

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

RESOLUTION NUMBER 22-5.2

**[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, CHAIRMAN

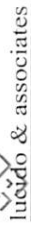
APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 

KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

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



Dr A. Greenfield, Deane, Queens, Jamaica
135, Jamaica St, Suite 2A, New Haven, Conn. 06511
127 North Franklin Avenue, Chicago, Illinois 60610



Project Team:

Architect:
300 St. Charles Dr.
Pitts. City, IL 62660
618/243-1100

CM-At-Risk:
L&L Shaffer Architects
101 E. Olive Blvd.
St. Louis, MO 63103
314/241-1400

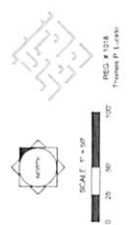
Construction Manager:
Cole Hughes/Heinrich
Construction Services
10000 N. Meritway
Fort Worth, TX 76154
817/441-2517

Electronics:
100 St. Marys Cemetery Rd., Suite 208
St. Louis, MO 63103
314/241-1400

**FLORIDIAN
GOLF CLUB PUD**

Phase 4
Martin County, Florida
Revised
Final Site Plan

Date	By	Description
2.13.2021	S.L.B.	Initial Submission
1.18.2022	N.L.B.	Revised per ERB P.O.D. Action Sheet
3.31.2022	S.L.B.	Revised per ERB P.O.D. Action Sheet



Designer: SLS
 Manager: MJC
 Project Number: 12-017
 Marine Unit Number:

© Copyright Lexipol, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written consent of Lexipol, Inc. All rights reserved.

Parking Requirements

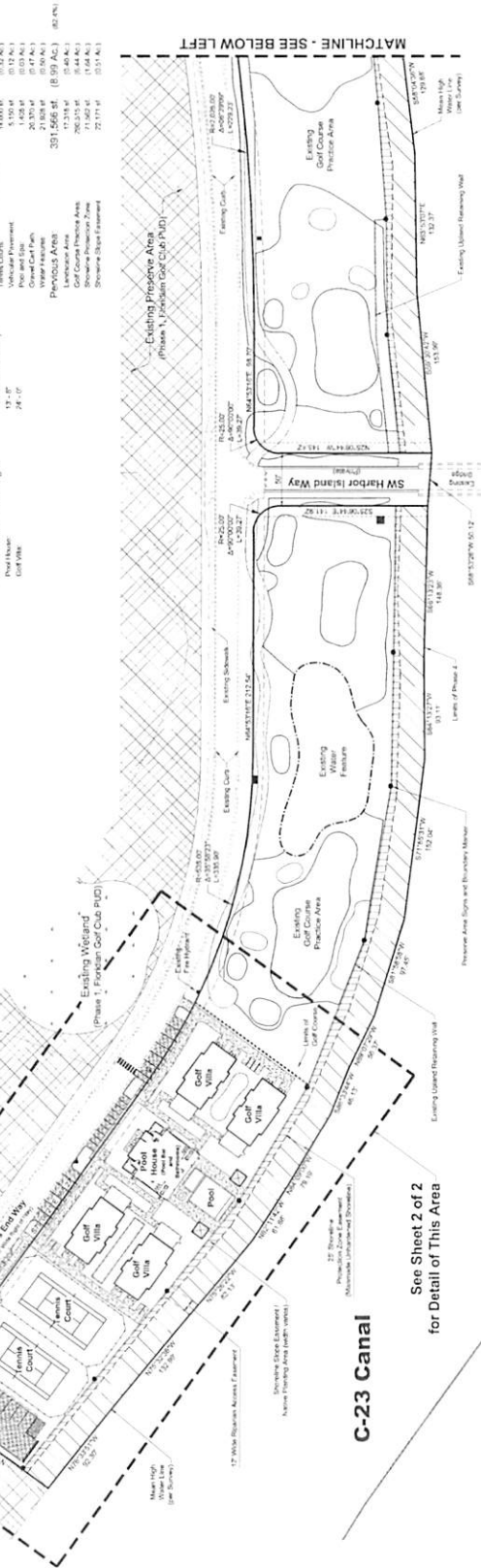
Parking Required:	4 Golf Vans @ 2 Spaces per Unit 2 Tennis Courts @ 2 Spaces per Court 1 40' x 100' @ 1 Space per 175 sq ft of Pool Area Golf Course Practice Area	8 spaces 4 spaces 8 spaces N/A	18 spaces 21 spaces
Parking Provided:			

Building Data

Building Area:	2,357 sq ft 2,357 sq ft 7,282 sq ft 2,357 sq ft 2,357 sq ft	(17,051 sq ft)
Plot House Includes (% of Apartment area)		
Garage (1/4th Floor)	0 Year	
Garage (1/2nd Floor)	10 Year	
Garage (3rd Floor)	5 Year	
Building Setbacks		
Minimum		
Unobstructed, Front	0 Year	
Right of Way	25 Year	
Preserve Area to Building	10 Year	
Preserve Area to Accessory Use	5 Year	
Maximum Allowable Height		30 feet / 2-Story

Site Data:

Existing Zoning:	PUD
Future Land Use Designation:	Estate Density
Proposed Units:	4 Golf Villas
Product Type	Golf Villa (6-Bedrooms)
Gross Density	0.36 upa
Phase 4 Site Area:	475,240 sf. (10.91 Ac.)
Impervious Area:	83,674 sf. (1.92 Ac.)
Building (Includes Canopies)	10,123 sf.
Paved	70,558 sf.
Subtotal: Driveways & Paved Areas:	80,681 sf. (1.85 Ac.)
	(17.6%)



See Sheet 2 of 2
for Detail of This Area

C-23 Canal

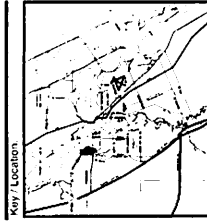
Existing Golf Course
(Phase 1, Jordan Golf Club PUD)

C-23 Canal

	Shoreline Protection Zone Easement (1.64 ac.)
	Shoreline Slope Easement (0.51 ac.)

General Notes:

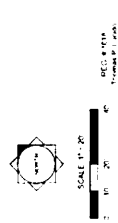
- [illegible]



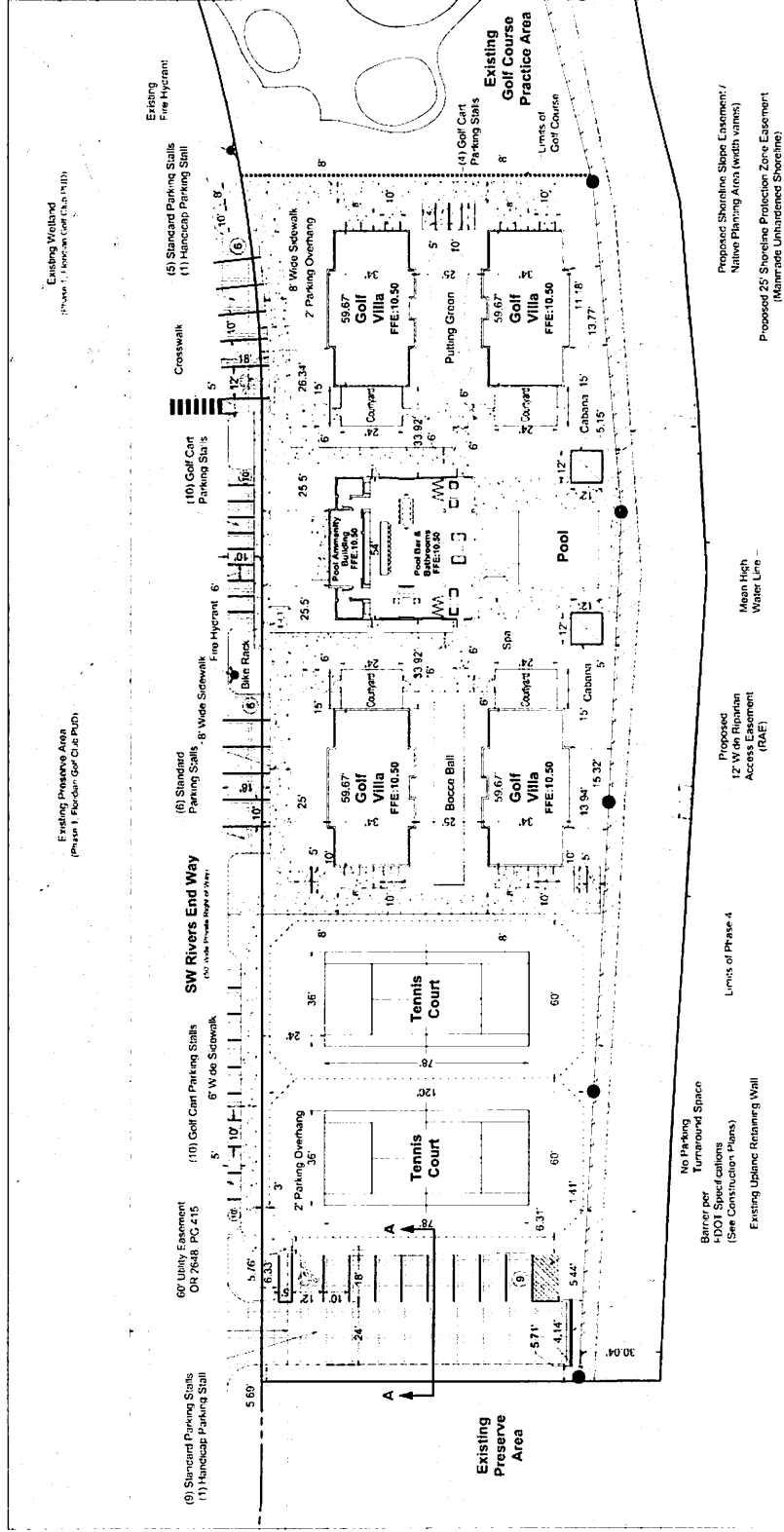
Project Team
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: [Date]

FLORIDIAN GOLF CLUB PUD Phase 4 Revised Final Site Plan Waterfront Amenity Center

Date: 11/18/2011
By: [Name]
Description: [Description]
Scale: 1" = 20'



2 of 2
 Project Name: [Name]
 Project Number: [Number]
 Revision: [Revision]



**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

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

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

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