

Project Team:

Architect:
National Gulf Coast LLC
3700 S.W. Horizon Drive
Palm City, FL 34990

General Contractor:
Lands & Associates
201 E. E. 1st Street
Sarasota, FL 34236
772-420-4100

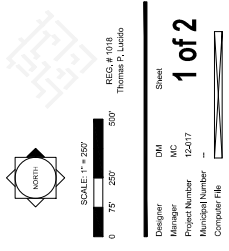
Civil Engineer / Surveyor:
S&B Engineering
2940 S. 26th Street
Fort Pierce, FL 34881

Environmental:
EVI Consultants
10000 Highway 1
Sarasota, FL 34999
772-921-4371

**FLORIDIAN
GOLF CLUB PUD**

Martin County, Florida
Revised Master Plan

Date	By	Description
12/04/17	S.L.S.	Revised per 4th PUD Amendment
08/21/18	S.L.S.	1st Resubmittal
11/27/18	S.L.S.	2nd Resubmittal
01/23/19	S.L.S.	GMD Revisions
11/06/2019	S.L.S.	Revised per 5th PUD Amendment
4/4/2021	S.L.S.	Resubmittal #1
11/6/2022	S.L.S.	Revised per 6th PUD Amendment



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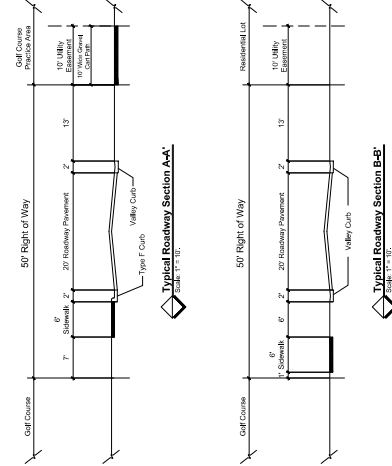


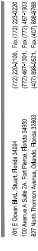
Building and Lot Data	
Existing Golf Shelter:	1,153 sf
Existing Teaching Center:	4,420 sf
Pond House (Amenity Area):	808 sf
3-unit Family Cottages:	3 units (4 Bedrooms Each) 2,775 sf Each
2-unit Family Cottages:	2 units (4 Bedrooms Each) 2,960 sf Each
4-unit Family Cottages:	4 units (6 Bedrooms Each) 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:	30,000 sf (min)
Single Lot Size:	21,000 sf (min)

General Notes:

- Preserve areas may not be altered except to conform with the Private Area Management Plan (PAMP) approved by Morris County.
- Private Areas are those lands or waters owned or controlled by private individuals, corporations, associations, or other entities, which are subject to management by such owners. The PAMP shall provide for the protection, preservation, and enhancement of the scenic, historic, scientific, and recreational values of the Preserve. Erosion control and floodplain management must maintain a minimum 5' setback from preserve streams. The maximum depth of fill adjacent to the setback shall not exceed one (1) foot vertically above the stream bed.
- The 75' and 25' Shoreline Protection Zone shall be re-zoned in accordance with the approved PAMP and PUD Special Conditions prior to the issuance of a CO within the Preserve in which they are located.
- Preserve areas will not contain structures. Structures shall be re-zoned in accordance with the PAMP and PUD Special Conditions prior to the issuance of a CO in a Preserve.
- All roads within the PUD and all easements maintained by the Property Owners Association (POA).
- Private roads may be used as public roads by City/City Partners pursuant to POA Guidelines.

Site Data:		Total Site Area:		Total Residential Units:		Total Residential Density:		Developable Area:		Impervious Area:		Existing Zoning:		Future Land Use Designation:		Estate Density, Rural Density		Golf Course Community	
		36 units		5,297,288 sf (121.61 ac)		150.92/sf		1,592,134 sf (36.50 ac)		1,776,179 sf (40.56 ac)		PUD		Estate Density, Rural Density		150.92/sf		150.92/sf	
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Revised Master Plan

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	Wetland Preserve (7.65 Ac.)
	Scrub Preserve (8.60 Ac.)
	Pine Flatwood Preserve (20.3 Ac.)
	Created Pine Flatwood (0.56 Ac.)

