



SITE DATA
Future Land Use Medium Density / Comm. Limited / General Ind. / Comm. General
Zoning PUD

Schedule of Residential Units	
Area / Phase	# of Units Constructed
The Palms - FKA Resort Villas No. 1	40
The Palms - FKA Resort Villas No. 2	40
The Spoonbill - FKA Resort Villas No. 2	100
Hotel (200 Rooms)	32
Palms Villas	32
Tennis Center	32
Plantation House	40
Shore Village	32
Ocean Terrace	32
Lakeside	72
Riverwood	60
Riverwood	91
Inlet Village	103
Bayview - FKA Bayview Point	144
Club Villas	48
Plantation Beach Club - FKA South Ocean	30
Triangle - FKA Club Units	36
Plantation House - FKA Suncoast & Resort Villas No. 3	74
Ocean House - FKA Turtle Nest	80
1,189 Units (Per the 18 th Amendment)	
Total Acres	Density
177.521 Ac.	6.75 UAC

Schedule of Commercial Areas		
Name / Phase	Acres	Floor Area
Hotel Area	6.23	
Commercial	1.17	7,698 SF
Store / Gas / Office	2.36	12,738 SF
Total	9.76 Ac.	
Schedule of Non-Residential Areas		
Name / Phase	Acres	Floor Area
Maintenance Bldg.	0.85	6,372 SF
Club Facilities	6.78	10,860 SF
Total	6.63 Ac.	

19th Amendment Revisions	
Date	06-07-22
06-07-22	Removal of Property owned by Martin County (fire station and sewage treatment plant) from PUD boundary. (7.50 acres) Phase 3 change of use from Bank/Office use to Commercial. (1.17 acres)

Not To Scale

PCN: 31-37-42-000-00081-1
STATE OF FLORIDA

Indian River Plantation PUD Legal Description
Being an assemblage of parcels of land lying in Section 31, Township 37 South, Range 43 East and Section 32, Township 37 South, Range 42 East and Section 6, Township 38 South, Range 42 East, Martin County, Florida and more particularly described as follows:
(1) Government Lots 3, 4, 5, 6, 7, 8, 9 and 10, Section 31, Township 37 South, Range 42 East;
LESS AND EXCEPTING THEREFROM: (a) That North 1,000 feet of Government Lots 3, 4, 5, and 6; (b) That part of the South 200 feet of Government Lot 8 lying East of the East right-of-way line of County Road (MacArthur Boulevard); (c) That part of the North 370.00 feet of Government Lot 8 lying West of a line that is 880 feet West of and parallel to as measured at right angles from the East line of said Government Lot 8; (d) The right-of-way of State Road A1A as now located; and (e) That part of Government Lot 8, less the North 370.00 feet thereof, lying North of State Road 707 (known as State Road A1A);
(2) That part of the Government Lot 1, Section 32, Township 37 South, Range 42 East, lying North of the Eastern extension of the South line of Government Lot 8, Section 31, Township 37 South, Range 42 East, LESS AND EXCEPTING THEREFROM: The South 200 feet thereof;
(3) Government Lot 1, Section 6, Township 38 South, Range 42 East, LESS AND EXCEPTING AS SO:
A parcel of land lying in Government Lots 6 and 10, Section 31, Township 37 South, Range 42 East, containing 8 acres, more or less, more particularly described as follows:
Start at the Point of Intersection of the East Line of Section 31, Township 37 South, Range 42 East and the North Line of Government Lot 10, Section 31, Township 37 South, Range 42 East, said Point also being the Northeast corner of said Government Lot 10; thence run N 89° 30' 00" W along said North line of Government Lot 10, a distance of 3.94 feet to the Westerly Right-of-Way line of MacArthur Boulevard, for the Point of Beginning; thence continue to run N 89° 30' 00" W along said North Line of said Government Lot 10 a distance of 460.50 feet; thence run N 01° 00' 00" E a distance of 45.00 feet;
(4) thence run N 89° 30' 00" W a distance of 60.00 feet; thence run S 01° 00' 00" W a distance of 735.26 feet; thence run S 44° 20' 00" E a distance of 45 feet, more or less, to the western of the Indian River; thence meander said western Northerly and Easterly a distance of 785 feet, more or less, to the intersection with said East line of said Section 31; thence run N 01° 00' 00" E along said line a distance of 450 feet, more or less, to the intersection with the said Westerly Right-of-Way line of MacArthur Boulevard; thence run N 28° 52' 00" W a distance of 7.50 feet to the Point of Beginning. (Bearings in the last above-described parcel are based on a survey by Steffert and Brock, dated November 8, 1975).
SUBJECT TO the right-of-way for MacArthur Boulevard as now located (1975) and any reservations and easements of record.

Martin County Property Legal Description - Property Removed from the PUD (19th Amendment)
Lot 4, INDIAN RIVER PLANTATION MARBOTT RESORT I, A P.U.D., according to the Plat thereof, as recorded in Plat Book 14, Page 12 of the Public Records of Martin County, Florida.
TOGETHER WITH Non-Exclusive Easement Rights, more particularly described in the following instruments recorded in the Public Records of Martin County, Florida, to wit:
(1) Utility Easement recorded in O.R. Book 1225, at Page 438;
(2) Utility Easement Agreement recorded in O.R. Book 1418, at Page 888;
(3) Reciprocal Access Easement Agreement recorded in O.R. Book 1418, at Page 901;
(4) Irrigation Easement Agreement recorded in O.R. Book 1418, at Page 942;
(5) Reciprocal Drainage Easement Agreement recorded in O.R. Book 1418, at Page 964.

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Indian River Plantation PUD 19th Amendment
Florida
Martin County
Revised Master Site Plan

Job No. 2021-47
Drawn By EB
Checked By MH
Approved By MH
Submitted Dates
Original Submittal (06-07-22)
Round 2 Submittal (03-30-23)
Round 3 Submittal (05-09-23)

MSP