



## Agenda Item Summary

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**File ID:** 22-0752

**DPQJ-1**

**Meeting Date:** 5/3/2022

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**PLACEMENT:** Departmental - Quasi-Judicial

**TITLE:**

**REQUEST FOR APPROVAL OF THE FLORIDIAN GOLF CLUB SIXTH AMENDMENT TO THE PUD ZONING AGREEMENT, REVISED MASTER SITE PLAN, REVISED PHASING PLAN, AND REVISED PHASE 3 AND PHASE 4 FINAL SITE PLANS (F099-037)**

**EXECUTIVE SUMMARY:**

This is a request for approval of a Sixth Amendment to the Floridian Golf Club PUD Zoning Agreement, including a revised master site plan, revised phasing plan, and revised Phase 3 and Phase 4 final site plans. 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, along with 36 residential units and associated infrastructure. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Matthew Stahley  
**Title:** Principal Planner

**REQUESTED BY:** Morris Crady, AICP (Agent) Lucido and Associates

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

This is a request for approval of a Sixth Amendment to the Floridian Golf Club PUD Zoning Agreement, including a revised master site plan, revised phasing plan, and revised Phase 3 and Phase 4 final site plans. 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, along with 36 residential units and associated infrastructure. Included 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 revised final site plan for Phase 3 involves a replat of lots 17 and 18 to create an additional lot 17A. The revised final site plan for phase 4 is replacing the previously approved recreation building with 2 additional proposed river cottages. The increase of one additional lot and 2 river cottages

increases the total number of residential units from 33 to 36. The proposed revisions also trigger revising the master site plan and phasing plan which must be consistent with the final site plans.

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
- Sixth PUD Amendment
- Draft Resolution to Approve Revised Phase 3 Final
- Draft Resolution to Approve Revised Phase 4 Final
- Revised Master Site Plan
- Revised Phasing Plan
- Revised Phase 3 Final Site Plan
- Revised Phase 4 Final Site Plan
- Application Materials
- Disclosure of Interest
- Sign Posting Certification
- Staff Presentation
- Draft Resolution to Deny Revised Phase 3 Final
- Draft Resolution to Deny Revised Phase 4 Final

**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**

1. Move that the Board receive and file the Agenda Item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the request for the Sixth Amendment to the Floridian Golf Club PUD including the revised master and phasing plan and the revised Phase 3 and Phase 4 final site plans.

**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: **2 Resolutions**

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