



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## THREE LAKES GOLF CLUB PUD 1st AMENDMENT AND PHASE 3 FINAL SITE PLAN

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC (Michael Loughran)
Agent for Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	B115-008
Record Number:	DEV2024070006
Report Number:	2024_1014_B115-008_DRT_STAFF_FINAL
Application Received:	08/06/2024
Transmitted:	08/07/2024
Date of Report:	09/18/2024
Additional Items Submitted:	10/02/2024
Date of Report:	10/14/2024

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### B. Project description and analysis

This is an application by Lucido & Associates., on behalf of Three Lakes Golf Club, LLC., for approval of the 1st Amendment to the Three Lakes Golf Club PUD zoning agreement including Revised Master and Phasing Plans and Phase 3 Final Site Plan. The proposed development includes revisions to golf club amenities and infrastructure, replacing the proposed tunnel under Kanner Highway with a rural bridge per FDOT permitting requirements, removal of the gated entrance at SW Apogee Way and associated turn lane improvements, construction of a helipad per FAA and FDOT permitting requirements and moving the employee housing facilities to phase 4. Phase 3 construction is located on the west and east sides of Kanner Highway on an approximate 142-acre portion of the 1,216.75-acre site. The property is located west and east of Kanner Highway approximately 2.4 miles southwest of Interstate 95 at 3100 SW Delivery Street in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation.

### C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	Stephanie Piche	772-223-4858	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Stephanie Piche	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

### D. Review Board action

This application meets the threshold criteria for a major development, with a previously approved master plan. Review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the draft staff report dated, 09/18/2024 with its resubmittal dated 10/12/2024. The previous staff reports, and resubmittals are incorporated herein by

reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

**E. Location and site information**

Parcel number:	143940000000000103
Address:	3100 SW Delivery Street, Stuart FL
Existing zoning:	PUD
Future land use:	Rural Lifestyle
Nearest major road:	SW Kanner Highway
Gross area of site:	1216.2 acres
Phase 3 Development Area:	142.35 acres

**Figure 1: Location Map**

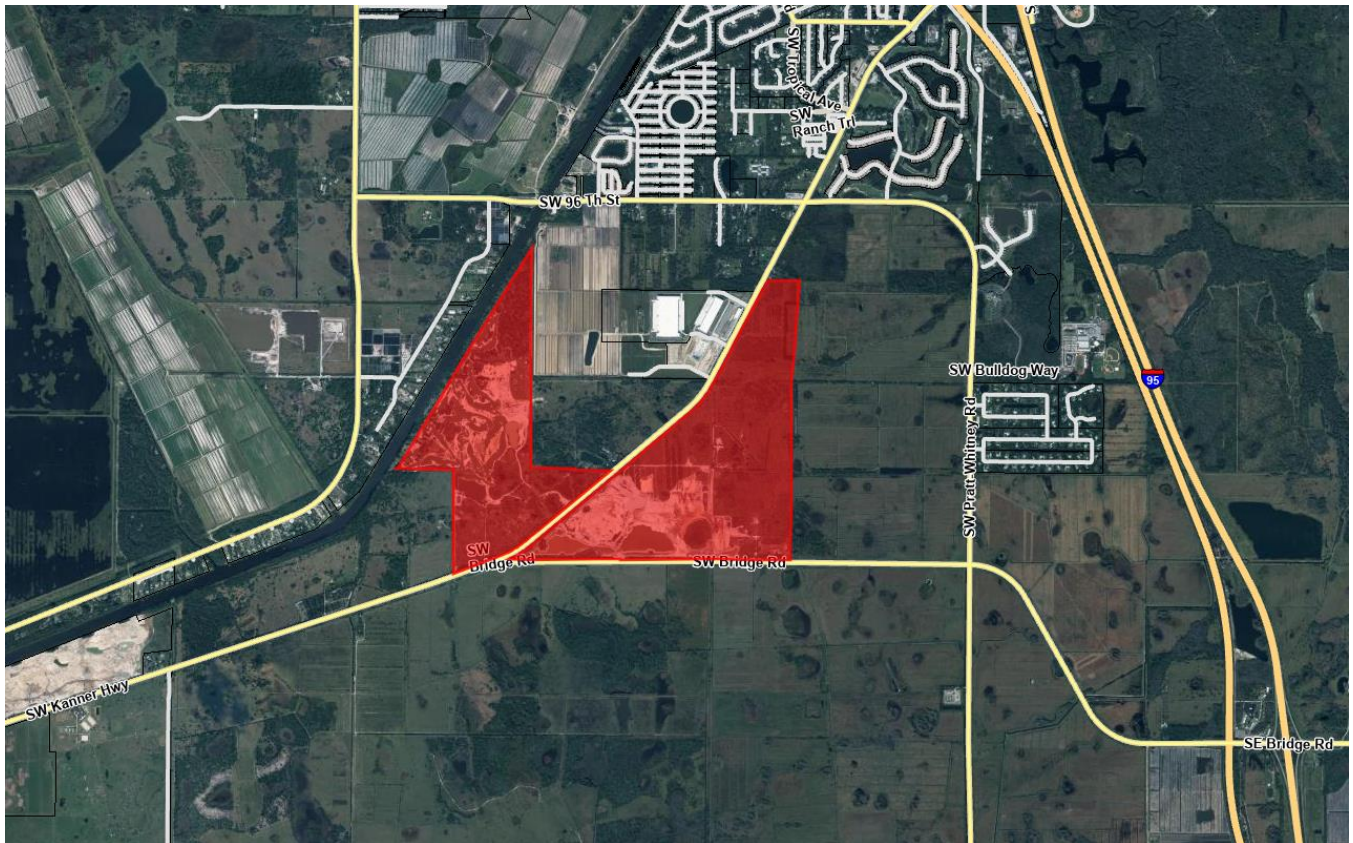
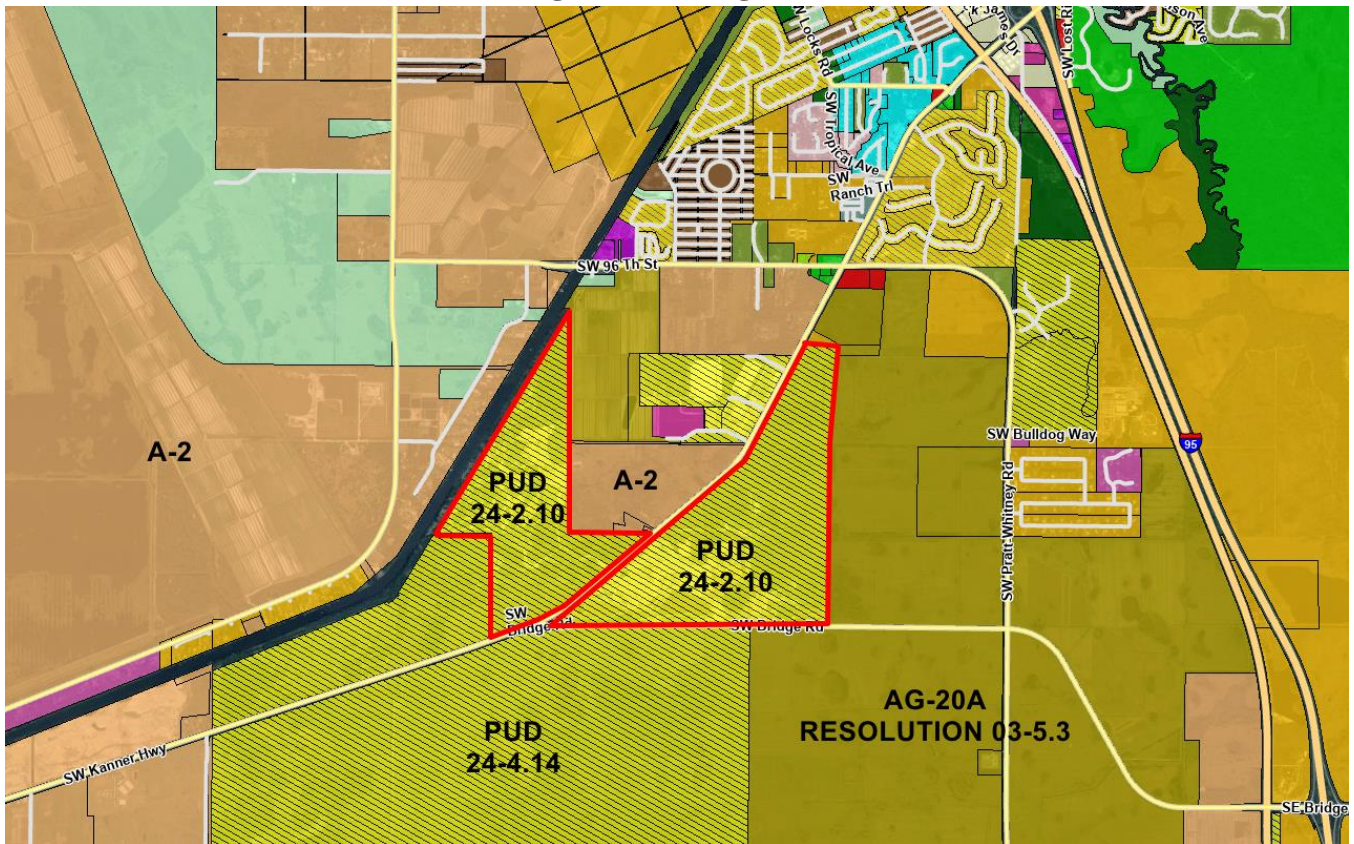




Figure 2: Subject Site Aerial

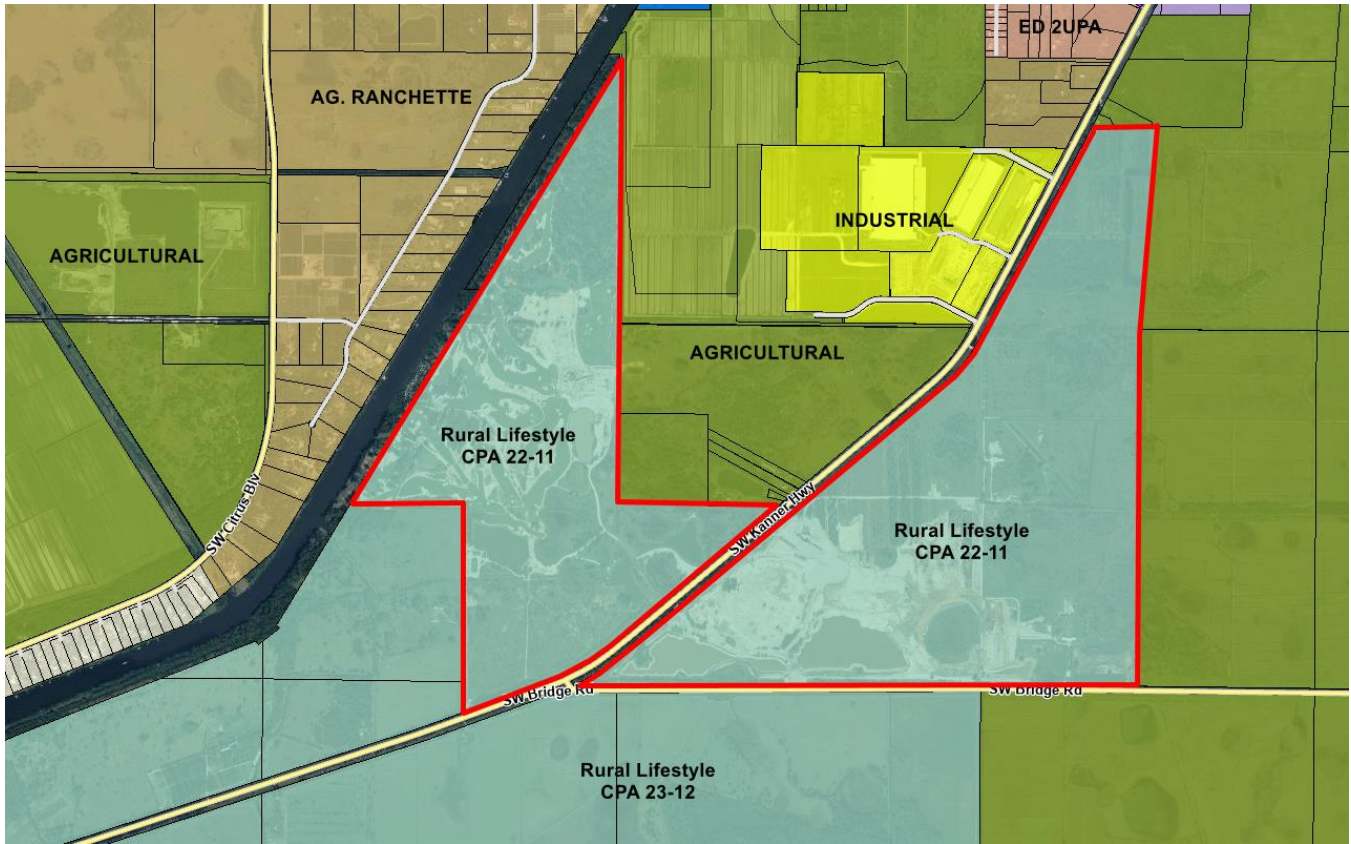


Figure 3: Zoning Atlas





**Figure 4: Future Land Use Map**



**F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department**

**Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department**

**Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Informational #1**

**Land Clearing**

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within

the development, as provided for by applicable state agency permits may be granted by the Growth Management Department.

***H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department***

**Commercial Design**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Community Redevelopment Area**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***I. Determination of compliance with the property management requirements – Engineering Department***

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***J. Determination of compliance with environmental and landscaping requirements – Growth Management Department***

**Environmental**

**Findings of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

**Landscaping**

**Findings of Compliance:**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of 2 new golf courses on 2 parcels totaling 1,218.92 acres. The applicant has submitted landscape plans that will remove prohibited exotic species, preserve 4,483 trees in place, relocate 1434 trees, and install 4246 new tree plantings to restore native vegetation throughout the properties.

Plans indicate that the required swales, golf buffer zones, and dry retention areas shall preserve existing native vegetation, sand, or be planted with native species. Specific quantities of vegetation shall be modified during construction to provide necessary stabilization.

A lake management plan has been submitted that will satisfy lake littoral and upland transitional planting requirements and provide required acres of littoral plantings and upland transitional planting areas.

In accordance with Section 4.663.E, a preserve area interface shall be established adjacent to preserve areas with required landscaping and dry retention areas which shall be planted with native species.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the order

***K. Determination of compliance with transportation requirements – Engineering Department***

**Findings of Compliance:**

The Traffic Division of the Public Works Department finds this application in compliance.

**COMPLIANCE WITH ADEQUATE PUBLIC FACILITIES ORDINANCE:**

As required, an evaluation of public roadway facilities for the master site plan application has been performed. Staff has reviewed the Traffic Impact Statement prepared by O'Rourke Engineering & Planning dated October 2024. O'Rourke Engineering & Planning estimates the site's maximum peak hour directional trips will be added to the road network in the PM. It is estimated that 76 trips will be added to SR-76 (SW Kanner Highway). This is 6.33 % of the generalized capacity of that roadway, which is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2031). Therefore, staff has determined that the evaluation is positive, and serves as a determination that adequate facilities are either available, programmed, or planned to serve the development at the time of anticipated impact of the development on the roadways. This evaluation is provided for informational purposes only and provides no assurance or guarantee that sufficient facility capacity will be available to accommodate the proposed development. This evaluation does not confer concurrency rights and is not binding on the County pursuant to 14.4.A.3.d(2) and (3) of the Martin County Comprehensive Growth Management Plan.

As required, an evaluation of public roadway facilities for the final site plan application has been performed. Staff has reviewed the Traffic Impact Statement prepared by O'Rourke Engineering & Planning dated October 2024. O'Rourke Engineering & Planning estimates the site's maximum peak hour directional trips will be added to the road network in the PM. It is estimated that 49 trips will be added to CR-708 (SE Bridge Road). This is 6.71% of the generalized capacity of that roadway, which is currently operating at a level of service A/B; it is anticipated to operate at level of service A/B at buildout (2026). Therefore, staff has determined that the evaluation is positive, and serves as a determination that adequate facilities are in place to serve the development at the time of anticipated impact of the development on the roadways.

**L. Determination of compliance with county surveyor – Engineering Department**

**Findings of Compliance:**

This project was reviewed by this department as a final site plan and no further review is necessary.

**M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division**

**Findings of Compliance:**

COMPLIANCE WITH ADEQUATE PUBLIC FACILITIES ORDINANCE:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

**Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

**Division 8- Excavation, Fill, and Mining:** The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

**Division 9- Stormwater Management:** The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

**Division 10- Flood Protection:** The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

**Division 14- Parking and Loading:** The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

**Division 19- Roadway Design:** The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to SW Kanner Highway.

DEVELOPMENT ORDER CONDITIONS:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.



***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2024).

**Electronic File Submittal**

**Findings of Compliance:**

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

***O. Determination of compliance with utilities requirements – Utilities Department***

**Water and Wastewater Service**

**Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

**Wellfield and Groundwater Protection**

**Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

**Fire Prevention**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Emergency Management**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department***

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

***R. Determination of compliance with Martin County Health Department and Martin County School Board***

**Martin County Health Department**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

**Martin County School Board**

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

***S. Determination of compliance with legal requirements – County Attorney’s Office***

Review ongoing.

***T. Determination of compliance with adequate public facilities requirements – responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - positive evaluation

Source – Martin County Utilities

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - positive evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Services Department

Reference - see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.



Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Construction Plans	One (1) 24” x 36” copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Approved Master and Phase 3 Final Site Plan	One (1) copy 24” x 36” of the approved master and phase 3 final site plan.
7.	Approved Landscape Plan	One (1) 24” x 36” copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
8.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineer’s Opinion of Probable Cost, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval

Item	Description	Requirement
		process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Engineer’s Design Certification	Original of the Engineer’s Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
11.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
12.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

**V. Local, State, and Federal Permits**

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

**W. Fees**

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **::			
Impact fees***:	N/A		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified after the post approval package has been submitted.

\*\*\*Impact fees are required at building permit.

**X. General application information**

Applicant: Three Lakes Golf Club, LLC  
 Michael Loughran  
 501 Fern Street  
 West Palm Beach, Florida 33401  
 631-622-9474  
 MLoughran@Related.com

Owner: Three Lakes Golf Club, LLC  
Michael Loughran  
501 Fern Street  
West Palm Beach, Florida 33401  
631-622-9474  
MLoughran@Related.com

Agent: Lucido & Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart, Florida, 34994  
772-220-2100  
[Mcrady@lucidodesign.com](mailto:Mcrady@lucidodesign.com)

Engineer of Record: Kimley-Horn  
Mike Spruce/ Eric Glocke or Dan Blasco  
477 South Rosemary Avenue, Suite 215  
West Palm Beach, Florida 33401  
561-404-7248  
Mike.Spruce@kimley-horn.com

## Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

## Z. Attachments