Land Use Legend

- Wetland Preserve (7.65 Ac.)
- Scrub Preserve (8.60 Ac.)
- Pine Flatwood Preserve (20.30 Ac.)
- Created Pine Flatwood (0.56 Ac.)

Building and Lot Data

Existing Golf Shelter:	1,153 sf
Existing Teaching Center:	4,420 sf
Recreation Building (Amenity Area):	4,749 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:	2 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

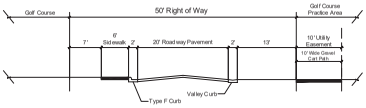
General Notes:

- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan (PAMP) approved by Martin County.
- Wetland Buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum 5' setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
- The 75' and 25' Shoreline Protection Zone shall be re-vegetated 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.
- Upland Preserve areas void of native vegetation shall be re-vegetated in accordance with the PAMP prior to the issuance of a CO in Phase 2.
- All roads within the PUD shall be private and maintained by the Property Owners Association (POA).
- Private roads may be used by Golf Carts pursuant to POA Guidelines.

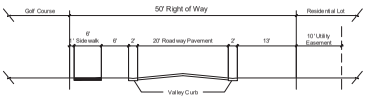
Site Data:

Total Site Area:	5,297,288 sf	(121.61 ac)
Total Residential Units:	33 units	
Gross Residential Density:	0.27 upa	
Total Preserve:	1,592,134 sf	(36.55 ac)
Developable Area:	3,705,154 sf	(85.06 ac)
Impervious Area:	1,178,768 sf	(27.02 ac) (22%)
Residential Lots (80% max):	512,512 sf	(11.77 ac)
Buildings Footprints:	25,864 sf	(0.59 ac)
Cart Path / Sidewalks:	80,065 sf	(1.84 ac)
Gravel Cart Path:	20,370 sf	(0.47 ac)
Pavement:	204,203 sf	(4.69 ac)
Lakes:	288,708 sf	(6.63 ac)
Water Features:	21,928 sf	(0.50 ac)
Waterfront Amenity Center:	23,959 sf	(0.54 ac)
Pervious Area:	4,118,520 sf	(94.59 ac) (78%)
Residential Lots (20% min):	128,129 sf	(2.94 ac)
Right-Of-Way:	156,087 sf	(3.58 ac)
Wetland Preserve:	333,102 sf	(7.65 ac)
Scrub Preserve:	374,616 sf	(8.60 ac)
Pine Flatwood Preserve:	884,416 sf	(20.30 ac)
Created Pine Flatwood:	24,205 sf	(0.56 ac)
Golf Course:	1,827,010 sf	(41.94 ac)
Golf Course Practice Area:	280,515 sf	(6.44 ac)
Waterfront Amenity Center:	112,044 sf	(2.57 ac)

Existing Zoning:	PUD
Future Land Use Designation:	Estate Density, Rural Density
Existing Use:	Golf Course Community



Typical Roadway Section A-A'
Scale: 1" = 10'.



Typical Roadway Section B-B'
Scale: 1" = 10'.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 220-2230
116 Avenue A, Suite 2-A, Fort Pierce, Florida 34950 (772) 467-1030, Fax (772) 467-1039
827 North Tremont Avenue, Orlando, Florida 32803 (407) 898-8521, Fax (407) 898-8738

Key / Location:

Scale: N.T.S

Project Team:

Applicant:
Floridian National Golf Club, LLC
3700 SE Floridian Drive
Palm City, FL 34990
772-781-7700

Land Planner / Landscape Architect:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34994
772-220-2100

Civil Engineer / Surveyor:
Culpepper & Terpening
2980 S. 25th Street
Fort Pierce, FL 34981
772-464-3537

Environmental:
EW Consultants
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771

FLORIDIAN GOLF CLUB PUD

Martin County, Florida

Revised Master Plan

Date	By	Description
12.04.17	S.L.S.	Revised per 4th PUD Amendment
06.21.18	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 9th PUD Amendment
4.8.2021	S.L.S.	Resubmittal #1

NORTH

SCALE: 1" = 250'

0 75' 250' 500'

REG. # 1018
Thomas P. Lucido

Designer	DM	Sheet	1 of 2
Manager	MC		
Project Number	12-017		
Municipal Number	--		
Computer File	Floridian PUD Revised Master.dwg		

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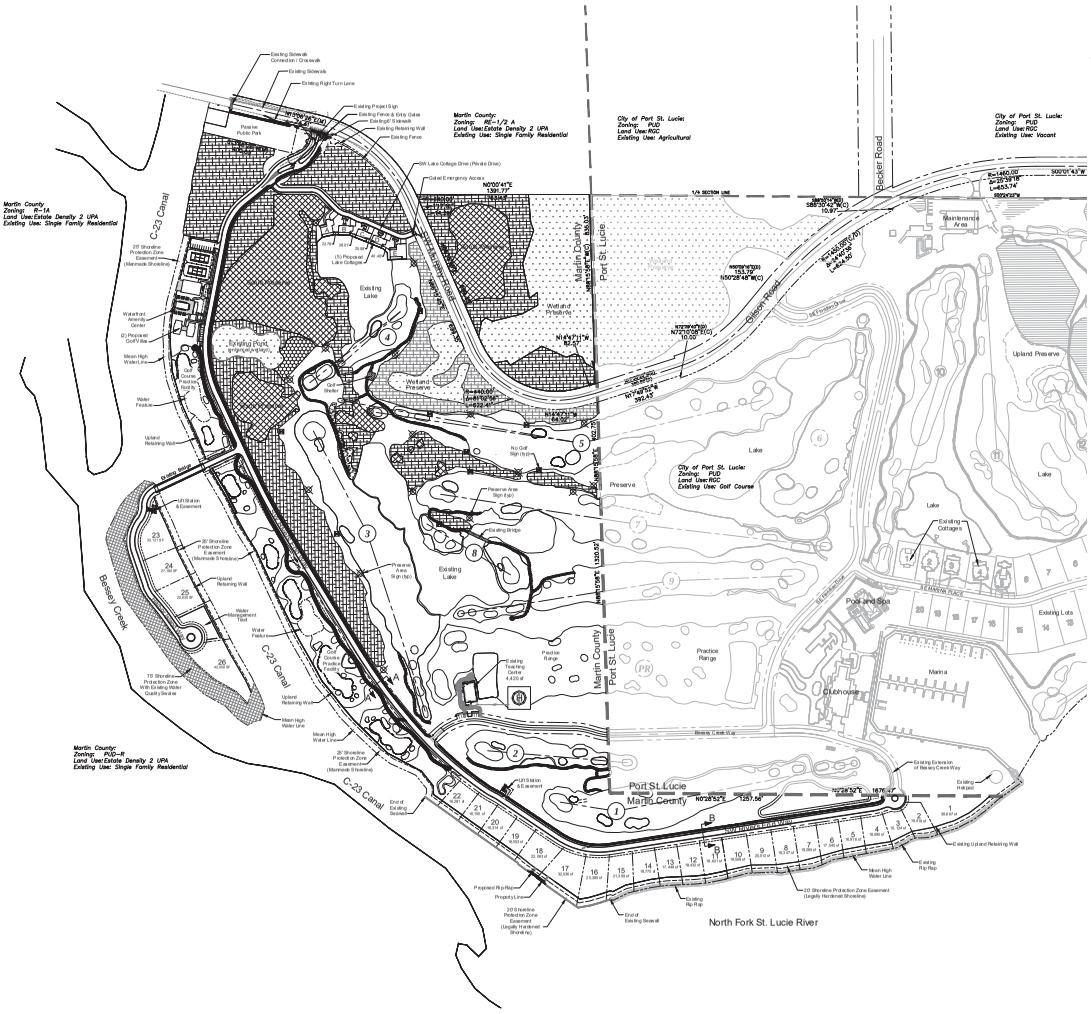
Martin County
Zoning: R-1A
Land Use:Estate Density 2 UPA
Existing Use: Single Family Residential
Martin County
Zoning: RE-1/2 A
Land Use:Estate Density 2 UPA
Existing Use: Single Family Residential
City of Port St. Lucie
Zoning: PUD
Land Use:RGC
Existing Use: Agricultural
City of Port St. Lucie
Zoning: PUD
Land Use:RGC
Existing Use: Vacant
City of Port St. Lucie
Zoning: PUD
Land Use:RGC
Existing Use: Golf Course
Martin County
Zoning: PUD-R
Land Use:Estate Density 2 UPA
Existing Use: Single Family Residential
C-23 Canal
Becker Road
Bessey Creek
Port St. Lucie
Martin County
North Fork St. Lucie River
Existing Lake
Wetland Preserve
Upland Preserve
Preserve
Practice Range
Clubhouse
Pool and Spa
Marina
Maintenance Area
Existing Cottages
Existing Lots
Existing Teaching Center
Passive Public Park
Gated Emergency Access
Mean High Water Line
Upland Retaining Wall
Water Management Tract
Water Features
Proposed Rip Rap
Property Line
Existing Rip Rap
End of Existing Seawall
Existing Upland Retaining Wall
Existing Extension of Bessey Creek Way
Existing Wetland
20 Shoreline Protection Zone Easement (Legally Hardened Shoreline)
25' Shoreline Protection Zone Easement (Non-Hardened Shoreline)
15' Shoreline Protection Zone With Existing Water Quality Review
Existing Sidewalk Connection / Crosswalk
Existing Sidewalk
Existing Right Turn Lane
Existing Paver Entry Gates
Existing Retaining Wall
Existing Fence
Bessey Creek Way
Sillson Road
Lake Lucie Blvd
Lake Lucie Blvd
Lake
Lake
Lake
Lake
Existing Lots
Existing Lots
Existing Lots