



Agenda Item Summary

File ID: 21-0900

DPQJ-2

Meeting Date: 7/13/2021

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB, FIFTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN AND A REVISED PHASE 3 FINAL SITE PLAN (F099-031) AND REVISED PAMP

EXECUTIVE SUMMARY:

This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development Zoning Agreement including a revised master site plan and revised phasing plan and a revised Phase 3 final site plan and Preserve Area Management Plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County Line. The approximately 122 acres in Martin County includes an 18-hole golf course, club facilities, 33 residential units and the associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Peter Walden, AICP
Title: Principal Planner

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

This is a request for approval of the Fifth Amendment to the Floridian Golf Club Planned Unit Development (PUD) Zoning Agreement including a revised master site plan and a revised Phase 3 final site plan. The Floridian Golf Club is located on SW Murphy Road in Palm City and it straddles the Martin and St. Lucie County line. The property borders the C-23 canal where it flows into the St. Lucie River. The project includes a golf course and associated amenities along with 33 homesites and the associated infrastructure. Included with this application is a request for a Certificate of Public Facilities Reservation.

The Floridian Golf Club PUD Zoning Agreement and master site plan were originally approved in 2012. The project is comprised of 6 phases with most of the infrastructure and amenities in place.

The Fifth Amendment proposes to fill in the existing boat basin located between lots 17 and 18. A

living shoreline and rip rap will be added similar to existing shoreline treatments existing onsite. The 2 existing golf villas are proposed to be conveyed as condominium units.

This application was not required to be heard by the Local Planning Agency pursuant to Section 10.5.F.9 LDR.

The following supporting items are attached:

Staff Report

Fifth PUD amendment

Resolution to Approve Phase 3

Revised Master Plan

Revised Phasing Plan

Revised Phase 3 Final Site Plan

Revised PAMP (Preserve Area Management Plan)

Application Materials

Construction Plans

Disclosure of Interest

Sign Posting Certification

Resolution to Deny

ISSUES:

There are no unresolved issues associated with this application.

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board receive and file the Agenda Item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the request for the Fifth Amendment to the Floridian Golf Club PUD including the revised master and phasing plan and the revised Phase 3 final site plan.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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