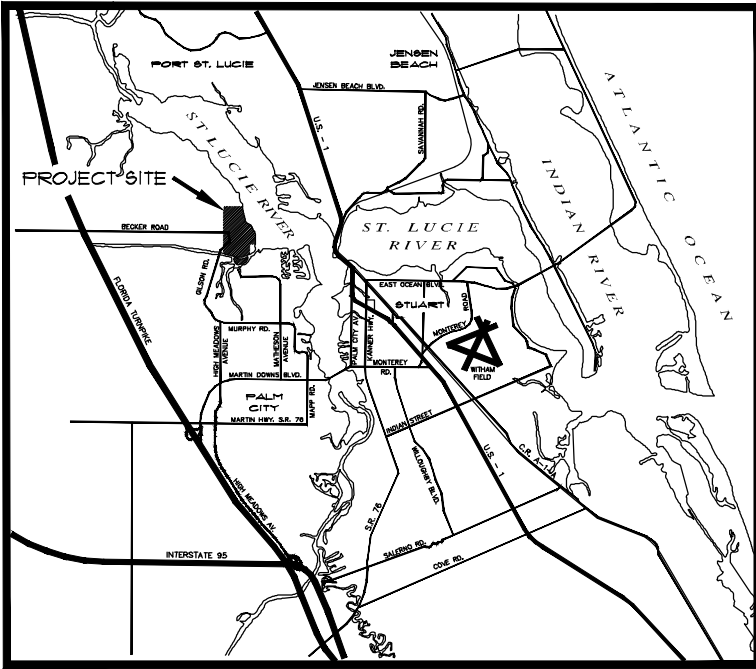


Key / Location:



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

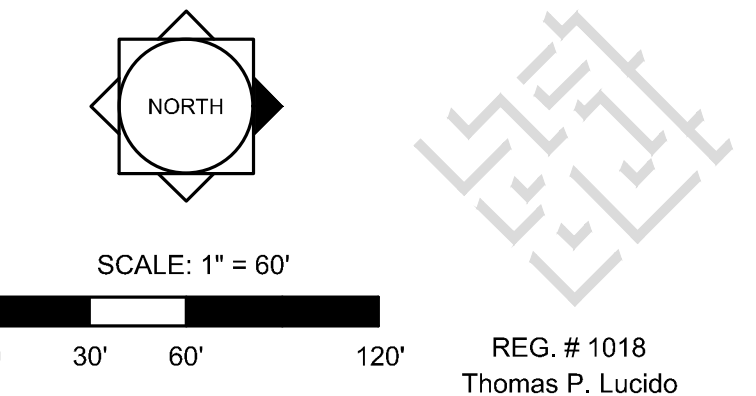
Environmental:
EW Consultants
1000 SE Monterey Commons Blvd, Suite 208
Stuart, FL 34996
772-287-8771

FLORIDIAN
GOLF CLUB PUD
Phase 3

Martin County, Florida

Revised
Final Site Plan

Date	By	Description
8.21.2018	S.L.S.	Minor Technical Adjustments per 4th PUD Amendment
11.27.18	S.L.S.	Minor Technical Adjustments per 4th PUD Amendment
11.06.2019	S.L.S.	Revised per 5th PUD Amendment
4.8.2021	S.L.S.	Resubmittal #1



Designer	SLS	Sheet
Manager	MC	
Project Number	12-017	
Municipal Number	--	
Computer File	Floridian Phase 3 Final Site Plan.dwg	

1 of 2

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Notes:

- Refer to Sheet 2 of 2 for Building Setbacks and Shoreline Cross-Section Details.
- The Shoreline Protection Zone and Shoreline Slope Easement must be planted and maintained in accordance with the Approved Preserve Area Management Plan (PAMP).
- The upland retaining wall is the delineation between the limits of development and the shoreline areas protected in accordance with the PAMP.
- The retaining wall shall not be relocated horizontally under any circumstances or result in the discharge of stormwater through the shoreline slope or shoreline protection zone easement.

General Notes:

- No alteration of the Shoreline Protection Zone (SPZ) Easement or Shoreline Slope Easement is permitted except in compliance with the Preserve Area Management Plan (PAMP) approved by the Martin County Board of Commissioners.
- The roads shown hereon are private roads that will be owned and maintained by Floridian Property Owners Association (POA).
- The Shoreline Protection Zone (SPZ) and Shoreline Slope shall be owned by the individual lot owner and dedicated to the POA as an easement to ensure compliance with the approved PAMP.
- The 12' wide riparian access shall be constructed by the developer as part of the project's required infrastructure improvements.
- The SPZ Easement and Shoreline Slope Easement shall be planted by the developer in accordance with the PAMP prior to the issuance of a certificate of occupancy.
- All structures must be equipped with gutters and downspouts, or other suitable outfall equipment, that directs roof runoff toward the internal stormwater management system and away from tidal waters.
- All buildings shall be constructed with fire sprinkling systems per the Floridian PUD Agreement.
- All structures in excess of 1,000 sf shall be provided with a sprinkler system at building permit.

Site Data:

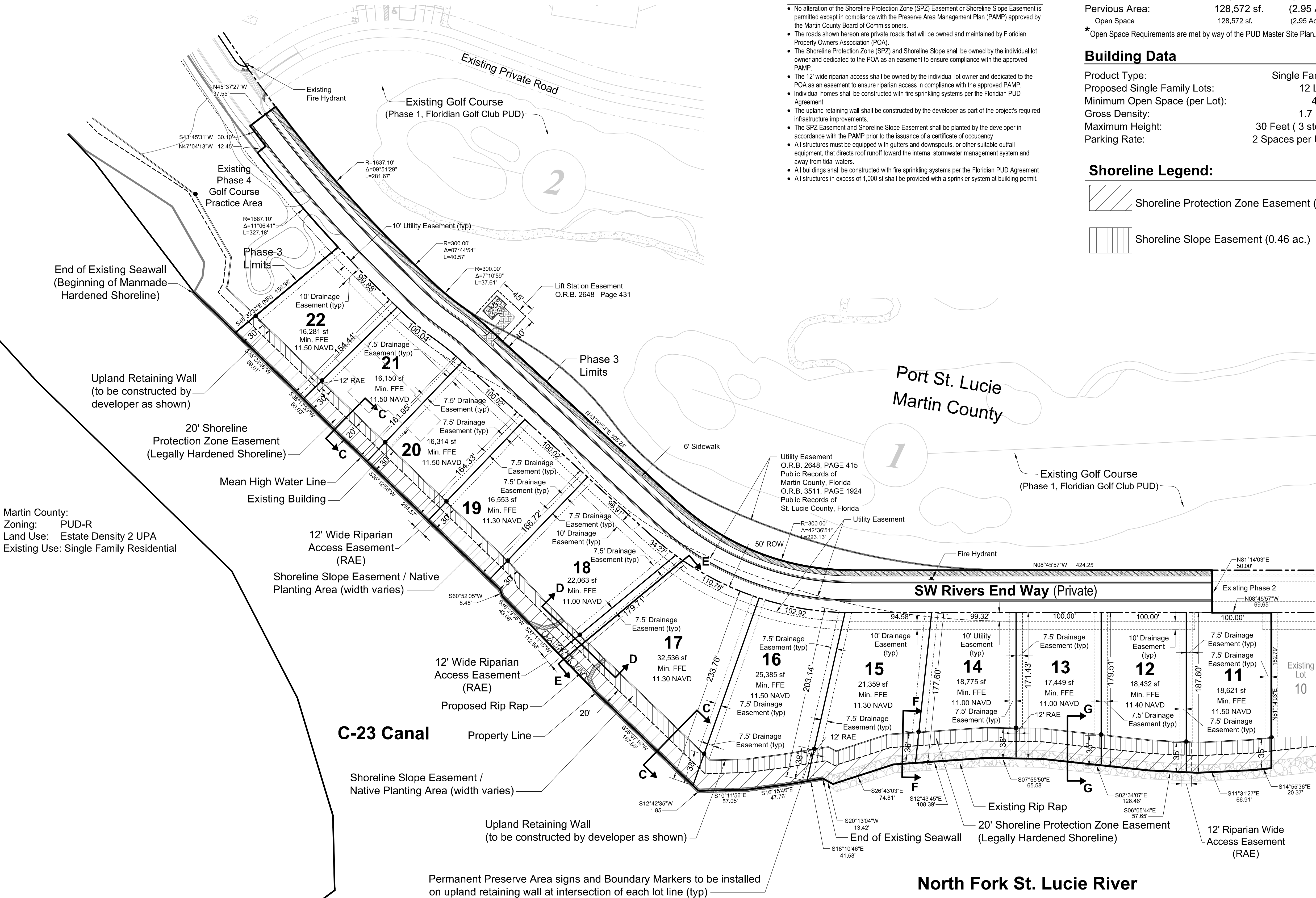
Existing Zoning:	PUD
Future Land Use Designation:	Estate Density
Phase 3 Site Area:	306,185 sf. (7.03 Ac.)
Impervious Area:	177,613 sf. (4.08 Ac.) (58%)
Buildings:	124,760 sf. (2.87 Ac.)
Driveways:	11,907 sf. (0.27 Ac.)
Pavement:	40,946 sf. (0.94 Ac.)
Pervious Area:	128,572 sf. (2.95 Ac.) (42%)
Open Space	128,572 sf. (2.95 Ac.)*

Building Data

Product Type:	Single Family
Proposed Single Family Lots:	12 Lots
Minimum Open Space (per Lot):	40%
Gross Density:	1.7 upa
Maximum Height:	30 Feet (3 story)
Parking Rate:	2 Spaces per Unit

Shoreline Legend:

- Shoreline Protection Zone Easement (0.66 ac)
- Shoreline Slope Easement (0.46 ac.)



Martin County:
Zoning: PUD-R
Land Use: Estate Density 2 UPA
Existing Use: Single Family Residential



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

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