



November 7, 2019

Hand Delivery

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Floridian Golf Club PUD – Revised Master & Phasing Plan (5th PUD Amendment) and Phase 3 Revised Final Site Plan Application with a revised Certificate of Public Facilities Reservation (Our Reference: #19-650)

Dear Nicki:

On behalf of Floridian National Golf Club, LLC, we are pleased to submit this application for revised master & phasing plan and revised final site plan approval of Phase 3. As described in the enclosed project narrative and discussed at a pre-application meeting on August 1, 2019, the primary purpose of the PUD Amendment and Phase 3 revised final site plan application is to fill the existing dead-end boat basin on lots 17 and 18 and convert the accessory dwelling units in Phase 4 to condominium units. No change in the number of dwelling units is proposed.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The disclosure of interest affidavit;
6. The recorded deed documenting ownership by Floridian Golf Resort, LLC (now known as Floridian National Golf Club, LLC);
7. Documentation reflecting name change from Floridian Golf Resort, LLC to Floridian National Golf Club, LLC;
8. The no property transfer statement;
9. The Phase 3 legal description;
10. Proposed 5th PUD Amendment;
11. Location map;
12. Signed & sealed engineer's opinion of probable excavation, fill and hauling for Phase 3;
13. School impact worksheet;
14. School location map;
15. Revised PAMP/Environmental Assessment;
16. Utility service letters;
17. Maps (aerial, future land use, zoning and assessment);
18. The Statement of Benefits;
19. The proposed revised master plan, and electronic of same;
20. The proposed revised phasing plan, and electronic copy of same;
21. The proposed Phase 3 revised final site plan, and electronic copy of same;
22. Reduced copy of the stamped-approved revised master plan;

23. Reduced copy of the stamped- approved phasing plan;
24. Reduced copy of the stamped-approved Phase 3 final site plan;
25. Reduced copy of the stamped-approved Phase 4 final site plan;
26. Copy of approved 4th PUD Amendment; and
27. Signed & sealed construction plan, including an erosion control plan for the boat basin to be filled in Phase 3.

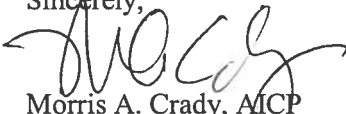
The following standard application materials are not provided for the reasons indicated:

- **Unity of title** – The covenant of unified control provided in the PUD Agreement serves the same purpose.
- **Land dedication documentation** – No land dedications are required or proposed.
- **Environmental waiver** – No waivers or exceptions are required or proposed.
- **Landscape alternative compliance** – No landscaping is required or proposed.
- **Landscape plan** – No landscaping is required or proposed.
- **CRA alternative compliance** – The project is not within a CRA.
- **Signed & sealed stormwater report** – The proposed site plan revisions do not affect the approved stormwater plan.
- **Stormwater maintenance plan** – The proposed site plan revisions do not affect the approved stormwater maintenance plan.
- **Hurricane action plan** – The proposed site plan revisions do not affect the approved hurricane action plan.
- **Fire wildfire scoresheet** – The proposed site plan revisions do not affect the approved wildfire scoresheet.
- **Signed & sealed boundary and topographic survey** – The affected property (lots 17/18) has been cleared, filled and platted. The construction plans for the basin filling identifies existing and proposed elevations.
- **Architectural elevations and floor plans** – no new structures are proposed with this application
- **Traffic impact analysis** – no new dwelling units are proposed.
- **Proposed water sources** – no additional potable water or irrigation water is required or proposed.
- **Water-wastewater service agreement** – the existing service agreements are not affected by the proposed revisions.
- **Groundwater model** – no wells are proposed or required.
- **Surrounding property owners list** – Not applicable to this application.
- **Tree survey** – The affected property (lots 17/18) has been previously cleared and developed and contains no protected trees.
- **Lighting plan** – No lights are required or proposed.

Upon a determination of completeness, we will promptly submit the additional set of 24x36 plans for and the application fee in the amount of \$13,800.00.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Encl.



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Zoning Master & Final Site Plan

Name or Title of Proposed Project: Floridian Golf Club 5th PUD Amendment, Phases 3 and 4

Brief Project Description:

See attached Project Narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: August 1, 2019

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: F-099

Previous Project Name if applicable: Floridian Golf Club PUD

Parcel Control Number(s)

01-38-40-000-00010-2

01-38-40-021-000-00260-0

01-38-40-021-000-00230-0

01-38-40-021-000-00270-0

01-38-40-021-000-00240-0

01-38-40-021-000-00280-0

01-38-40-021-000-00250-0

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Floridian National Golf Club, LLC

Company Representative: Giles Gibbe, President

Address: 3700 SE Floridian Drive

City: Palm City, State: FL Zip: 34990

Phone: 772 781-5010 Email: CZsiros@floridian.cc

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Culpepper & Terpening, Inc.

Company Representative: Thomas P. Kiernan, P.S.M.

Address: 2980 South 25th Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 772 464-3537 Email: tkiernan@ct-eng.com

Civil Engineer (Name or Company): Culpepper & Terpening, Inc.

Company Representative: Butch Terpening, Jr., P.E.

Address: 2980 South 25th Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 772 464-3537 Email: bterpening@ct-eng.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Same as civil engineer

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Gunster

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd. Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772 288-1980 Email: RRaynesJr@gunster.com

Environmental Planner (Name or Company): EW Consultants, Inc.

Company Representative: Ed Weinberg, PWS

Address: 1000 SE Monterey Commons Blvd. Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772 287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

11-6-19
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

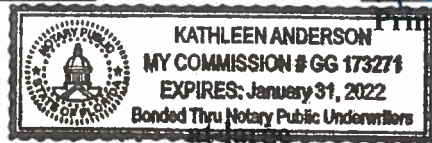
I hereby certify that the foregoing instrument was acknowledged before me this 6 day
of November, 20 19, by Morris A. Crady.

He X is personally known to me or _____ has produced _____ as
identification.


Notary Public Signature

Kathleen Anderson
Printed name

STATE OF: FLORIDA





**Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Floridian Golf Club, 5th PUD Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

12-19-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 19 day of December, 20 19, by MORRIS A. CRADY.

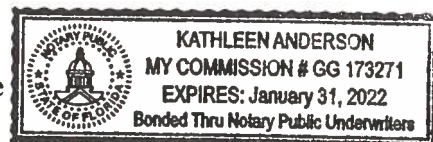
He X is personally known to me or _____ has produced _____ as identification.

[Signature]
Notary Public Signature

Kathleen Anderson
Printed name

STATE OF: FLORIDA

at-large



**FLORIDIAN GOLF CLUB PUD
Proposed 5th PUD Amendment
Revised Master Plan, Phasing Plan and
Phase 3 Revised Final Site Plan**

PROJECT NARRATIVE

November 5, 2019

Background

The Floridian Golf Club PUD Agreement was approved by the Martin County Board of Commissioners on October 23, 2012. As per the approved Master Plan, Phasing Plan and Timetable of Development Schedule, **Phase 1** of the project consists of the existing private golf course that straddles the Martin County/Port St. Lucie city limits. Phases 2 through 6 consist of a total of 56 single family units. The golf course was recently redeveloped including the construction of a golf teaching facility and the construction of River's End Way from Murphy Road to the teaching facility (Bessey Creek Way in St. Lucie County). Primary access to the golf course is provided off of Gilson Road (aka Murphy Road) via Floridian Drive in St. Lucie County.

Water and sewer service to the project will continue to be provided by Martin County and irrigation water will continue to be provided by the City of Port St. Lucie.

Phase 2, which obtained final site plan approval on September 10, 2013, has been completed. Phase 2 included the addition of preserve areas, construction of a portion of SW River's End Way (private road), restoration of the shoreline protection zone, and related infrastructure improvements in support of 10 single family waterfront lots nearest to the golf clubhouse.

Phase 3, which consists of 18 single family waterfront lots, shoreline protection zone restoration, portion of temporary golf practice area and related infrastructure improvements including the completion of River's End Way, obtained final site plan and plat approval and has been completed in its entirety.

Phase 5, which includes 4 "island lots", is pending a final site plan and plat application. However, all shoreline protection and PAMP requirements have been completed.

Phase 6, which consists of 5 lake cottages on the golf course, was approved on July 18, 2017 and has been completed in accordance with a revised final site plan and Fourth PUD Amendment, which were approved on March 19, 2019.

The **Fourth PUD Amendment** also authorized the following changes:

- Deletion of 18 single family waterfront lots in Phase 4, i.e. lots 29-46;
- Conversion of the temporary golf course practice area to a permanent golf course practice area;
- Addition of a waterfront amenity center including 2 tennis courts, community building, pool facilities and 2 golf villas (accessory units);

- Revise Phase 3 from 18 single family waterfront lots to 12 single family waterfronts lots (by way of Minor Technical Adjustment);
- Revise Phase 4 from 18 single family lots to waterfront amenity center, 2 golf villas (accessory units) and the golf course practice area; and
- Revise Phase 6 and PUD Special Condition # 2 to include vehicular parking within Phase 6.

Proposed 5th PUD Amendment

By way of the Fifth PUD Amendment, the following changes are proposed:

- Authorize the filling of the boat basin in lots 17 and 18;
- Revised PAMP to show new shoreline protection zone for lots 17 and 18; and
- Authorize sale of the golf villas (accessory units) as condominium units; and
- Relocation of the Riparian Access Easement on lots 11 and 12

The PUD Amendment will include a revised master plan and phasing plan to reflect the changes noted above, a revised PUD condition (to allow conversion of 2 golf villa accessory units to 2 river cottages to be sold and conveyed as “river cottages”) and a revised PAMP (to show relocated shoreline protection zone on lots 17 and 18).

A concurrent application for revised final site plan approval of Phase 3 is also included to show the revised shoreline protection zone for lots 17 and 18.

Floridian National Golf Club, LLC
3700 SE Floridian Drive
Palm City, Florida 34990

May 13, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Floridian Golf Club PUD

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Floridian National Golf Club, LLC during the governmental review process of the application.

Sincerely,

FLORIDIAN NATIONAL GOLF CLUB, LLC,
a Florida limited liability company,
formerly known as Floridian Golf Resort, LLC

By: Southeast Headquarters, LLC,
a Florida limited liability company,
Its Manager Member

By: 
Giles Kibbe, President

STATE OF Texas
COUNTY OF Harris

The foregoing was acknowledged before me this 9th day of May, 2019,
by GILES KIBBE, President of SOUTHEAST HEADQUARTERS, LLC, a Florida
limited liability company, Manager Member of FLORIDIAN NATIONAL GOLF CLUB, LLC, a
Florida limited liability company, formerly known as Floridian Golf Resort, LLC. He ☒ is
personally known to me or ☐ has produced _____ as
identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:

