- Served as the team leader for the Indian Prairie Basin during water shortage events communicating between the regulated community and the District's operations control room.
- Provided compliance and enforcement training sessions and presentations to new hires, as well as current environmental resource and water use compliance staff.

**Allterra Engineering and Testing • West Palm Beach, FL**

**Field Geologist and Driller • August 2005 to December 2008**

- Performed all geotechnical field tests required for construction of large housing developments and single-family homes, and all roadway construction.
- Operated a small truck mounted drill rig to perform soil borings and Penetration tests. Performed soil compaction readings with a nuclear density gauge for house pads, roadway construction, and stormwater and sanitary sewer installation. Conducted test pit inspections for removal of unsuitable material. Performed oversight of auger cast and helical pile installations.

**DLZ Corporation • Columbus, OH**

**Field Geologist • June 2004 to July 2005**

- Logged soil and rock core samples on a variety of geotechnical drilling projects under the instruction of a project engineer. Projects ranged from Ohio Department of Transportation projects to single monitor well installations.

**Bowser-Morner, Inc • Dayton, OH**

**Subsurface Technician • October 2003 to June 2004**

- Worked as an assistant to the head driller on environmental and exploratory sonic drilling projects.
- Duties included monitor well installation and abandonment on EPA superfund sites, as well as exploratory borings for potential mining operations.

**•Education**

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- **DePauw University, Greencastle, IN**  
Bachelor of Arts Degree in Geology (August 1999 to May 2003)



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

County  
**EXHIBIT # 2**

File ID: 22-0752

DPQJ-1

Meeting Date: 5/3/2022

PLACEMENT: Departmental - Quasi-Judicial

### TITLE:

**REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB SIXTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN, AND REVISED PHASE 3 AND PHASE 4 FINAL SITE PLANS (F099-037)**

### EXECUTIVE SUMMARY:

This is a request for approval of a Sixth Amendment to the Floridian Golf Club PUD Zoning Agreement, including a revised master site plan, revised phasing plan, and revised Phase 3 and Phase 4 final site plans. 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, along with 36 residential units and associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: Name: Matthew Stahley  
Title: Principal Planner

REQUESTED BY: Morris Crady, AICP (Agent) Lucido and Associates

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 5/3/22 Time \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By [Signature] D.C.

### BACKGROUND/RELATED STRATEGIC GOAL:

This is a request for approval of a Sixth Amendment to the Floridian Golf Club PUD Zoning Agreement, including a revised master site plan, revised phasing plan, and revised Phase 3 and Phase 4 final site plans. 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, along with 36 residential units and associated infrastructure. Included 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 revised final site plan for Phase 3 involves a replat of lots 17 and 18 to create an additional lot 17A. The revised final site plan for phase 4 is replacing the previously approved recreation building with 2 additional proposed river cottages. The increase of one additional lot and 2 river cottages

increases the total number of residential units from 33 to 36. The proposed revisions also trigger revising the master site plan and phasing plan which must be consistent with the final site plans.

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
- Sixth PUD Amendment
- Draft Resolution to Approve Revised Phase 3 Final
- Draft Resolution to Approve Revised Phase 4 Final
- Revised Master Site Plan
- Revised Phasing Plan
- Revised Phase 3 Final Site Plan
- Revised Phase 4 Final Site Plan
- Application Materials
- Disclosure of Interest
- Sign Posting Certification
- Staff Presentation
- Draft Resolution to Deny Revised Phase 3 Final
- Draft Resolution to Deny Revised Phase 4 Final

#### **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**

1. Move that the Board receive and file the Agenda Item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the request for the Sixth Amendment to the Floridian Golf Club PUD including the revised master and phasing plan and the revised Phase 3 and Phase 4 final site plans.

##### **ALTERNATIVE RECOMMENDATIONS**

None

#### **FISCAL IMPACT:**

##### **RECOMMENDATION**



None

## ALTERNATIVE RECOMMENDATIONS

None

## DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment   ☐ Chair Letter   ☒ Contract / Agreement  
☐ Grant / Application   ☐ Notice   ☐ Ordinance   ☒ Resolution  
☒ Other: 2 Resolutions

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

## **FLORIDIAN GOLF CLUB PUD** **6<sup>TH</sup> PUD AMENDMENT AND REVISED MASTER SITE PLAN,** **REVISED PHASING PLAN, AND REVISED PHASE 3 AND** **PHASE 4 FINAL SITE PLANS**

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:	Matt Stahley, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	F099-037
Record Number:	DEV2022010011
Report Number:	2022_0408_F099-037_Staff_Report_Final
Application Received:	02/04/2022
Transmitted:	02/04/2022
Date of Report:	04/08/2022

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### *B. Project description and analysis*

A request by Floridian National Golf Club, LLC for a 6<sup>th</sup> PUD amendment and concurrent revised master site plan, revised phasing plan, and revised phase 3 and phase 4 final site plans. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for phase 4 is required to replace the previously approved recreation building with 2 proposed river cottages. The increase of one additional lot and 2 river cottages increases the total number of residential units from 33 to 36. The Floridian Golf Club is located on SW Murphy Road in Palm City and is straddles the Martin and St. Lucie County line. The project includes a golf course and associated amenities along with 36 homesites and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation.

### *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	Matt Stahley	320-3047	Comply
G	Development Review	Matt Stahley	320-3047	Comply
H	Urban Design	Matt Stahley	320-3047	N/A
H	Community Redevelopment	Matt Stahley	320-3047	N/A
I	Property Management	Ellen Macarthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjolholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	NA
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	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Matt Stahley	219-4923	Reservation

#### ***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 10.4.A.1., 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:

Existing Zoning:

PUD, Planned Unit Development

Future land use:

Estate Density-2 UPA



Figure 1: Location Map

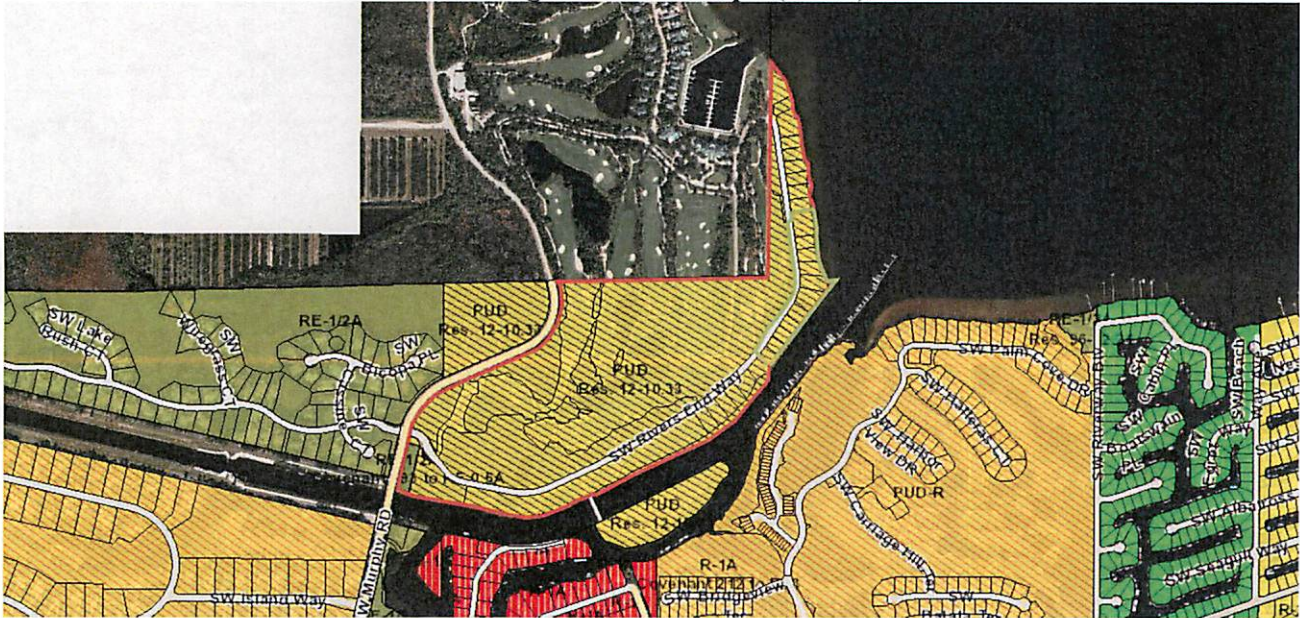


Aerial

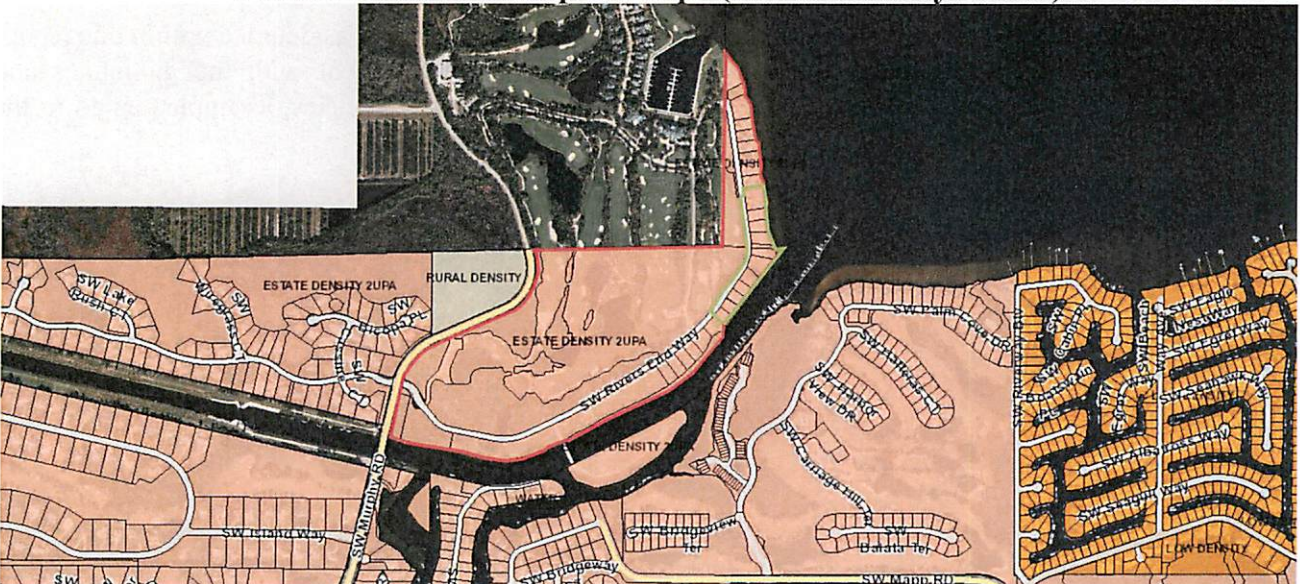




**Zoning Atlas Excerpt (PUD)**

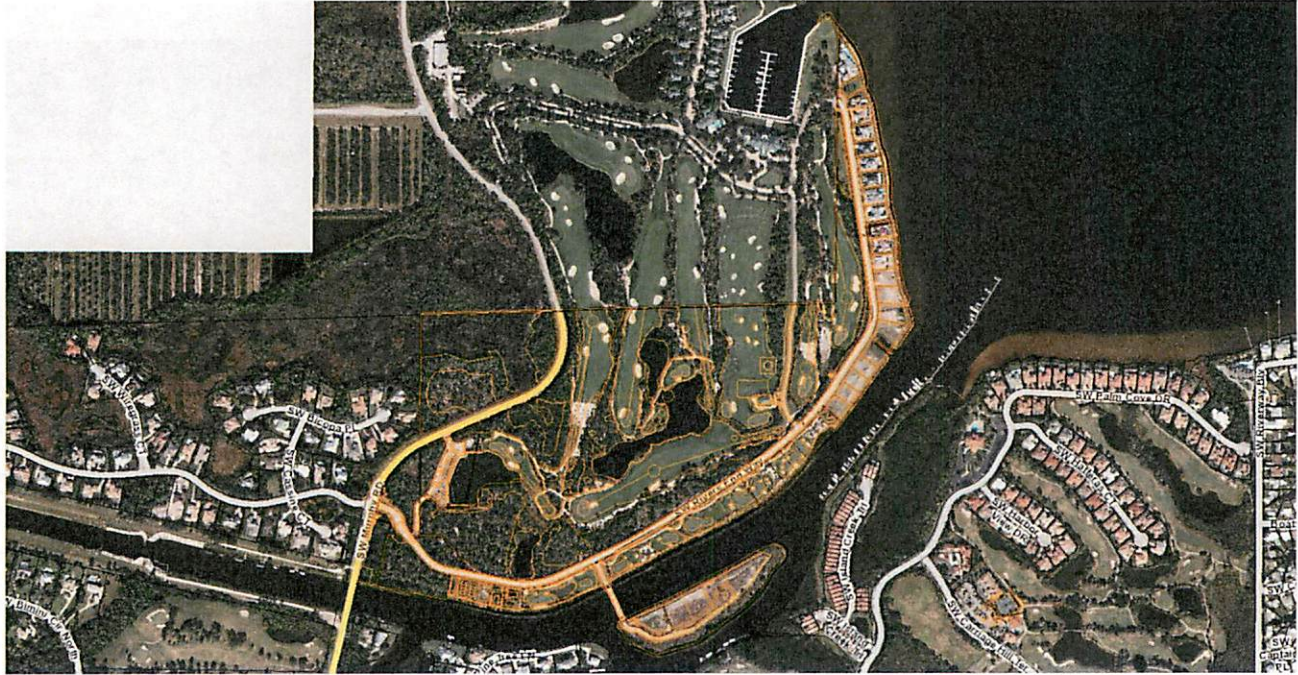


**Future Land Use Map Excerpt (Estate Density 2UPA)**





### Development Overlay



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

##### **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.

#### ***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**

#### **Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed amendment to the previously approved golf course and associated support facilities. These revised landscape plans have modified layout and placement to accommodate construction of 2 additional golf cottages and split an existing lot along the waterfront into two lots.

Martin county, FL Land Development Regulations Section 4.661.B.2 (2013) states that Administrative amendments to approved development orders pursuant to section 10.14 LDR shall not be required to provide a landscape plan unless the proposed amendment would substantially affect the existing landscaping. The proposed modification does not result in any substantial change to approved landscaping.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

#### **Findings of Compliance:**

The Traffic Division of the Engineering Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:



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 (Article 5, Division 2, Section 5.32.D.3.f).

Roadway capacity was reserved March 3, 2015 with the approval of the Floridian Golf Club PUD Phase 3 Final Site Plan.

***L. Determination of compliance with county surveyor - Engineering Department***

N/A

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

**Engineering**

**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:

1. 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 balances with 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.
2. Division 9- Stormwater Management:
  - a) The applicant has demonstrated the proposed development discharge rate is lower than the allowable discharge rate for the project and that flows from the development to the west will be adequately passed through the project via a series of interconnected storm culverts.
  - b) The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
  - c) The applicant is proposing the minimum edge of roadway elevation be set above the predicted elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.
  - d) The applicant has demonstrated that the system provides 150% additional water quality criteria for wet detention systems a, recovers half of the water quality volume between 24 hours and 5 days, and recovers 90% of the entire volume within 12 days after the storm event.
  - e) Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.



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

5. Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing entrances on TO SE Rivers End Way; therefore, the proposed design meets the requirements in Division 19.

ADA

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

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. (2022).

**Electronic File Submittal**

**Findings of Compliance**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

***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. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

***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***

**Compliance Findings:**

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 #4:**

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 #5:**

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 #6:**

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 #7:**

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 #8:**

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

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

1 (1) copies 24" x 36" of the approved revised phase 3 final site plan.

1 (1) copies 24" x 36" of the approved revised phase 4 final site plan.

**Item #9:**

One copy of the executed 6<sup>th</sup> PUD zoning agreement amendment



**Item #10:**

(1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #11:**

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 #12:**

Original of the construction schedule.

**Item #13:**

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 #14:**

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:	\$13,800.00	\$13,800.00	\$0.00
Inspection Fees:	\$4,000.00	\$4,000.00	
Recording fees*:	TBD		

\* 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

## ***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***

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

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022,  
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 23<sup>rd</sup> 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 Fifth Amendment to  
Floridian Golf Club Planned Unit Development Zoning Agreement, dated July 13, 2021, and  
recorded in Official Records Book 3249, beginning at Page 1006 of the Public Records of Martin  
County, Florida the “Fifth Amendment”, and collectively with the Original Agreement and all  
amendments thereto being referred to “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 addition of a single-family residential lot in Phase 3, and the addition of two (2) River Cottage Units, within Phase 4, which will 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 revisions to the Replat of Phase 3, and the revisions to Phase 4 for consistency with the revisions to the Revised Master Site Plan described in paragraph 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 revisions:

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.

Page 2 of 17



Access and parking for the units have been designed to accommodate vehicles and golf carts.

- B. The four (4) “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.

4.2. Special Condition 18 D. is added and reads as follows:

The side setback along the southerly boundary of Lot 13, Floridian Golf Club PUD, Phase 3, according to the plat thereof, as recorded in Plat Book 17, Page 48 of the public records of Martin County, Florida, shall be 7.5 feet.

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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: \_\_\_\_\_  
Doug Smith, Chairman

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

\_\_\_\_\_  
Krista A. Storey  
Senior Assistant 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

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December 1st 1968	RAM 6808
February 1st 1969	RAM 6824

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## Revised Master Plan

By using a variety of these  
and other methods, we can  
make our work more effective.

### General Notes:

Further change

May 2000

Typesetting Section 1-8

✓

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**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 –	<del>August 27, 2020</del> <u>August 27, 2024</u>	Convert Lots 23-28 to permanent golf course tract and fill in the existing boat basin between Lot 17 and 18 <u>(Completed). Replat Lot 17 and Lot 18 to create Lot 17A.</u>
Phase 4 – Completed	Dec. 14, 2026	<del>2</del> 4 River Cottages, Amenity Center and portion of golf course practice area, supporting infrastructure improvements and shoreline restoration per PAMP requirements.
Plat Phase 4 -	Dec. 14, 2026	
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



11000 N. W. 11th Ave., Suite 100  
Fort Lauderdale, FL 33304  
Tel: 954.561.1100  
Fax: 954.561.1101  
www.lucido.com



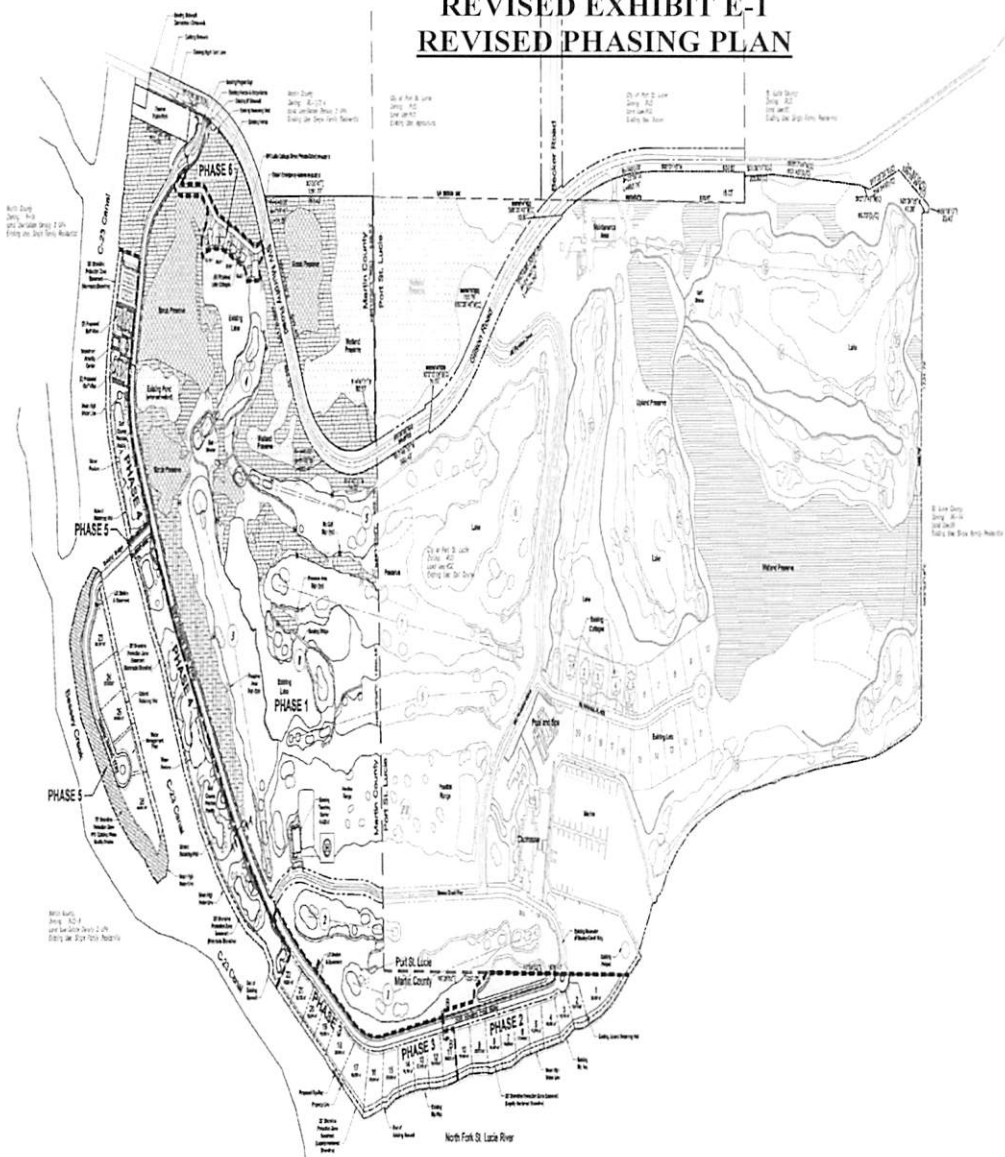
**Project Team:**  
**Architect:**  
 Lucido & Associates  
 11000 N. W. 11th Ave., Suite 100  
 Fort Lauderdale, FL 33304  
 Tel: 954.561.1100  
**Engineer/Designer:**  
 C&S Engineering  
 11000 N. W. 11th Ave., Suite 100  
 Fort Lauderdale, FL 33304  
 Tel: 954.561.1100  
**Environmental:**  
 E&C Consulting  
 11000 N. W. 11th Ave., Suite 100  
 Fort Lauderdale, FL 33304  
 Tel: 954.561.1100

## 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 Amendment
11/27/18	S.L.S.	2nd Amendment
01/23/19	S.L.S.	GMA Amendment
11/06/2019	S.L.S.	Revised per 5th PUD Amendment

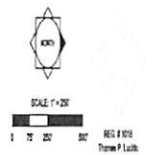


#### Phasing Schedule:

Phase	Description
1	Existing golf course, teaching center and related facilities; relocation of Palcoast; 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 Beechey 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; 4 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	6 Lake Cottages; Completion of SW Lake Cottages Way and golf cart vehicle parking; Emergency access connection to SW Murphy Road and supporting infrastructure improvements

#### Land Use Legend

	Wetland Preserve (7.85 Ac.)
	Shrub Preserve (8.61 Ac.)
	Pine Forest Preserve (20.30 Ac.)
	Cleared Pine Forest (6.56 Ac.)



Designer: DM  
 Manager: MC  
 Project Number: 14-001  
 Worksheet Number: 1 of 1  
 Computer File: 140209052.dwg

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## 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)~~ four (4) “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.

Page 14 of 17



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.
- D. The side setback along the southerly boundary of Lot 13, Floridian Golf Club PUD, Phase 3, according to the plat thereof, as recorded in Plat Book 17, Page 48 of the public records of Martin County, Florida, shall be 7.5 feet.

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.

**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. Floridian National Golf Club, LLC, submitted an application for revised final site plan approval for Phase 3 of the Floridian Golf Club PUD project (F099-037), 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 May 3, 2022.
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.

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 revised final site plan for the Floridian Golf Club 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 May 3, 2023. Development must be completed within two years, by May 3, 2024.

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 3RD DAY OF MAY, 2022.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
DOUG SMITH, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

**ATTACHMENTS:**

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

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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING A REVISED FINAL SITE PLAN APPROVAL  
FOR PHASE 4 OF THE FLORIDIAN GOLF CLUB PUD WITH A CERTIFICATE OF  
PUBLIC FACILITIES RESERVATION]**

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

1. Floridian National Golf Club, LLC, submitted an application for revised final site plan approval for Phase 4 of the Floridian Golf Club PUD project (F099-037), 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 May 3, 2022.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised final site plan for Phase 4 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 4 of the Floridian Golf Club PUD project attached hereto as Exhibit B is approved. Development of Phase 4 of the Floridian Golf Club PUD shall be in accordance with the approved final site plan.

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 revised final site plan for the Floridian Golf Club PUD Phase 4 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 4 of the Floridian Golf Club PUD must be obtained within one year, by May 3, 2023. Development must be completed within two years, by May 3, 2024.

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 3RD DAY OF MAY, 2022.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
DOUG SMITH, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

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



**Project Team:**

Architect	Architectural Control Co. LLC
Architectural Engineer	3700 St. Howard Drive
Plat. Co./P. L.	34960
772-911-7170	
Architectural Engineer	
Locust 2 Associates	
201 E. Ocean Blvd.	
772-292-2170	
Civil Engineer / Surveyor	
Salinas & Trepagnier	
East Phoenix, FL 34481	
772-944-3337	
EV Curve Consultants	
1032 SE Marbury Commerce Blvd., Suite 229	
772-281-7471	

FLORIDIAN  
GOLF CLUB PUD

Martin County, Florida  
Revised Master Plan

Date	By	Description
12/04/17	S.L.S.	Received per 4th PUD Amendment
08/27/18	S.L.S.	1st Amendment
11/27/18	S.L.S.	2nd Amendment
01/23/19	S.L.S.	OGD Revisions
11/06/2019	S.L.S.	Received per 5th PUD Amendment
4.8.2021	S.L.S.	Amendment #1
1.19.2022	S.L.S.	Received per 6th PUD Amendment



SCALE: 1" = 250'

0 75' 150' 225' 300'





REG. # 1018  
Thomas P. Lucido

Designer  
 Manager  
 Project Number  
 Municipal Number  
 Computer File

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### Land Use Legend

	Wetland Preserve (7.65 Ac.)
	Scrub Preserve (8.60 Ac.)
	Pine Flatland Preserve (20.20 Ac.)
	Created Pine Flatland (0.55 Ac.)

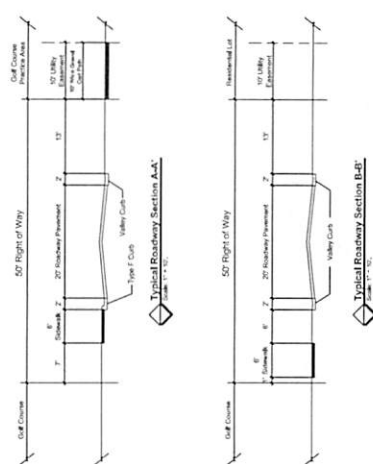
### Building and Lot Data

<p> <b>Country Golf Shelter:</b>                      1,153 sq ft                      4,420 sq ft                      608 sq ft                      3 units (4 Bedrooms Each)                      2 units (4 Bedrooms Each)                      2 units (4 Bedrooms Each)                      2,860 sq ft                      4 units (6 Bedrooms Each)                      7,008 sq ft                      30 Feet (3 story)                      15,000 sq (mm)                      25,000 sq (mm)                 </p>	<p> <b>Country Teaching Center:</b>                      1,153 sq ft                      4,420 sq ft                      608 sq ft                      3 units (4 Bedrooms Each)                      2 units (4 Bedrooms Each)                      2 units (4 Bedrooms Each)                      2,860 sq ft                      4 units (6 Bedrooms Each)                      7,008 sq ft                      30 Feet (3 story)                      15,000 sq (mm)                      25,000 sq (mm)                 </p>
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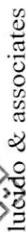
**General Notes:**

[illegible]

## Site Data:

[illegible]





401 E. Ocean Blvd., Suite 1000  
1000 Avenue A, Suite 10, Fort Pierce, Florida 34909  
327 West Thimble Avenue, Orlando, Florida 32803



**Project Team:**

**Applicant:**  
Foxton National Golf Club LLC  
3700 SE Flonthen Drive  
Palm City, FL 34990  
772-781-2700

**Lead Planner / Landscape Architect:**

Lundin & Associates  
701 E Ocean Blvd  
Suite 11, 34394  
772-220-2100

Civil Engineer / Surveyor  
Colubrier & Templing  
2680 S. 25th Street  
Fort Pierce, FL 34981  
772-346-2537

Environmental  
PW Cms.#m1s  
1000 SW Mortuary Commons Blvd. S.  
Suite 101, 34396

FLORIDIAN  
GOLF CLUB PUD

Martin County, Florida

## Revised Master Plan

Date	By	Description
12/04/17	S.L.S.	Received per 4th PUC Amendment
06/21/18	S.L.S.	1st Rescindment
11/27/18	S.L.S.	2nd Rescindment
01/23/19	S.L.S.	GMD Revisions
11/06/2019	S.L.S.	Received per 5th PUC Amendment
4/8/2021	S.L.S.	Rescindment #1
1/18/2022	S.L.S.	Received per 6th PUC Amendment



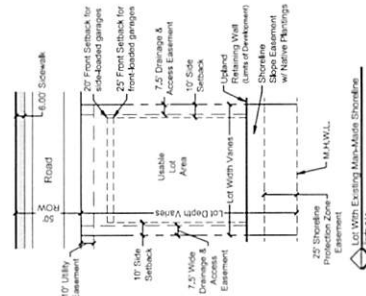
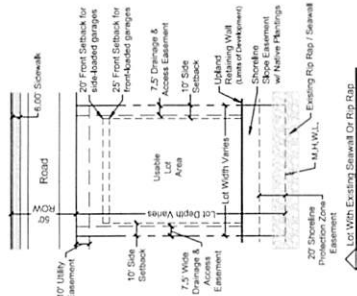
SCALE 1 = 100%

REG. # 1018  
Thomas P. Lucido

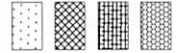
Designer	DM	Sheet
Manager	MC	2
Project Number	12-017	
Municipal Number	-	
Computer File		

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### Typical Lot Details



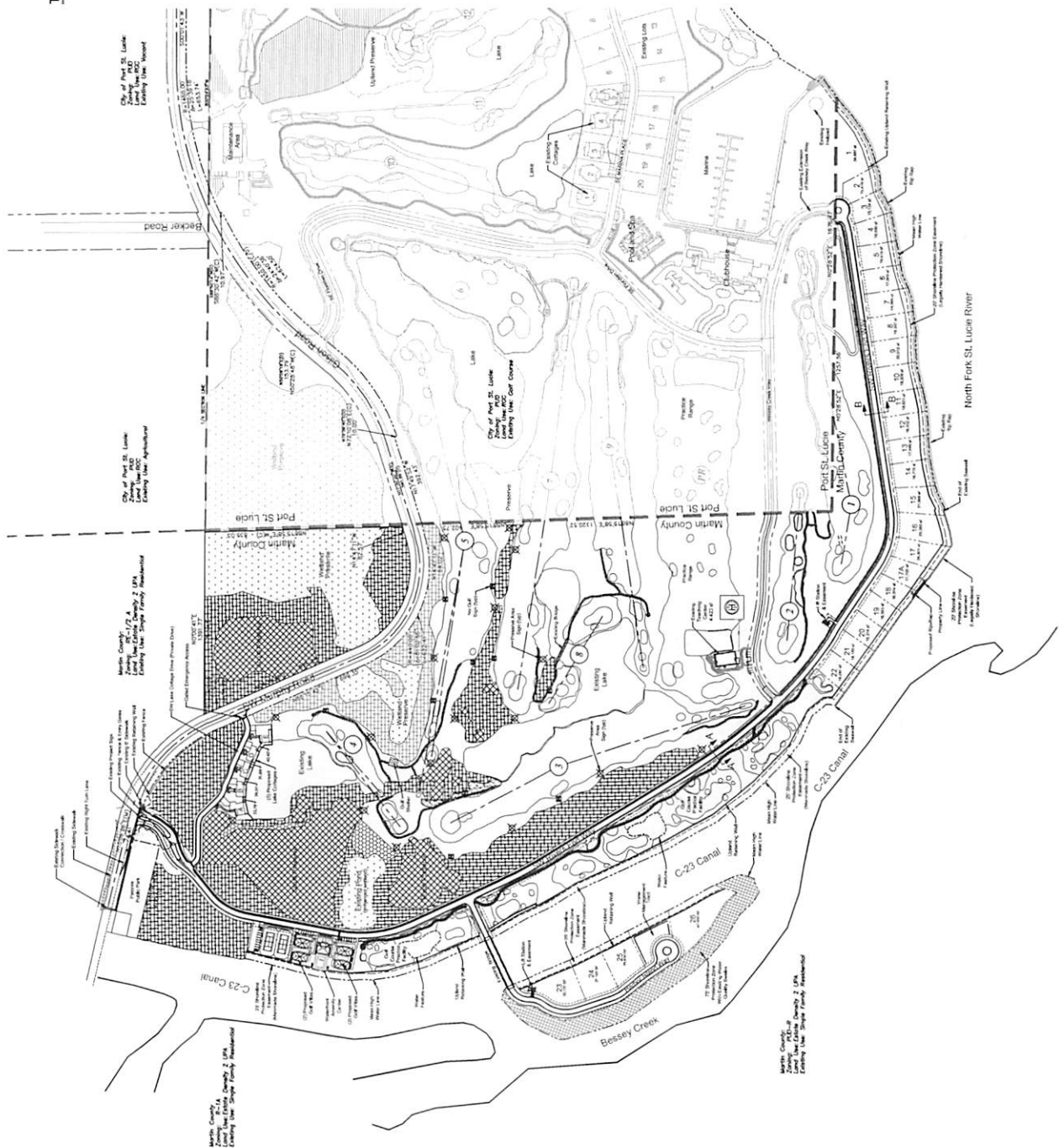
### Land Use Legend



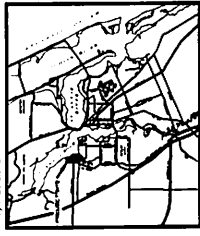
Wetland Preserve (7.65 Ac.)

Scrub Preserve (8.60 Ac.)

New National Database (NND)







**Project Team**

Address  
American National Oil Co. LLC

3700 E. Flamingo Drive  
Miami City Fl. 33199  
773-281-9720

- 1 and 2: 1st and 2nd floors
- 3: 3rd floor
- 4: 4th floor
- 5: 5th floor
- 6: 6th floor
- 7: 7th floor
- 8: 8th floor
- 9: 9th floor
- 10: 10th floor
- 11: 11th floor
- 12: 12th floor
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- 93: 93rd floor
- 94: 94th floor
- 95: 95th floor
- 96: 96th floor
- 97: 97th floor
- 98: 98th floor
- 99: 99th floor
- 100: 100th floor

PC 98 Orange Blvd  
Spartanburg, SC 29303  
773-230-2180

Cellulose / hemicellulose  
Cellulose & hemicellulose

1000 S. 7th Street  
 Fort Worth, TX 76104  
 817-734-2111

Environmental  
EW Consultants

112-2767411  
Salem, N.J. 08050  
112-2767411

1

**FLORIDIAN  
GOLF CLUB PUD**

Phase 3

**Martin County, Florida**

Revised

Final Site Plan

Date	By	Description
0-21-2018	S. J. S.	West Technical Assistance and ESD ID New Orleans
1-17-2018	S. J. S.	West Technical Assistance and ESD ID New Orleans
1-18-2018	S. J. S.	Present to the ESD Accounting
4-8-2021	S. J. S.	Amended ESD
1-15-2022	S. J. S.	Presented Case Study ID Accounting



1 of 2

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**Notes:**

- [illegible]

**General Notes:**

- [illegible]

## Site Data:

Existing Zoning: Future Land Use Designation	Estimated Density	PUD
Phase 3 Site Area	306,185 sq. ft.	(7.03 Ac.)
Impervious Area	177,613 sq. ft.	(4.08 Ac.)
Buildings	124,760 sq. ft.	(2.87 Ac.)
Driveways	11,807 sq. ft.	(0.27 Ac.)
Pavement	42,046 sq. ft.	(0.94 Ac.)
Permeable Area	128,572 sq. ft.	(2.95 Ac.)
Open Space	129,572 sq. ft.	(2.95 Ac.)

\* Other Staff Recommendations are used by the PUD Manager. See Plan.

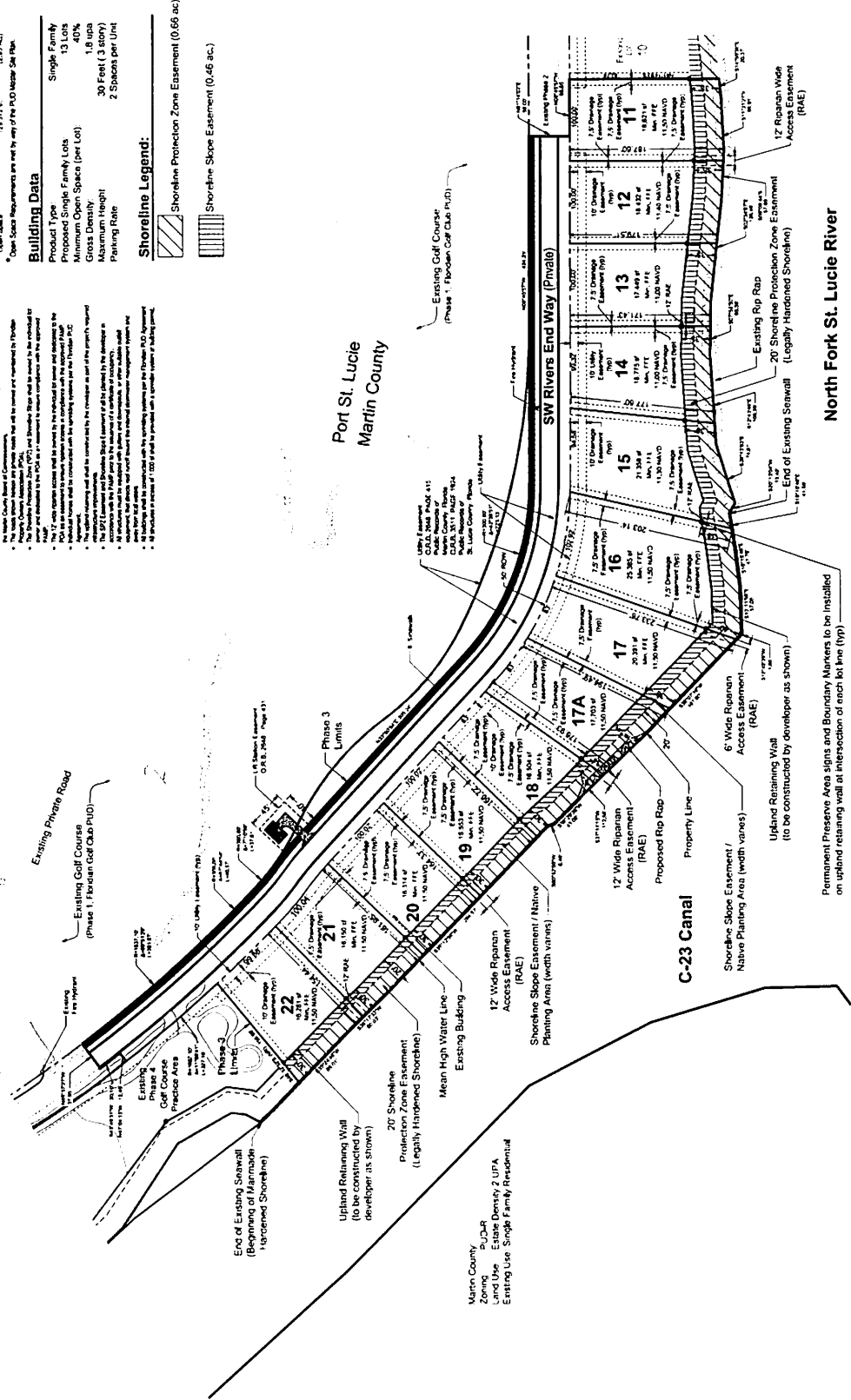
## Building Data

Product Type	Single Family
Proposed Single Family Lots	13 Lots
Minimum Open Space (per Lot)	40%
Gross Density	1.8 upa
Maximum Height	30 Feet ( 3 story)
Parking Rate	2 Spaces per Unit

### Shoreline Legend:

Shoreline Protection Zone Easement (0.66 ac.)

Shoreline Slope Easement (0.46 ac.)



**North Fork St. Lucie River**

### Permanent Preserve Area signs and Boundary Markers to be Installed

**Martin County**  
**Zoning**      **District**  
**Land Use**      **Estimate**  
**Existing Use**      **Site**



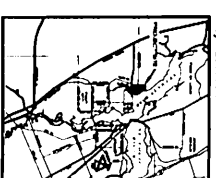
Figure 1 shows a schematic diagram of a square plot with a central point labeled "NORTH". The plot is divided into four quadrants by a horizontal and vertical line. A scale bar at the top indicates distances of 0, 25, 50, and 100 feet. A north arrow is located in the top right corner. Below the plot, a table lists the following data:

Designer	SLS
Manager	MC
Project Number	12.017
Manufacturing Number	12.017
Computer File	12.017

A legend at the bottom left indicates that the symbols represent "Symbol 1: 1/2 inch = 1 foot" and "Symbol 2: 1/4 inch = 1 foot".



**KEY LOCATION**



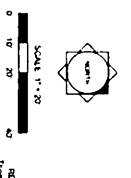
**Project Team:**

**Architect:** Luado & Asso, LLC  
 10000 N. 10th Ave., Suite 100  
 Tampa, FL 33613  
 (813) 288-1111  
**Engineer:** [Firm Name]  
 [Address]  
 [City, State, Zip]  
 [Phone Number]  
**Contractor:** [Firm Name]  
 [Address]  
 [City, State, Zip]  
 [Phone Number]

**FLORIDA GOLF CLUB**  
 Phase 4  
 Martin County, Fla

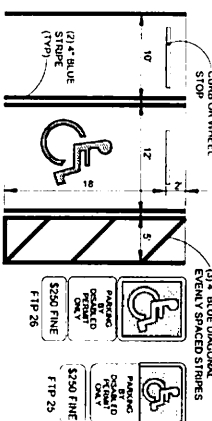
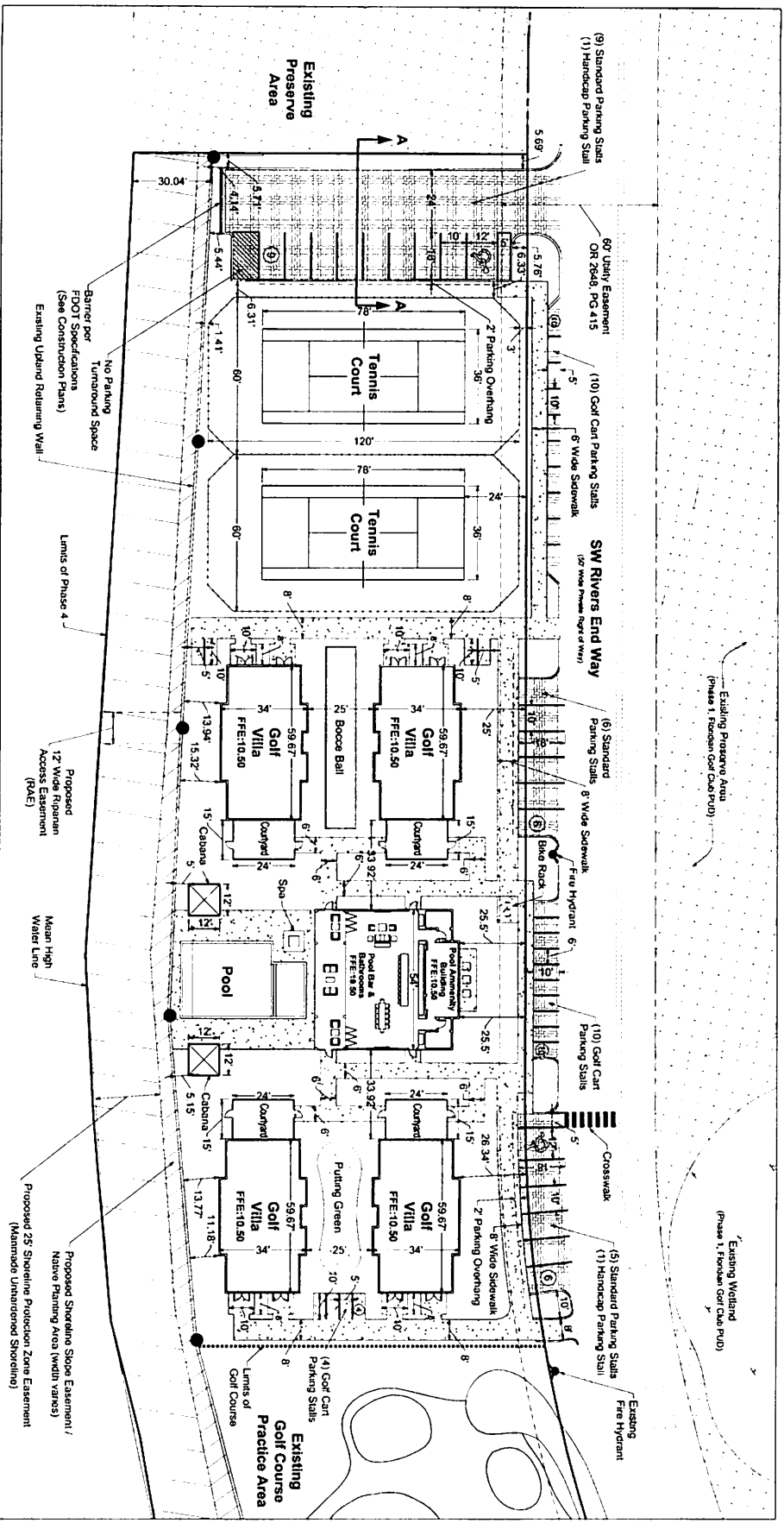
**Revised**  
**Final Site Plan**  
**Waterfront**  
**Amenity Center**

DATE	BY	DESCRIPTION
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan
1/15/2021	SL	Initial Site Plan



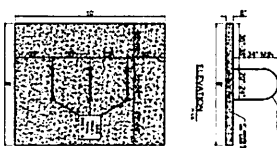
**SCALE 1" = 20'**  
 0 10 20 40 Feet

**Legend:**  
 SLS: [Symbol]  
 MC: [Symbol]  
 Project Number: 12017  
 Drawing Number: 2  
 Checked by: [Name]  
 Date: [Date]



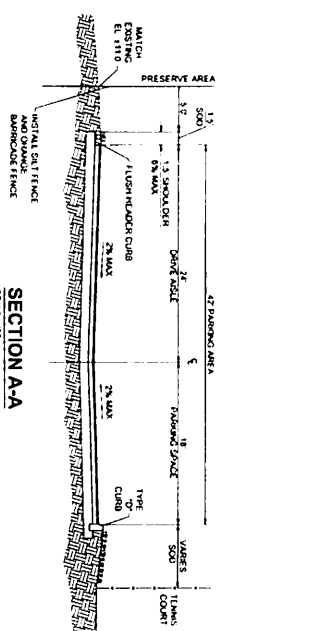
- NOTES:**
1. TOP PORTION OF FIP 23.1.8 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE STRIPES AND BORDER.
  2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH WHITE REFLECTIVE STRIPES AND BORDER.
  3. FIP 23.1.8 MAY BE FABRICATED ON ONE PANEL OR TWO.
  4. FIP 23.1.8 FOR USE IN AREAS WHERE SPACE IS LIMITED.

**Standard & Handicap Parking Space Detail**  
 NOT TO SCALE



**Bike Rack and Concrete Pad Detail**  
 NOT TO SCALE

- GRADE SPECIFICATIONS FOR THE ABOVE INVERTED "U" BASE RACK:**
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**SECTION A-A**  
 SCALE: NIS





January 19, 2022

HAND DELIVERY

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Floridian Golf Club PUD, Phases 3 and 4 – Application for 6<sup>th</sup> PUD Amendment, Revised Master and Final Site Plan Approval with Certificate of Public Facilities Exemption (Our ref. #19-595)**

Dear Paul:

On behalf of the property owner, Floridian National Golf Club, LLC, we are pleased to submit the above-referenced application.

As more particularly described in the project narrative, the purpose of the proposed 6<sup>th</sup> PUD Amendment is to revise the master site plan to be consistent with the proposed revised final site plan for Phase 3 and Phase 4. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for Phase 4 is intended to replace the recreation building with two additional river cottage (condominium) units.

The addition of 1 single family lot and 2 river cottages will increase the total number of units from 33 to 36 units. The proposed changes do not impact required open space, preserve areas, drainage requirements or required public facilities or services.

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 copy of the 24 x 36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- Recorded deed as proof of ownership;
- Documentation reflecting the name change of the owning entity from Floridian Golf Resort, LLC, to Floridian National Golf Club, LLC;
- No property transfer statement;
- The legal description;
- Location-parcel map;
- Location-aerial map;
- Future land use map;
- Zoning map;
- School impact worksheet;

- Utility service letters;
- A recorded copy of the approved 5<sup>th</sup> PUD Amendment;
- A reduced copy of the stamped-approved revised master site plan;
- A reduced copy of the stamped-approved revised phasing plan;
- A copy of the proposed 6<sup>th</sup> PUD Amendment;
- A full size copy of the proposed master site plan and electronic copy of same;
- A full size copy of the proposed phasing plan and electronic copy of same;
- A reduced copy of the stamped-approved Phase 3 final site plan;
- A reduced copy of the recently approved Phase 4 final site plan;
- A reduced copy of the recently approved Phase 4 CO phasing plan;
- A full size copy of the proposed Phase 3 final site plan and electronic copy of same;
- A full size copy of the proposed Phase 4 final site plan and electronic copy of same;
- A full size copy of the proposed Phase 4 CO phasing plan and electronic copy of same;
- Phase 4 revised landscape plan;
- Reduced copy of architectural elevations and floor plans;
- Excavation, fill & hauling form;
- Utility related calculations;
- Drainage statement;
- Traffic impact analysis; and
- Signed and sealed construction plans.

**The following application materials are not included because they are not applicable or not affected by the proposed administrative amendment:**

**Stormwater maintenance plan** – Not affected by proposed changes.

**Evacuation plan** – Not affected by proposed changes.

**Fire wildfire scoresheet** – The site has been previously cleared and there are no adjacent lands that would be deemed a wildfire threat.

**Boundary and topographic survey**– Not affected by proposed changes.

**Proposed water sources** – Not affected by proposed changes.

**Martin County utility worksheet** – Existing agreement with Martin County Utilities to be modified.

**Environmental assessment** – The entire site has been cleared and stabilized.

**Environmental waiver** – Not applicable

**Preserve Area Management Plan (PAMP)** – The approved/recorded PAMP is not affected by the proposed changes or CO phasing and all shoreline restoration work has been completed.

**Landscape alternative compliance** – Not applicable

**CRA alternative compliance**– Not applicable

**Groundwater model** – Not applicable.

**List of surrounding property owners** – Not applicable to proposed request.

**Tree survey** – Not affected by proposed changes. No existing trees within developed area.

**Lighting plan** – Not applicable. No lighting is proposed or required.

Upon your determination of completeness, we will promptly post the required notice sign and submit the required application fee of \$13,800.00 along with the additional sets of 24x36 plans to begin the development review process.

Paul Schilling  
January 19, 2022  
Page 3 of 3

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Crady', written over the printed name.

Morris A. Crady, AICP  
Senior Vice President  
Encl.  
Copy to: Development team



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)

### A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Floridian Golf Club PUD , 6th PUD Amendment Phase 3 & 4

#### Brief Project Description:

See attached Project Narrative

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: F-099

Previous Project Name if applicable: Floridian Golf Club PUD, Phase 3 and 4

#### 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 & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 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: Tom Kiernan, PLS

Address: 2980 South 25th Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 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 Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 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):** Gunster  
**Company Representative:** Robert S. Raynes, Jr.  
**Address:** 800 SE Monterey Commons Blvd. Suite 200  
**City:** Stuart, **State:** FL **Zip:** 34996  
**Phone:** 772 288-1980 **Email:** RRaynesJr@gunster.com

**Environmental Planner (Name or Company):** EW Consultants, Inc.  
**Company Representative:** Ed Weinberg, PWS  
**Address:** 1000 SE Monterey Commons Blvd. Suite 208  
**City:** Stuart, **State:** FL **Zip:** 34996  
**Phone:** 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.

Macey  
Applicant Signature

1/18/2022  
Date

Morris Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

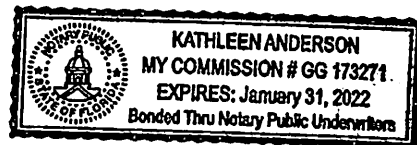
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of January, 20 22, by Morris A. Crady.

He or She is personally known to me or has produced \_\_\_\_\_ as identification.

Kathleen Anderson  
Notary Public Signature

Kathleen Anderson  
Printed name

STATE OF: Florida at-large





**Martin County County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://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 PUD, 6th PUD Amendment, Phase 3 & 4 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.

  
Applicant Signature

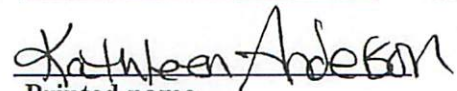
1/18/2022  
Date

## NOTARY ACKNOWLEDGMENT

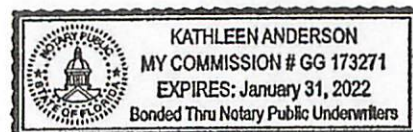
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of January, 20 22, by Morris A. Crady.

He or She is personally known to me or has produced \_\_\_\_\_ as identification.

  
Printed name

  
Notary Public Signature



STATE OF: FLORIDA at-large



**PROJECT NARRATIVE  
FLORIDIAN GOLF CLUB PUD,  
6<sup>th</sup> PUD Amendment, Revised Master Site Plan &  
Revised Final Site Plan for Phases 3 and 4  
January 18, 2022**

***Project History and 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 originally consisted of a total of 56 single family units on approximately 121 acres. The golf course was redeveloped in 2016 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 is provided by Martin County Utilities and irrigation water is provided via an IQ service agreement with 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.

A Final Site Plan application for **Phase 5**, which includes 4 "island lots", is pending submittal.

A portion of **Phases 3, 4 and 5** was approved as a temporary golf practice area by way of the **First PUD Amendment**. The First PUD Amendment also authorized the construction of the upland retaining wall and creation of shoreline protection zones that require restoration with native plant species in accordance with the approved and recorded Preserve Area Management Plan (PAMP). The golf course practice area and the PAMP restoration elements within and shoreline protection zone including the upland retaining wall, have been completed.

The **Second PUD Amendment** authorized technical adjustments to the master plan for consistency with the approved final site plan and plats.

The **Third PUD Amendment** updated the phasing plan consistent with the revised master plan.

**Phase 6**, which consists of 5 lake cottages on the golf course, was approved on July 18, 2017 and has been completed.

The **Fourth PUD Amendment**, which was approved on March 19, 2019 authorized the following changes to the master plan and phasing plan:

- Deletion of 6 single family waterfront lots in Phase 3, i.e. lots 23-28;
- 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 river cottages (aka golf villas);
- Revised Phase 3 from 18 single family waterfront lots to 12 single family waterfronts lots;
- Revised Phase 4 from 18 single family lots to waterfront amenity center, 2 river cottages and the golf course practice area; and
- Revised Phase 6 and PUD Special Condition # 2 to include vehicular parking within Phase 6.

Concurrent with the Fourth PUD Amendment, the **Phase 4 final site plan** was approved consistent with the revised master plan changes as described above (i.e. elimination of 18 single family lots in favor of a permanent golf practice area, 2 river cottages, 2 tennis courts, pool facilities and a recreation building. The total number of residential units was reduced to from 56 (as originally approved) to 33 units on approximately 121 acres.

The **Fifth PUD Amendment**, which was recently approved on July 13, 2021, authorizes the sale of the 2 **river cottages** in Phase 4 as condominium units and allows the filling of a manmade boat basin on lots 17 and 18 in Phase 3.

Except for the living shoreline that is being constructed in conjunction with filling in the boat basin, all shoreline restoration work and PAMP (Preserve Area Management Plan) activities have been completed for the entire PUD in accordance with the approved PAMP.

The recently approved administrative amendment and revised final site plan for Phase 4 created a Certificate of Occupancy (CO) Phasing Plan that allows the issuance of COs as follows:

- a. CO phase 1 – Tennis courts and river cottages including supporting infrastructure and required landscaping;
- b. CO phase 2- Pool and open pool deck;
- c. CO phase 3 - Pool cabana and covered pool deck; and
- d. CO phase 4 - Recreation building.

Both Phases 3 and 4 have been cleared and stabilized, the tennis courts in Phase 4 have been completed and the 2 river cottages and supporting infrastructure improvements are nearing completion and will be ready for the issuance of a CO very soon. The pool and cabana are anticipated to be completed by within the next few months.

### ***Proposed 6<sup>th</sup> PUD Amendment***

The purpose of the proposed 6<sup>th</sup> PUD Amendment is to revise the master site plan to be consistent with the proposed revised final site plan for Phase 3 and Phase 4. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for Phase 4 is intended to replace the recreation building with two additional river cottage (condominium) units. The addition of 1 single family lot and 2 river cottages will increase the total number of units from 33 to 36 units. The proposed changes do not impact required open space, preserve areas, drainage requirements or required public facilities or services.



**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

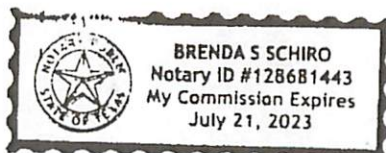
By: Southeast Headquarters, LLC,  
a Florida limited liability company,  
Its Manager Member

By: [Signature]  
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)



[Signature]  
NOTARY PUBLIC  
My Commission Expires:

### 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.

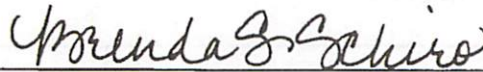
AFFIANT



Giles Kibbe

STATE OF Texas  
COUNTY OF Harris

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9th day of May 2019, by GILES KIBBE, who is personally known to me or have produced \_\_\_\_\_ as identification.

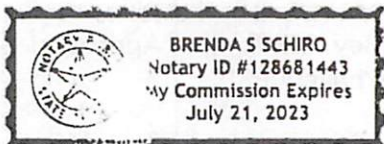


Notary Public, State of Texas

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  
DR 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  
C# 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 ensembling 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. Hardley  
Printed Name of Witness

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

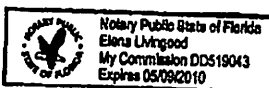
[Signature]  
Witness  
CARMEN KRAMER  
Printed Name of Witness

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**

ALL THAT PART OF THE  
SOUTH-EAST CORNER OF THE

SECTION 36, TOWNSHIP 36N,  
RANGE 12E, S. 42E

## 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 Northwestern 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 Northwesternly 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 Flood 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.

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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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EXAMINER



**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT: Floridian Golf Resort, LLC**  
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

**Giles Kibbe**

Name of Person

**Floridian National Golf Club**

Firm/Company

**3700 SE Floridian Drive**

Address

**Palm City, Florida**

City/State and Zip Code

**gkibbe@crane-group.com**

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

**Giles Kibbe**

Name of Person

at ( **772** )

**678-4057**

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &  
Certificate of Status

☐ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☒ \$60.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**MAILING ADDRESS:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**STREET/COURIER ADDRESS:**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
11 JAN -5 PM 2:00

Floridian Golf Resort, LLC

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on March 24, 2010 and assigned  
Florida document number L10000032276.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

Floridian National Golf Club, LLC

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

**(Principal office address MUST BE A STREET ADDRESS)**

Enter new mailing address, if applicable:

**(Mailing address MAY BE A POST OFFICE BOX)**

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent:

New Registered Office Address:

*Enter Florida street address*

\_\_\_\_\_, Florida \_\_\_\_\_  
City Zip Code

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address. I hereby confirm that the limited liability company has been notified in writing of this change.*

\_\_\_\_\_  
If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager

MGRM = Managing Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
		_____	

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

\_\_\_\_\_

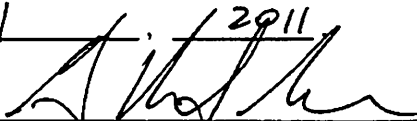
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dated

JANUARY 1, 2011



Signature of a member or authorized representative of a member

Giles Kibbe

Typed or printed name of signee

11 JAN -5 PM 2:00  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

To the best of my knowledge and belief, there have been no transfers of the subject property since the deed into Floridian Golf Resort, LLC (now known as Floridian National Golf Club, LLC) was recorded in the Martin County Public Records.

DATED THIS 18 DAY OF January, 2022.

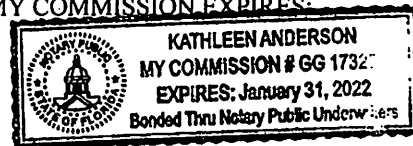
  
Morris A. Crady, AICP

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18 DAY OF January, 2022 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**EXHIBIT A  
FLORIDIAN GOLF CLUB PUD, PHASE 4**

**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:

**PARCEL 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:

**PARCEL 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 3.689 ACRES, MORE OR LESS.

**CONTAINING 10.914 ACRES TOTAL, MORE OR LESS.**

PARCEL CONTROL NUMBERS:

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

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

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

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

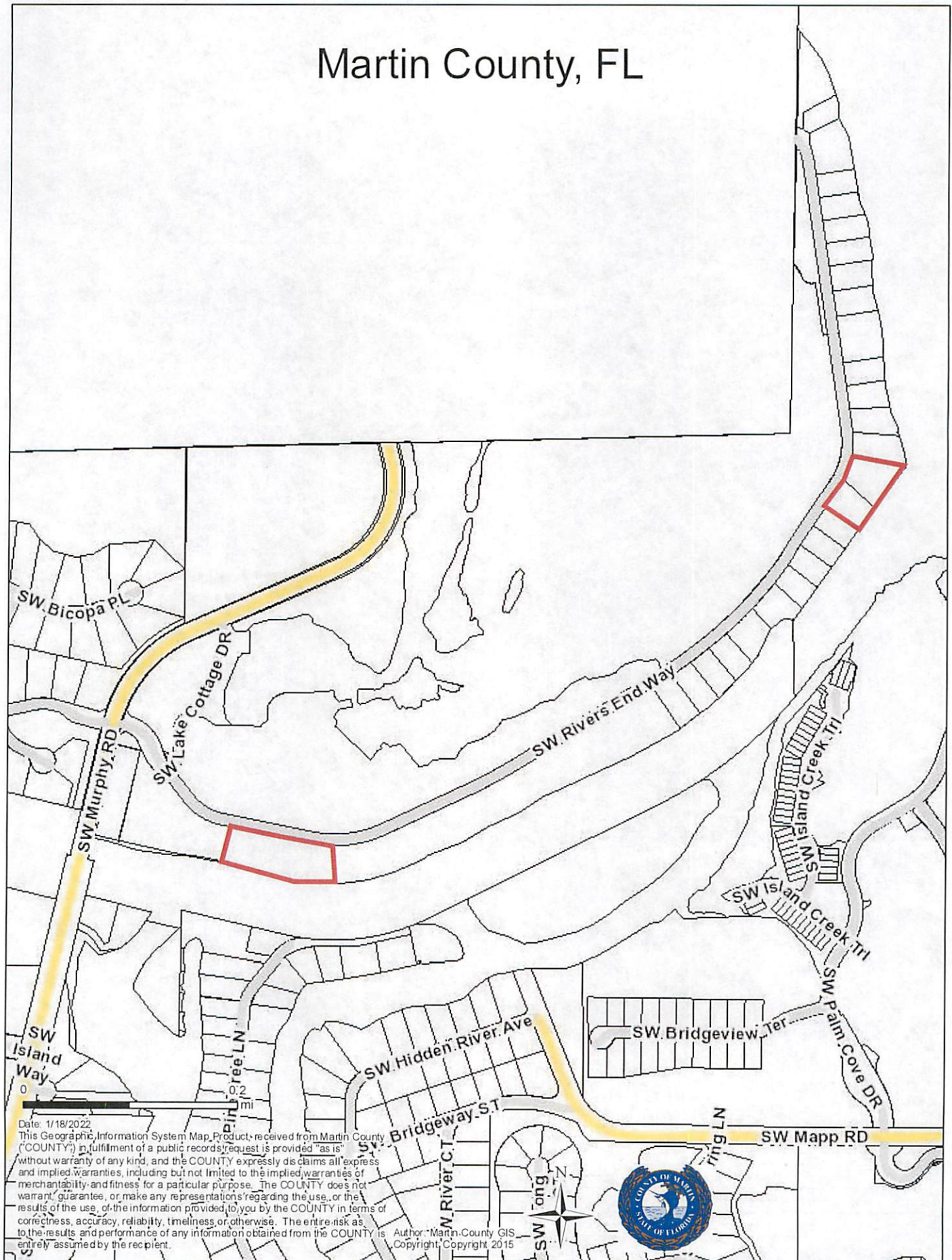
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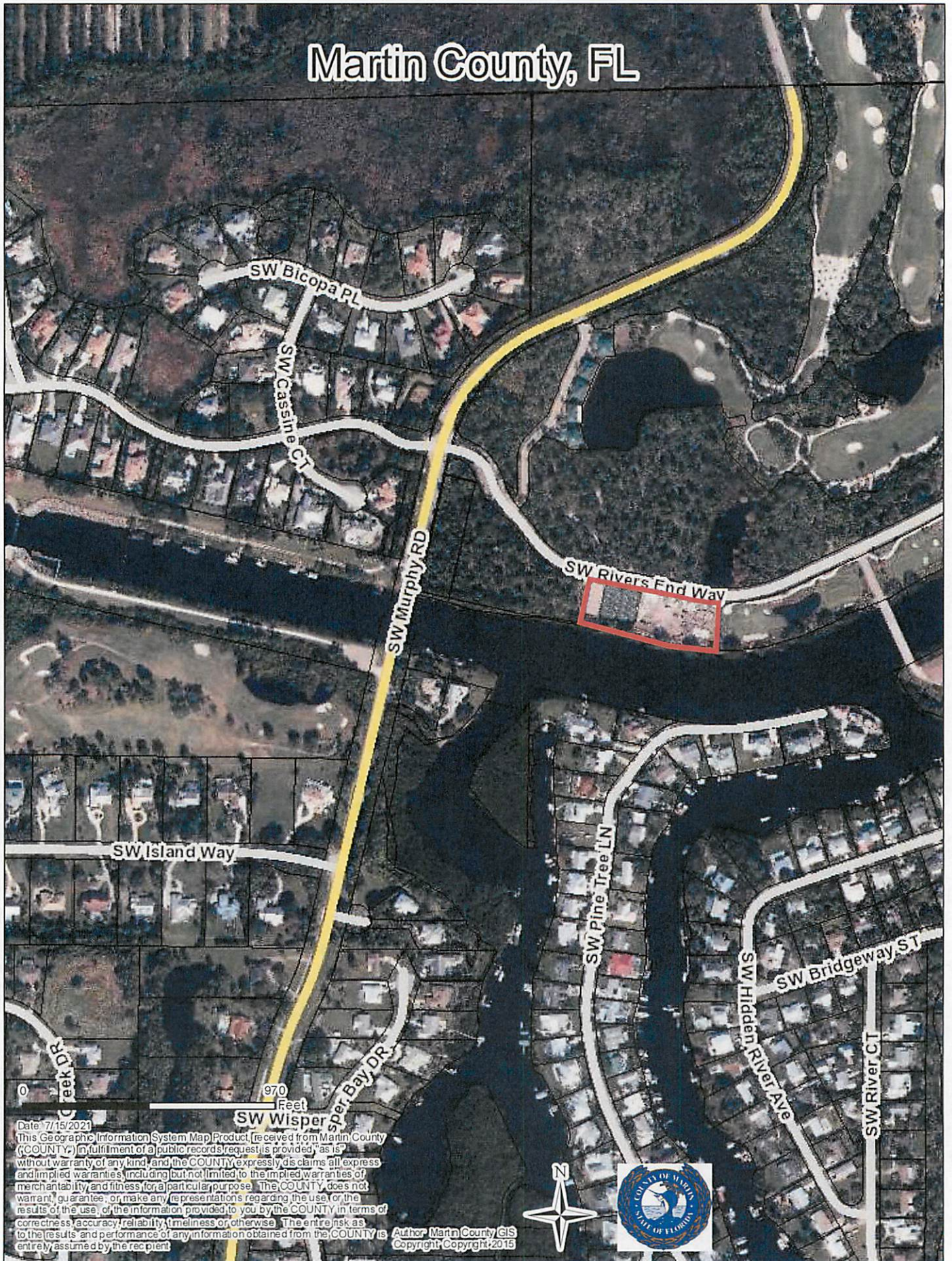


# Martin County, FL



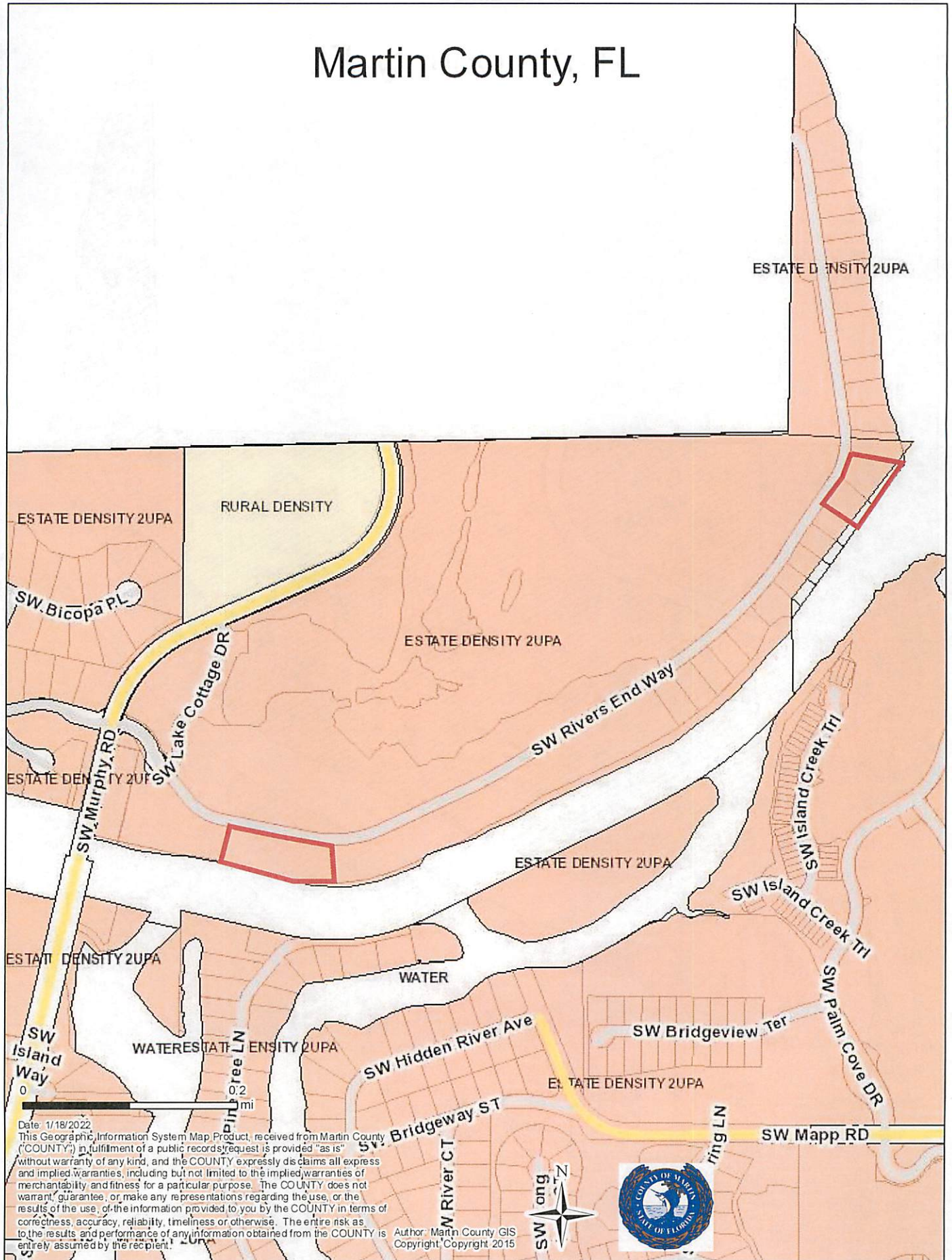


# Martin County, FL



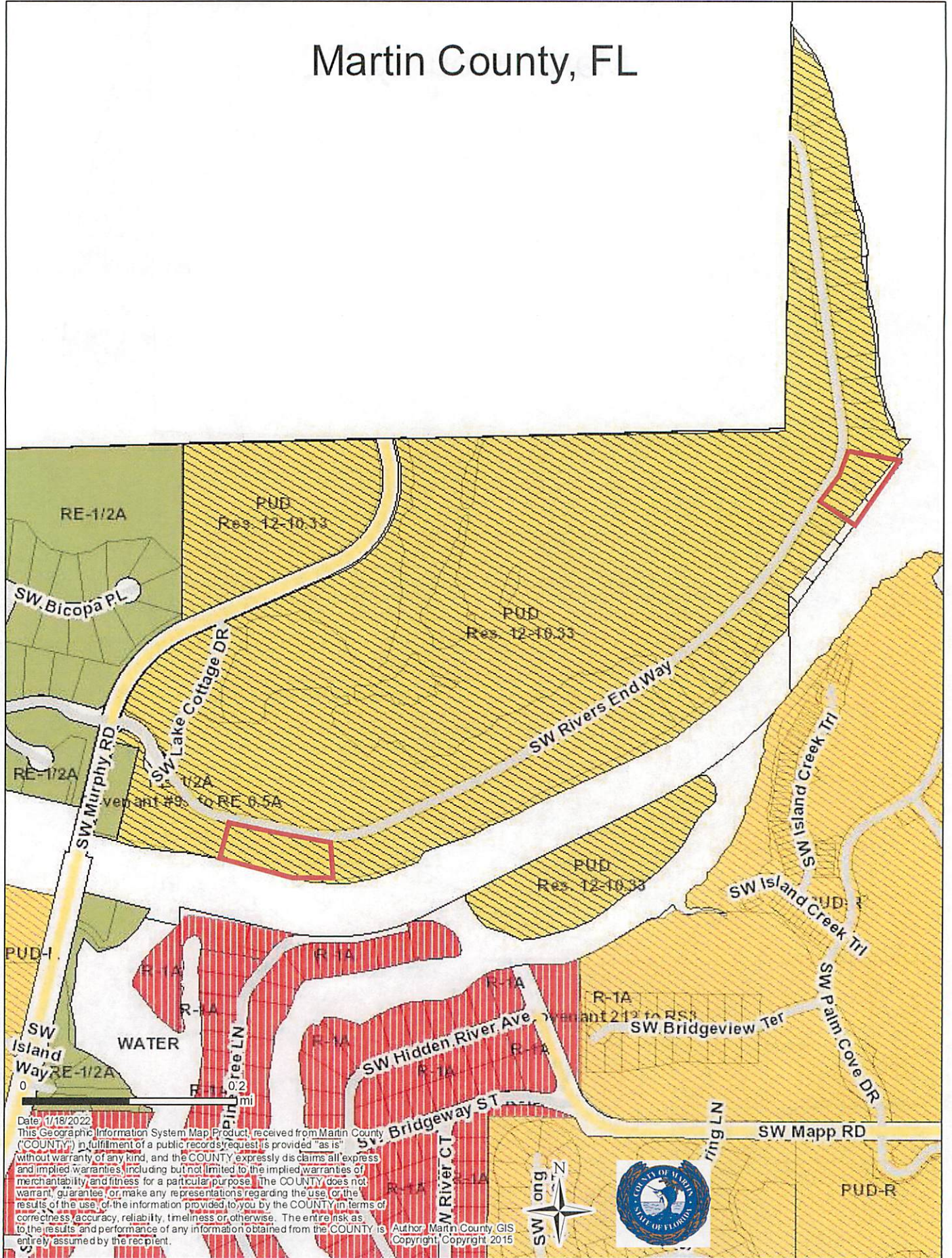


# Martin County, FL





# Martin County, FL



### 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.

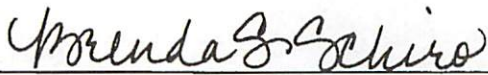
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
Giles Kibbe

STATE OF Texas  
COUNTY OF Harris

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9th day of May 2019, by GILES KIBBE, who is personally known to me or have produced \_\_\_\_\_ as identification.

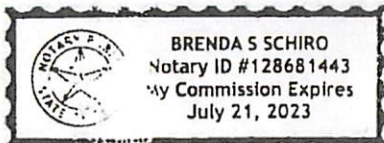


Notary Public, State of Texas

Print Name: Brenda S. Schiro

My Commission Expires: July 21, 2023

(Notary Seal)





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

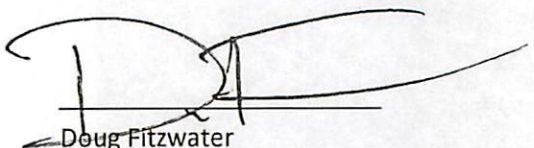
Doug Fitzwater  
220 Hibiscus Avenue  
Stuart, FL 34996

Mr. Morris Crady  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

Notice Proposed Development  
Floridian Golf Club PUD 6<sup>th</sup> PUD Amendment Phase 3 & 4  
File Number F099-037

Dear Mr. Crady:

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.



Doug Fitzwater

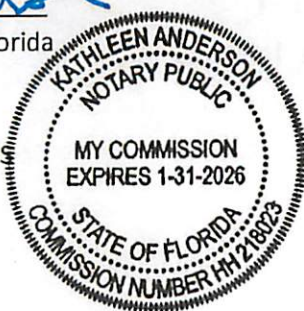
State of Florida  
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 11 DAY OF April, 2022 BY Doug Fitzwater, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



Notary Public, State of Florida

MY COMMISSION EXPIRES





**Sign 1**

Side 1





**Sign 1**

Side 2

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

---

[blank space above reserved for recording information]

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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING DENIAL OF THE 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. Floridian National Golf Club, LLC, submitted an application for a revised Phase 3 final site plan for 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 May 3, 2022.
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 revised Phase 3 final site plan 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 3RD DAY OF MAY, 2022.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
DOUG SMITH, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
ACTING COUNTY ATTORNEY

ATTACHMENTS:  
Exhibit A, Legal Description



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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING DENIAL OF THE REVISED FINAL SITE PLAN  
FOR PHASE 4 OF THE FLORIDIAN GOLF CLUB PUD PROJECT]**

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

1. Floridian National Golf Club, LLC, submitted an application for a revised Phase 4 final site plan for 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 May 3, 2022.
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 revised Phase 4 final site plan 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 3RD DAY OF MAY, 2022.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
DOUG SMITH, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: \_\_\_\_\_  
KRISTA A. STOREY  
ACTING COUNTY ATTORNEY

ATTACHMENTS:  
Exhibit A, Legal Description

**Board of County  
Commissioners**

**Meeting**

**May 3, 2022**

**Matt Stahley,  
Principal Planner**

**FLORIDIAN GOLF CLUB PUD  
(F099-037)**



## **A REQUEST BY FLORIDIAN NATIONAL GOLF CLUB, LLC FOR APPROVAL OF:**

- 6<sup>th</sup> Amendment to the Floridian Golf Club PUD Zoning Agreement
- Revised Master Site Plan
- Revised Phasing Plan
- Revised Phase 3 Final Site Plan (one (1) additional residential unit- lot 17A)
- Revised Phase 4 Final Site Plan (2 additional River Cottage Units).



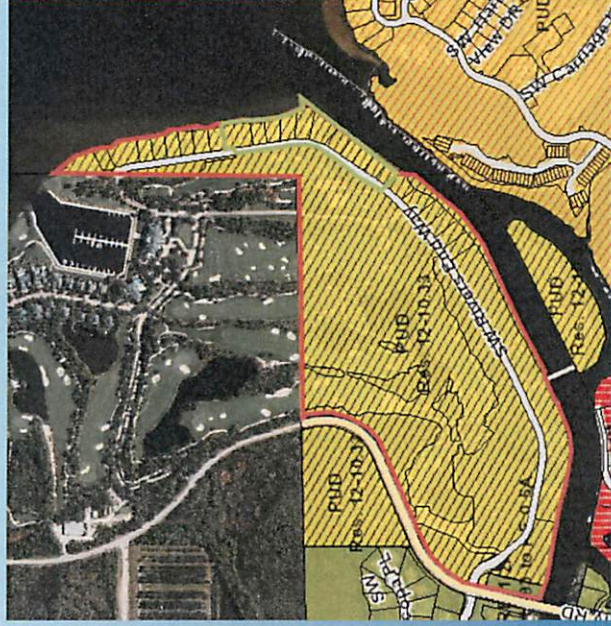
## LOCATION MAP



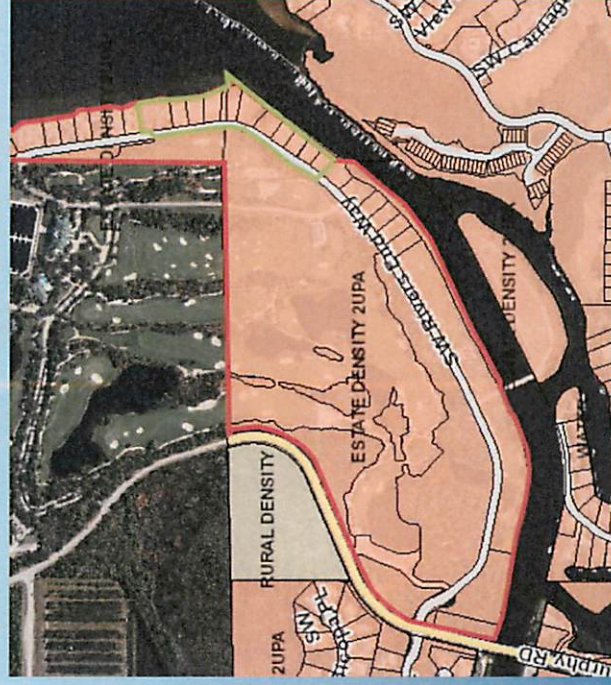


# SUBJECT SITE ZONING AND FUTURE LAND USE

Zoning PUD



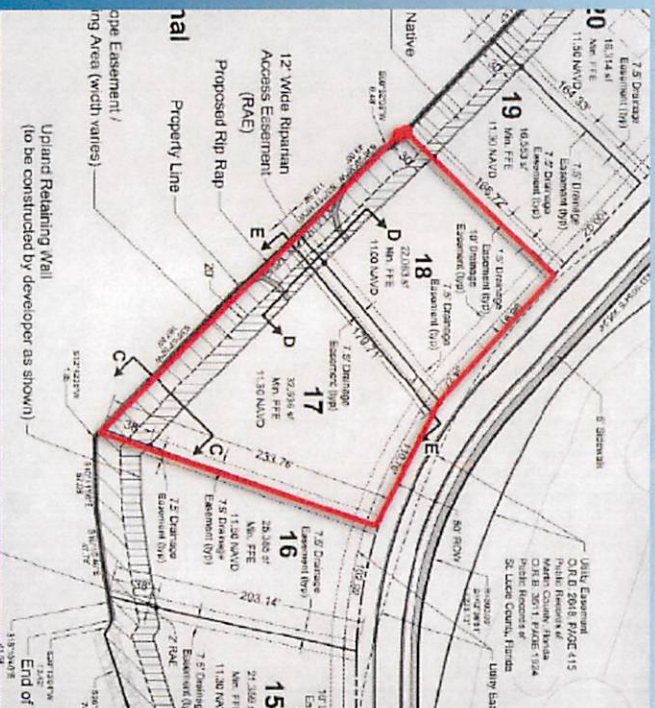
Future Land Use Estate Density 2 UPA



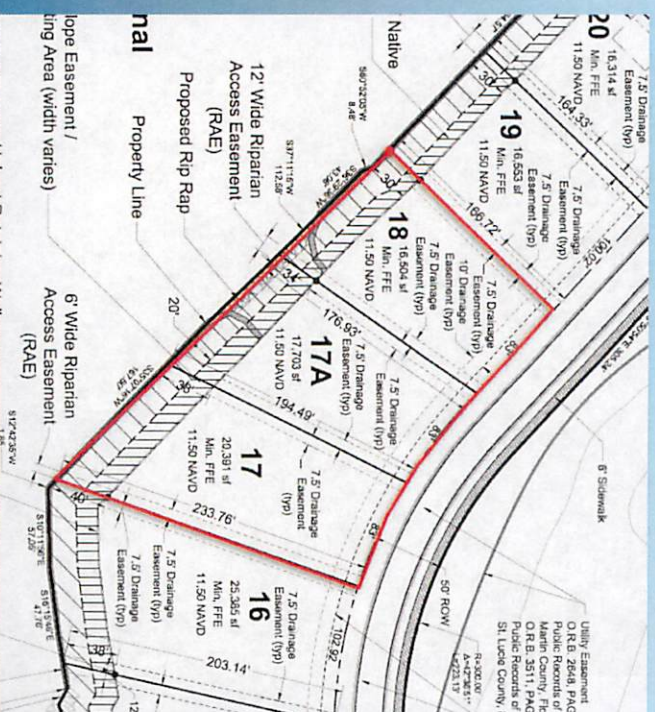


# REVISIONS TO PHASE 3 FINAL SITE PLAN

Previously Approved



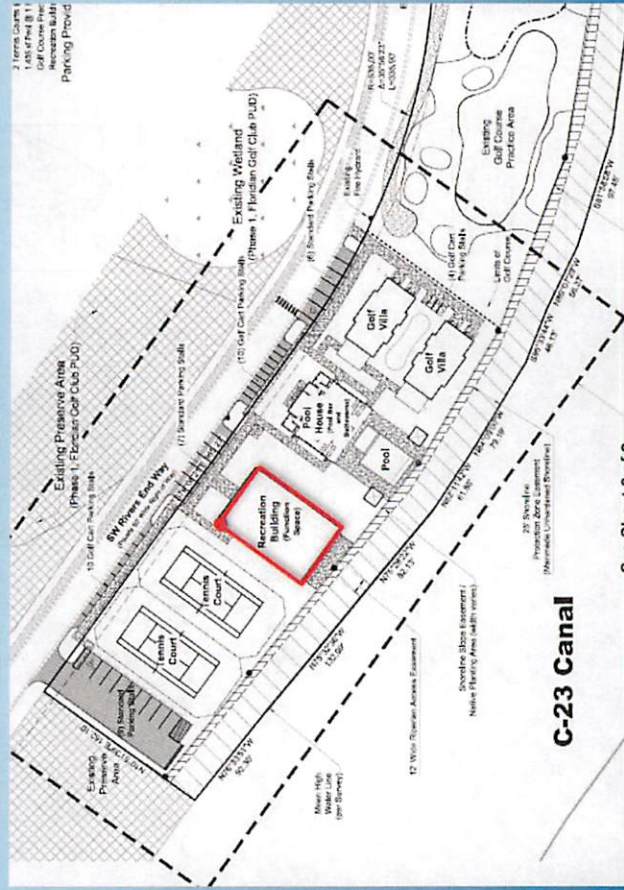
Proposed



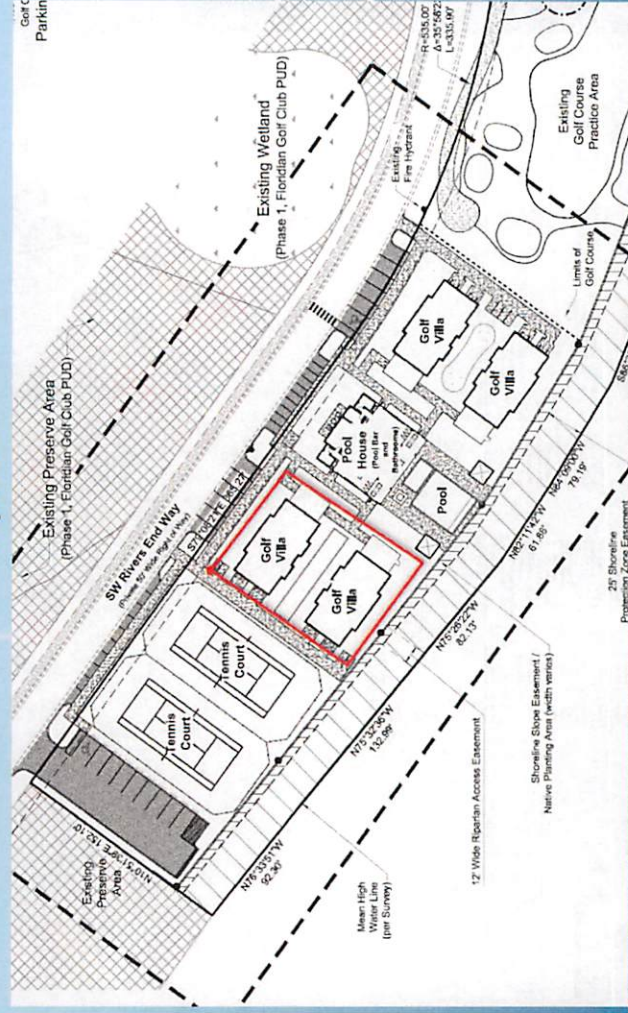


# REVISIONS TO THE PHASE 4 FINAL SITE PLAN

Previously Approved

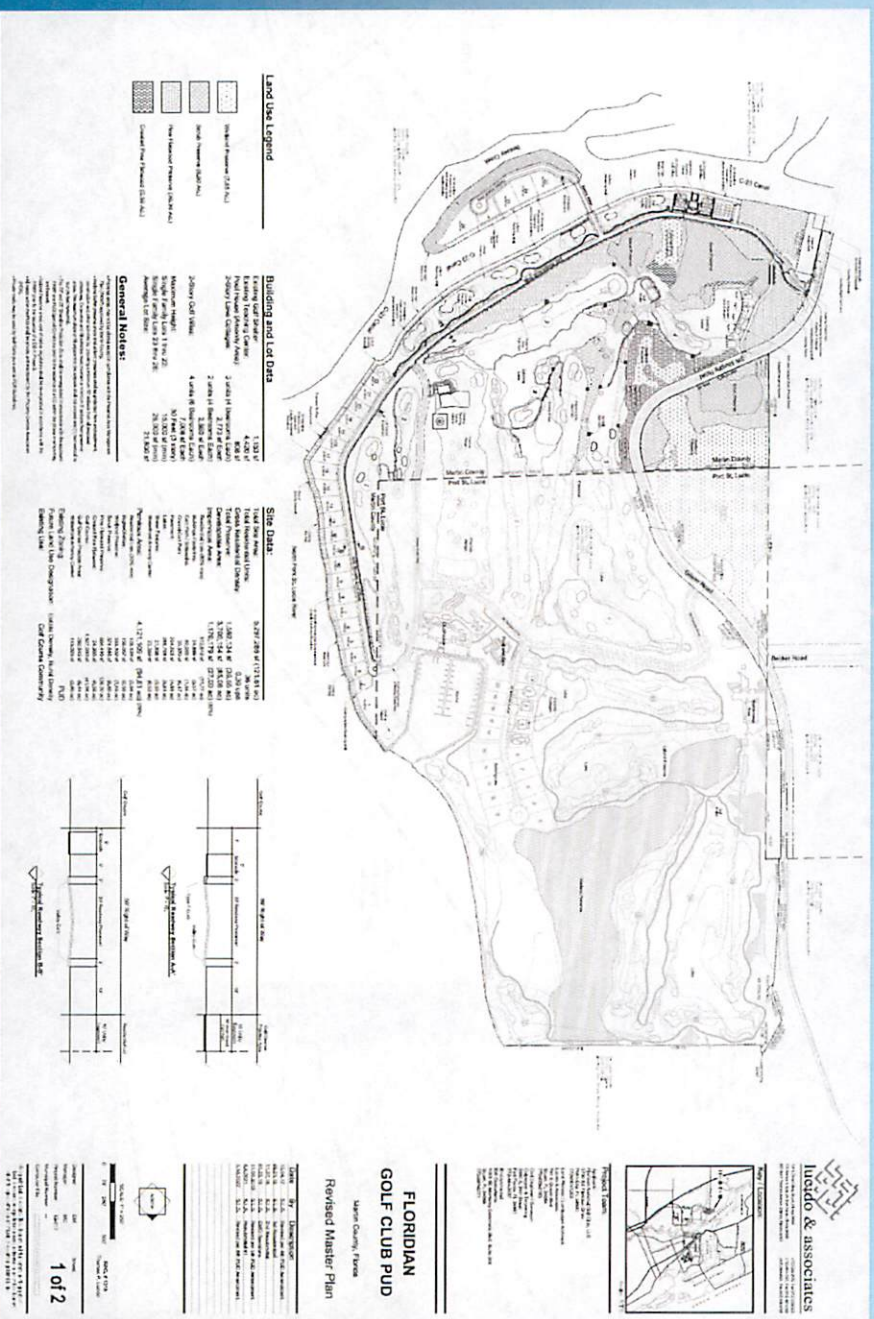


Proposed





# Master Site Plan



Residential Units  
Increasing from 33 to 36

Density Increasing  
from 0.27 UPA to 0.3 UPA  
Open Space Provided  
78%

North →



- ▶ Staff has reviewed this application and finds that it complies with the LDR and Comp Plan 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.

*A. Application Information*

**FLORIDIAN GOLF CLUB PUD**

**6<sup>TH</sup> PUD AMENDMENT AND REVISED MASTER SITE PLAN,  
REVISED PHASING PLAN, AND REVISED PHASE 3 AND  
PHASE 4 FINAL SITE PLANS**

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: Matt Stahley, Principal Planner  
Growth Management Director: Paul Schilling  
Project Number: F099-037  
Record Number: DFV2022010011  
Report Number: 2022\_0408\_F099-037\_Staff\_Report\_Final  
Application Received: 02/04/2022  
Transmitted: 02/04/2022  
Date of Report: 04/08/2022

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 370-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).



## **STAFF RECOMMENDATION**

- ▶ 1. Move that the Board receive and file the agenda item summary and all of its attachments including the staff report for the record as Exhibit 1.
- ▶ 2. Move that the Board approve the request for the Sixth Amendment to the Floridian Golf Club PUD, including the revised master and phasing plan and the revised Phase 3 and Phase 4 final site plans.