

**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).



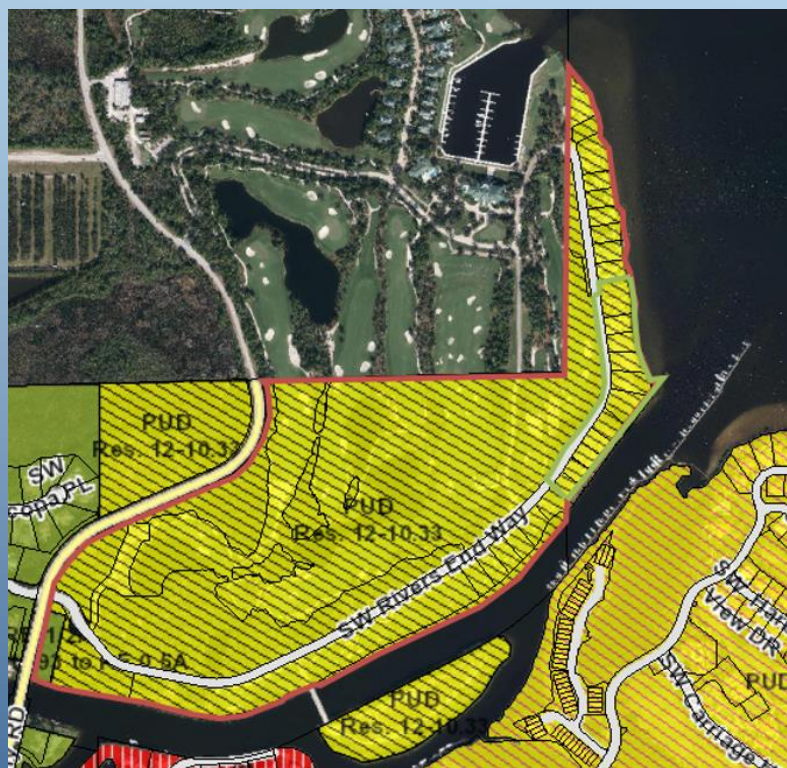
# LOCATION MAP



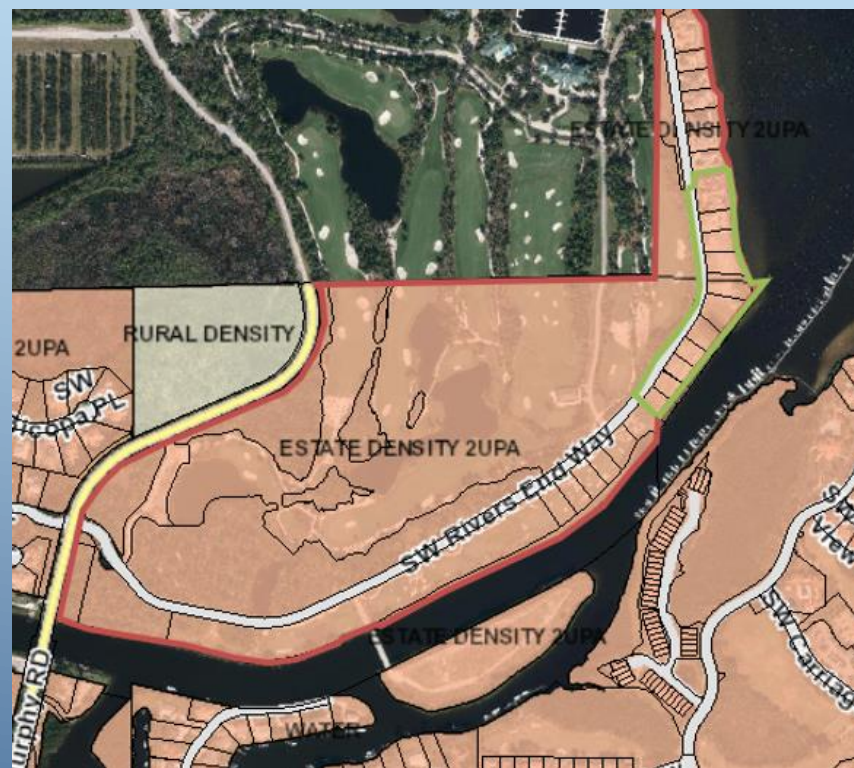


# SUBJECT SITE ZONING AND FUTURE LAND USE

Zoning PUD

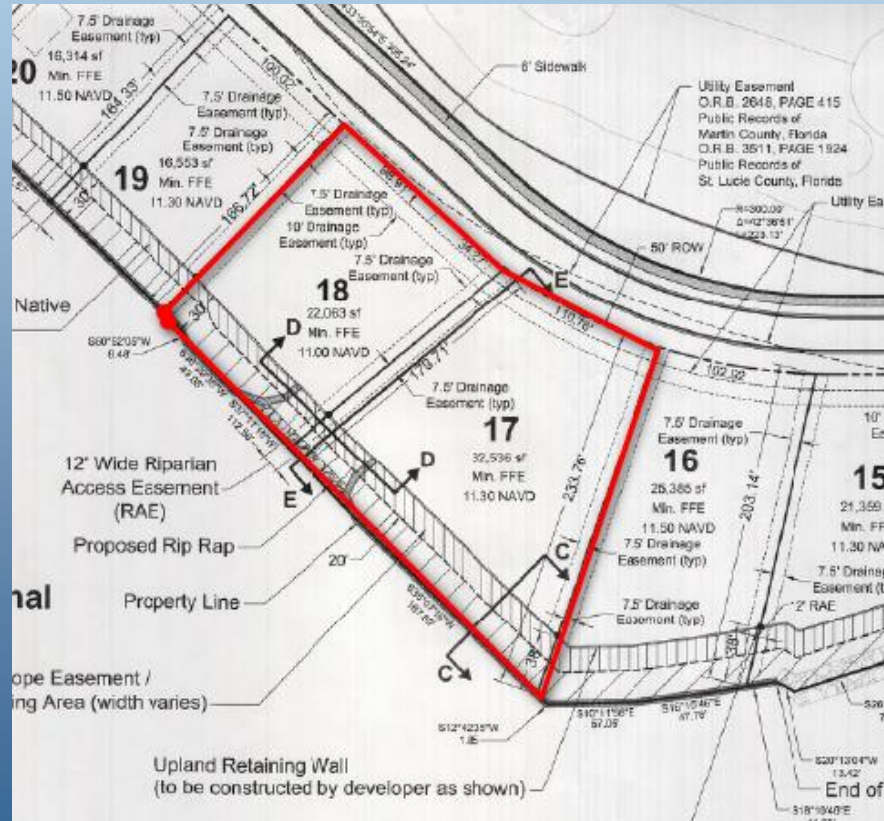


Future Land Use Estate Density 2 UPA

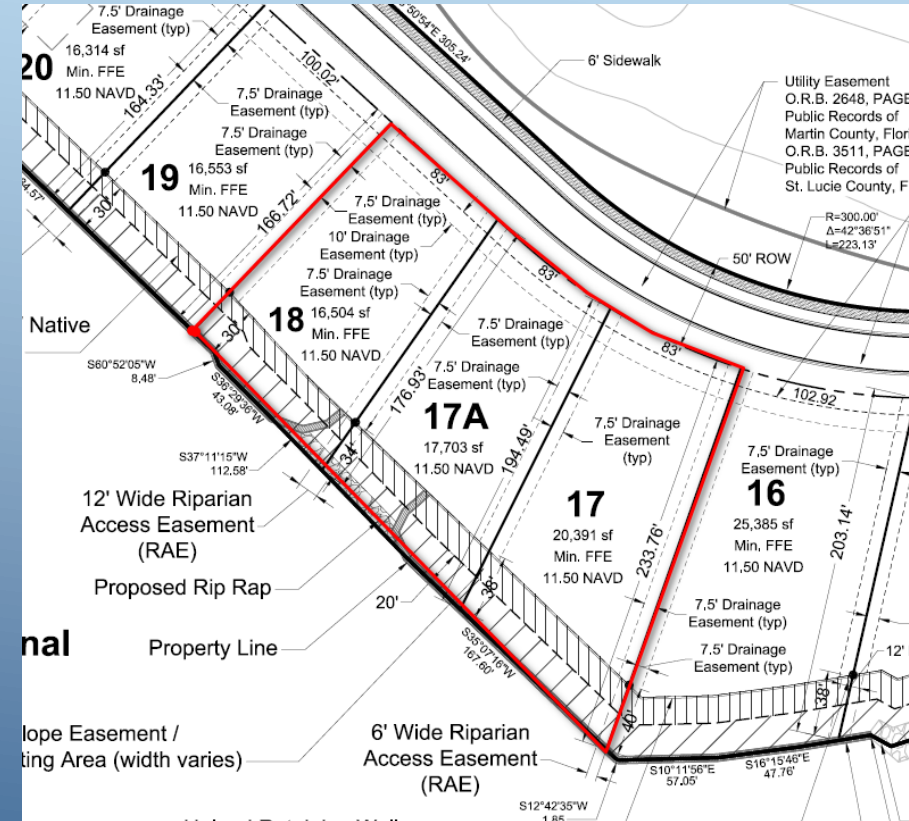


# REVISIONS TO PHASE 3 FINAL SITE PLAN

## Previously Approved



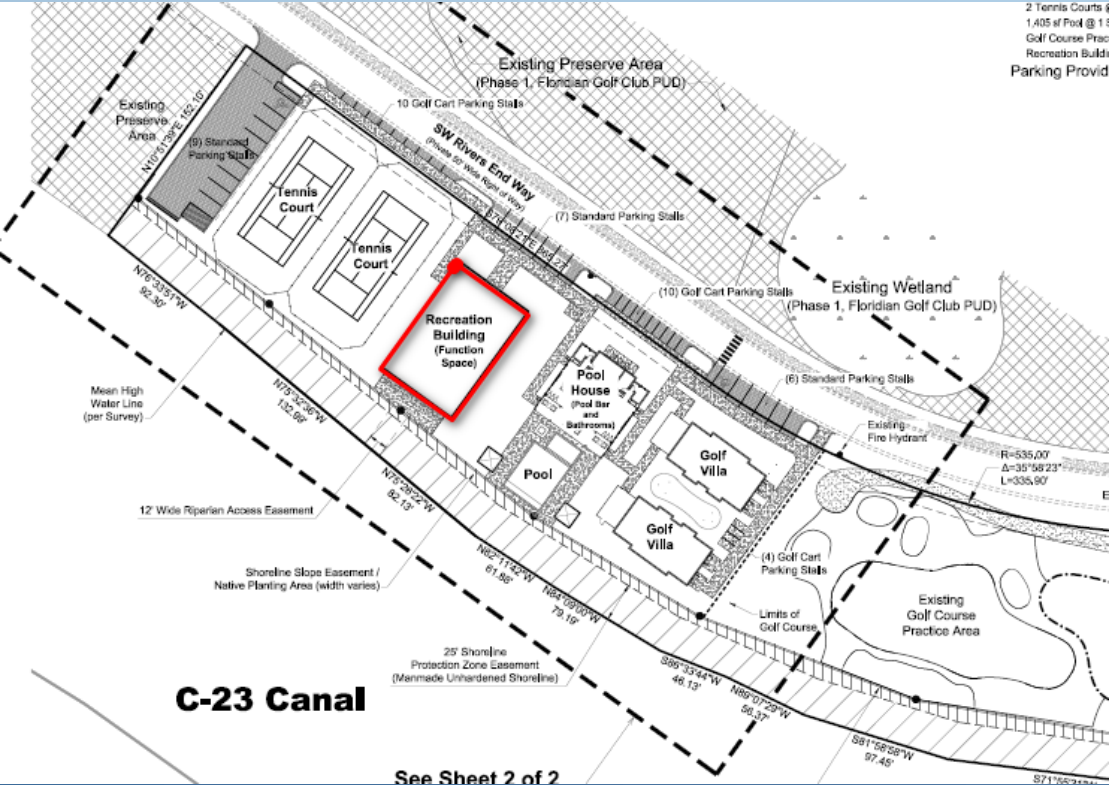
## Proposed



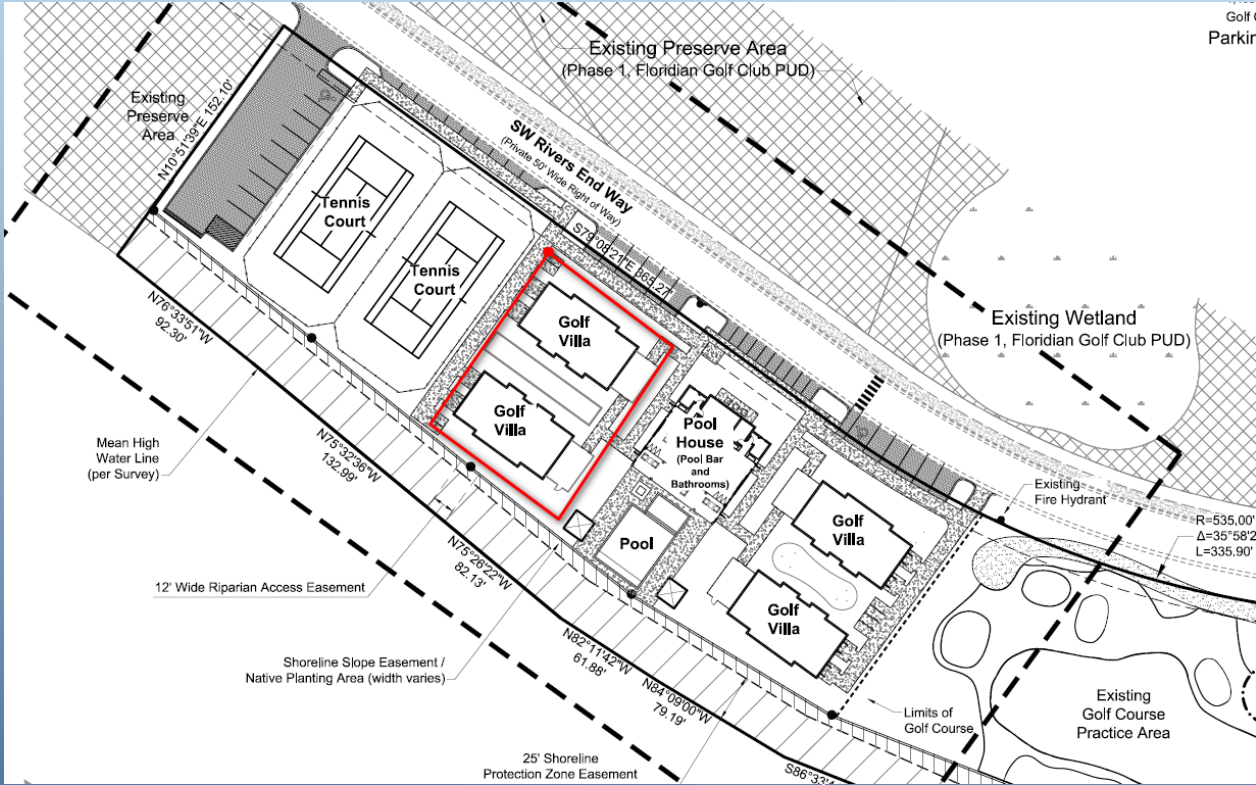


# REVISIONS TO THE PHASE 4 FINAL SITE PLAN

Previously Approved



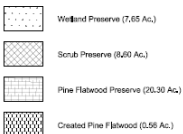
Proposed



# Master Site Plan



## Land Use Legend



## Building and Lot Data

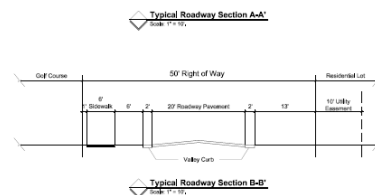
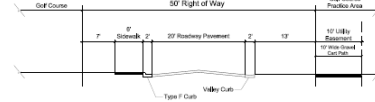
Existing Golf Shelter:	1,153 sf
Existing Teaching Center:	4,420 sf
Pool House (Amenity Area):	808 sf
2-Story Lake Cottages:	3 units (4 Bedrooms Each)
	2,773 sf Each
	2 units (4 Bedrooms Each)
	2,860 sf Each
2-Story Golf Villas:	4 units (6 Bedrooms Each)
	7,008 sf Each
Maximum Height:	30 Feet (3 story)
Single Family Lots 1 thru 22:	15,000 sf (min)
Single Family Lots 23 thru 26:	25,000 sf (min)
Average Lot Size:	21,800 sf

## General Notes:

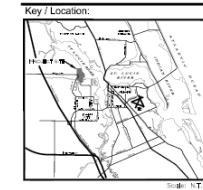
- \*Private areas may be defined subject to conditions with the Preserve Area Management Plan (PAMP) approved by Martin County.
- \*Wellwood Preserve areas and adjacent preserves shall be protected from recreational, construction and other activities by providing a minimum 10' setback from all proposed structures, excavations and fill within the minimum 10' setback from all preserves areas. The maximum depth of adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
- \*The 10' and 20' Wellwood Preserve Zone shall be investigated in accordance with the approved PAMP and PUD Special Conditions prior to the issuance of a CO within the phase in which they are located.
- \*Wellwood Preserve areas shall be protected from recreational, construction and other activities by providing a minimum 10' setback from all preserves areas. The maximum depth of adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
- \*Private roads may be used by Golf Carts pursuant to PCA Guidelines.

## Site Data:

Total Site Area:	5,297,288 sf (121.61 ac)
Total Residential Units:	36 units
Gross Residential Density:	0.30 upa
Total Preserve:	1,592,134 sf (36.55 ac)
Developable Area:	3,705,154 sf (85.06 ac)
Impervious Area:	1,176,179 sf (27.00 ac) (32%)
Residential Lots (80% max):	612,612 sf (14.17 ac)
Buildings Footprints:	24,889 sf (0.57 ac)
Garage/Farm Structures:	80,000 sf (1.84 ac)
Gravel/Cert Path:	20,370 sf (0.47 ac)
Pavement:	204,203 sf (4.69 ac)
Lakes:	288,708 sf (6.63 ac)
Water Features:	21,528 sf (0.50 ac)
Wellwood Amenity Center:	23,309 sf (0.53 ac)
Pervious Area:	4,121,109 sf (94.61 ac) (78%)
Residential Lots (20% min):	128,129 sf (2.94 ac)
Highway:	100,000 sf (2.28 ac)
Wellwood Preserve:	333,102 sf (7.65 ac)
Scrub Preserve:	376,046 sf (8.60 ac)
Pine Flatwood Preserve:	884,416 sf (20.30 ac)
Created Pine Flatwood:	24,205 sf (0.56 ac)
Golf Course:	1,507,000 sf (34.54 ac)
Golf Course Practice Area:	280,516 sf (6.44 ac)
Wellwood Amenity Center:	113,020 sf (2.59 ac)
Existing Zoning:	PUD
Future Land Use Designation:	Estimate Density, Rural Density
Existing Use:	Golf Course Community



101 S. Ocean Blvd., Suite 100, Fort Lauderdale, FL 33304  
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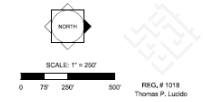
**Project Team**  
Applicant:  
Florian International Golf Club, LLC  
3750 SE 17th Avenue  
Fort Lauderdale, FL 33304  
754-564-7000  
Land Planner / Landscape Architect:  
Lund & Associates  
701 S. Ocean Blvd.  
Fort Lauderdale, FL 33304  
754-564-7000  
Civil Engineer / Surveyor:  
Calkins & Tamm  
2880 S. 17th Street  
Fort Lauderdale, FL 33304  
754-564-7000  
Environmental:  
EPA Consultants  
1000 SE 17th Avenue, Suite 208  
Fort Lauderdale, FL 33304  
754-564-7000

## FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Master Plan

Date	By	Description
10/24/17	S.J.S.	Revised per 4th PUD Amendment
08/21/18	S.J.S.	1st Amendment
11/27/18	S.J.S.	2nd Amendment
01/23/19	S.J.S.	3rd Amendment
11/06/2019	S.J.S.	Revised per 5th PUD Amendment
04/20/21	S.J.S.	Revised per 6th PUD Amendment
01/10/2022	S.J.S.	Revised per 6th PUD Amendment



Designer: DM  
Manager: MC  
Project Number: 19017  
Municipal Number:   
Computer File:   
1 of 2

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Residential Units  
Increasing from 33 to 36

Density Increasing  
from 0.27 UPA to 0.3 UPA

Open Space Provided  
78%

North →

**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, <u>Lucido &amp; Associates</u>
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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- Staff has reviewed this application and finds that 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.



# 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.