

Project Team:

Civil Engineer / Survey Kinley-Horn 477 S Rosemary Ave, Suite 215 West Palm Beach, Florida 33401
Traffic Engineer O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994
Environmental EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996
Architect Hart Howerton 1 Union St San Francisco, CA 94111 Fazio & Davis Golf Design
Land Planning Lucido and Associates, Inc. 701 East Ocean Blvd. Stuart, FL 34994

Parcel Data

Existing Zoning:	PUD
Future Land Use:	Rural Lifestyle
Existing Use:	Golf Course and Vacant Land
Proposed Use:	Golf Course Country Club
Parcel Control Number:	14-39-40-000-00010-3

Site Data

Total Site Area:	1,216.74 ac	(100%)
West Course:	493.79 ac	(40%)
North and South Course:	722.95 ac	(60%)

Wetland Preserve:

50' Wetland Buffer Preserve:	57.10 ac	(4%)
Upland Preserve:	48.12 ac	(4%)
Upland Preserve:	22.78 ac*	(2%)

*Excludes 3.81 ac of qualified 50' wetland buffers - see preserve data

Development Area:

Lake Area:	1,088.74 ac	(89%)
Golf Area:	180.61 ac	(16%)
Recreation and Support Facilities:	826.63 ac	(77%)
	81.50 ac	(7%)

Impervious Area:

Wetland Preserve:	292.67 ac	(24%)
Lakes:	57.10 ac	
Buildings:	180.61 ac	
Parking/Sidewalks/Patios:	11.76 ac	
	43.20 ac	

Pervious Area:

Upland Preserve:	924.07 ac	(76%)
Restored Upland Preserve:	22.78 ac*	
50' Wetland Buffer Preserve:	3.72 ac	
25' Golf Course Buffer/Setback:	48.12 ac	
50' Perimeter Buffers:	12.46 ac	
Golf Courses:	36.52 ac	
Landscaping:	350.00 ac	
	450.47 ac	

*Excludes 3.81 ac of qualified 50' wetland buffers - see preserve data

Open Space Required:

Open Space Provided:	851.73 ac	(70%)
	1,161.78 ac	(95%)

Preserve Data

Wetland Preserve Area:	57.10 ac
50' Wetland Buffer:	48.12 ac

Upland Preserve Required (82.80 x 30%)

Upland Preserve Provided:	24.84 ac	(30%)
Upland Preserve (Pine Flatwoods):	26.59 ac	(32%)
Qualified 50' Wetland Buffer Preserve:	22.78 ac	
	3.81 ac	

Other Preserve Area:

Restored 50' Wetland Buffer:	48.03 ac
Restored Upland Preserve:	44.31 ac
	3.72 ac

Building Data

Maximum Building Height:	40 feet
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Total Building Area: 512,303 sf (11.76 ac)

Founder's House:	5,400 sf
Golf Comfort Stations:	5,000 sf
Racquet Club/Short Course Building:	10,000 sf
Irrigation Pump House:	1,000 sf
Gate House:	500 sf
Golf Maintenance Facilities:	54,950 sf
Office and Repair Services:	22,800 sf
Equipment Storage:	23,750 sf
Fertilizer/Chem Storage:	6,400 sf
Covered Service Area:	2,000 sf
Golf Training Center:	1,500 sf
Performance Center:	11,460 sf
Golf Clubhouse (west):	29,825 sf
Golf Clubhouse (east):	33,000 sf
East Maint/Storage Facility:	5,000 sf
Pool and Spa Club:	19,170 sf
Employee Housing (70 beds):	10,850 sf
(equivalent of 11 residential units / 0.009 units per ac)	
Golf Cottages:	324,648 sf

Golf Cottages

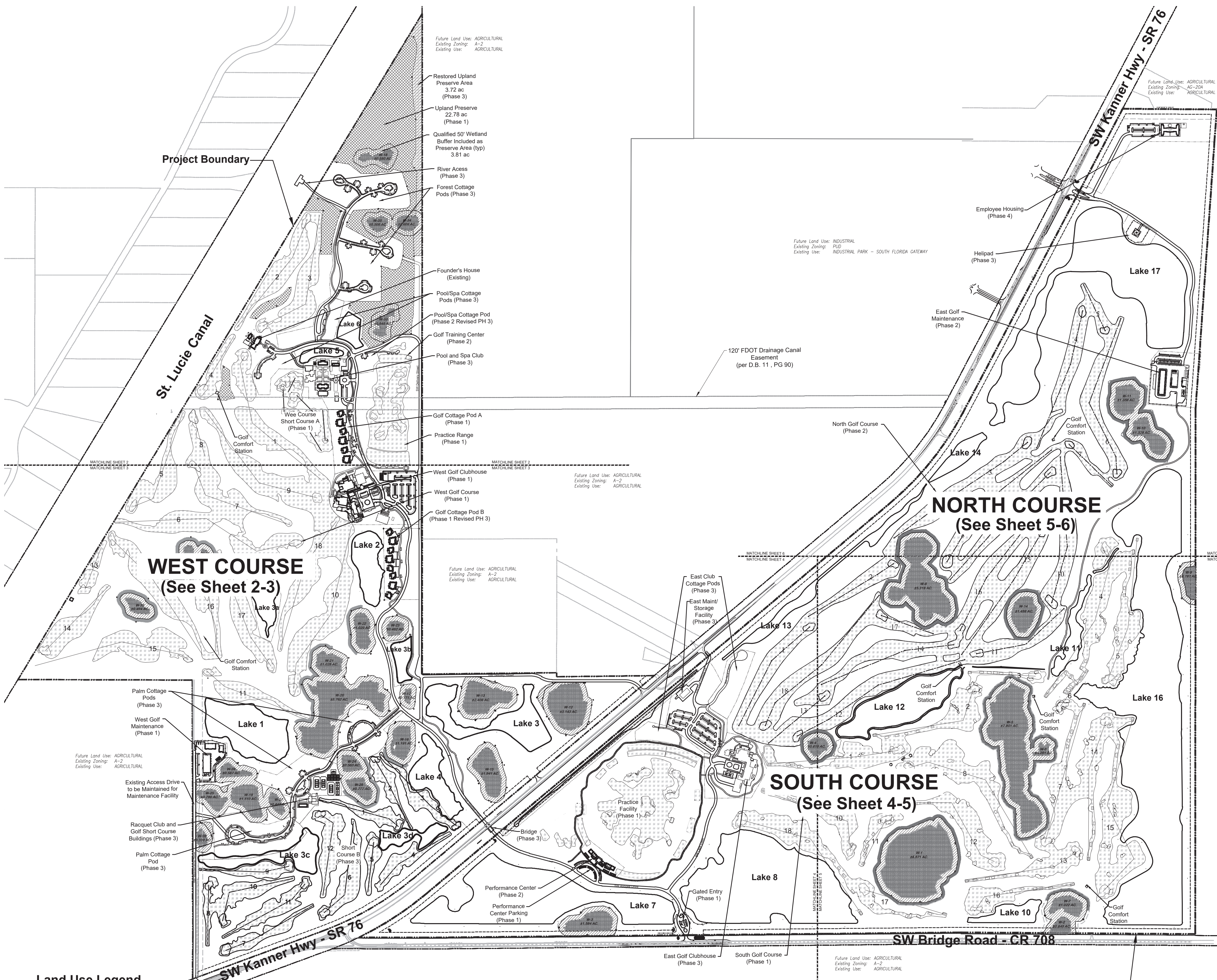
Maximum Golf Cottages:	54
Maximum Bedrooms:	(54x6) = 324 rooms
Proposed Bedrooms:	324
Maximum Building Height:	30 ft (1 or 2 stories)

Parking Data

Parking Required:	795 sp
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(3) 18-Hole Golf Courses (3 sp/green)	162
(1) 9-Hole Short Course (3 sp/green)	27
(1) 12-Hole Short Course (3 sp/green)	36
(2) Driving Ranges (1.3 sp/tee - 70 tees)	91
Golf Cottages - 324 bedrooms (1 sp/bedroom)	324
(9) Tennis/Pickleball (2 sp/court)	18
Pools (1sp/175 sf - 11,750 sf)	67
Employee Housing (1 sp/bed - 70 beds)	70

Parking Provided: 859 spaces (incl 39 ADA sp)



Land Use Legend

	Wetland Preserve
	50' Wetland Buffer
	50' Wetland Buffer as Preserve
	Upland Preserve
	25' Buffer Setback
	Restored Upland Preserve
	Irrigated Golf Turf

GENERAL NOTES:

- Preserve area shall be designated with a preserve area sign located at a distance and spacing no less than every 500 ft along the perimeter of the preservation area.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and storm water management areas as provided on the plans approved with the development order.
- All preserve areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
- It shall be unlawful to alter the approved slopes, contours, or cross sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. If it is the responsibility of the owner or property owners association, its successors, or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas, and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- Stormwater management areas abutting preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 25' Golf Course Buffer/Setback area shall be comprised of sand and/or native vegetation, and will not contain turf grass, fertilizer, and pesticides as required under Sect. 4.35.A.4, LDR.
- Up to 54 Golf cottage units or the equivalent or 324 rooms (keys) may be constructed as shown on the master site plan.

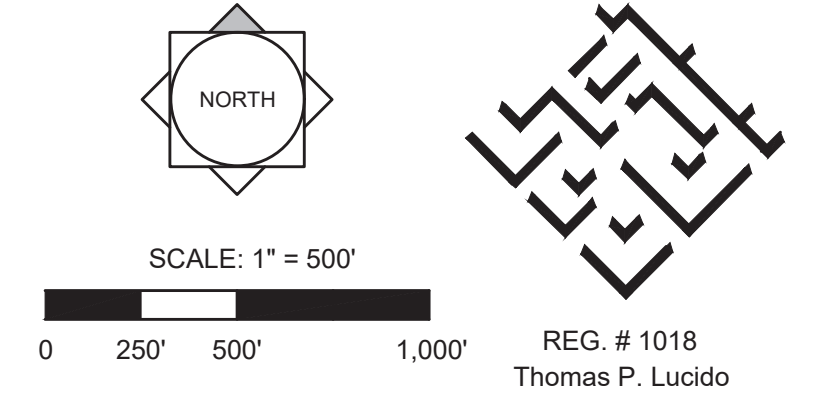
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Three Lakes Golf Club PUD

Martin County, Florida

Revised Master Site Plan

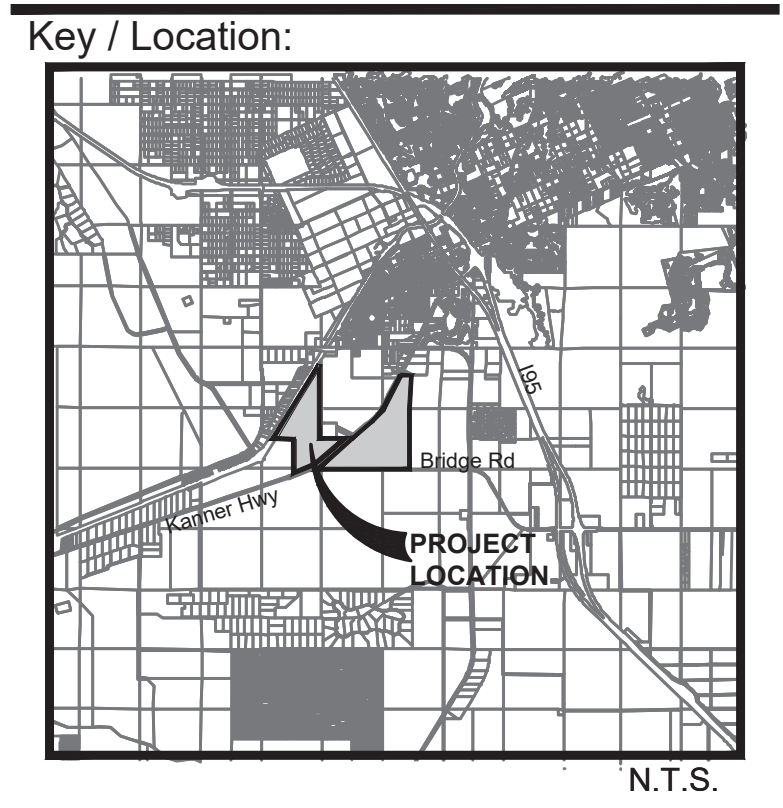
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08.05.24	MRY	Completeness Review
09.19.24	MRY	Response to staff report
10.02.24	MRY	Addition of street names



Designer	MRY	Sheet	MP1
Manager	MC		
Project Number	21-390		
Municipal Number	---		
Computer File	Three Lakes - MASTER REVISED.dwg		

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Future Land Use: AGRICULTURAL
 Existing Zoning: A-2
 Existing Use: AGRICULTURAL



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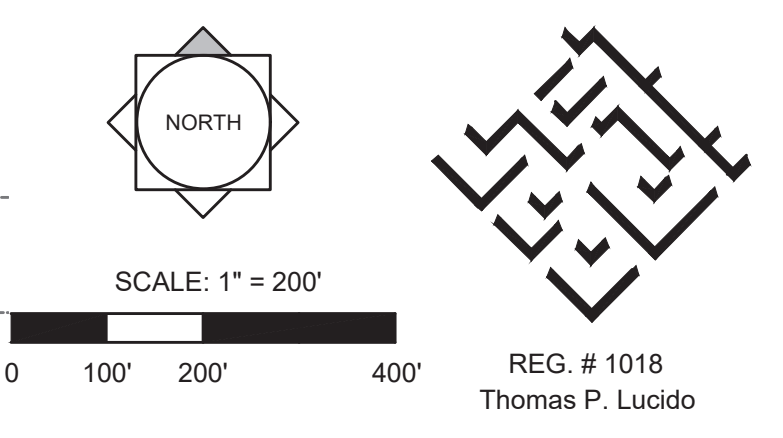
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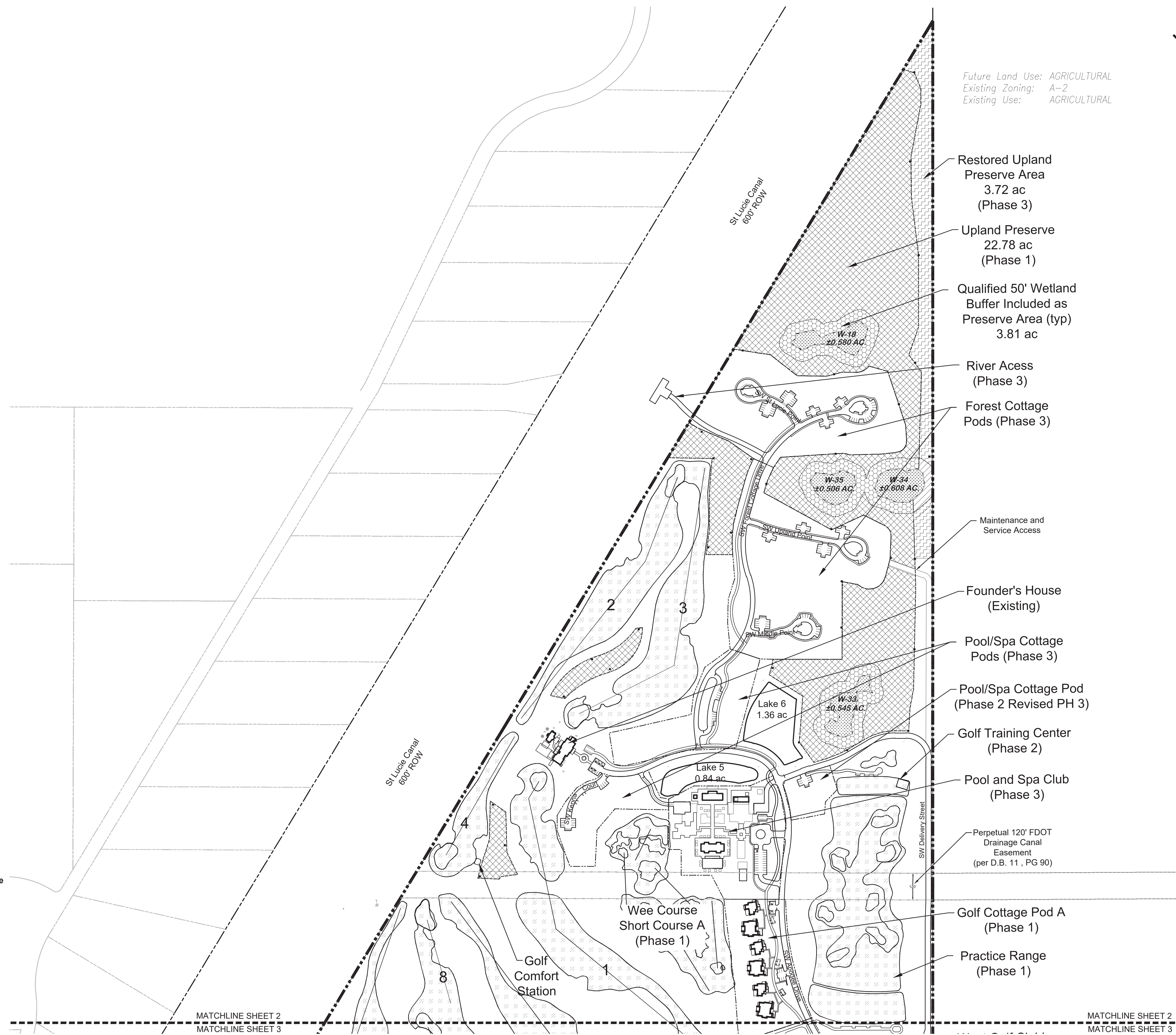
Designer: MRY Sheet
 Manager: MC
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MP2

Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer
- 50' Wetland Buffer as Preserve
- Upland Preserve
- 25' Buffer Setback
- Restored Upland Preserve
- Irrigated Golf Turf

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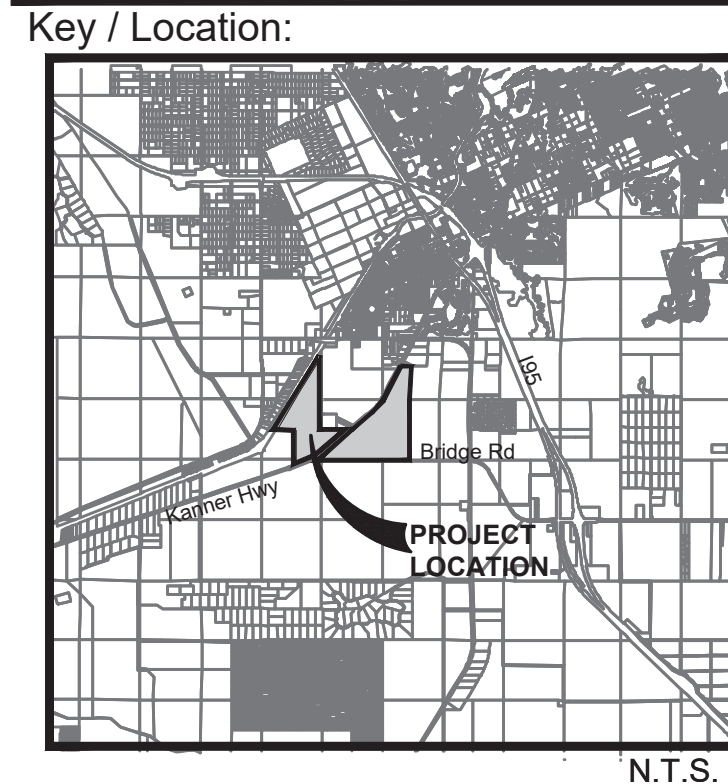


- Restored Upland Preserve Area
3.72 ac (Phase 3)
- Upland Preserve
22.78 ac (Phase 1)
- Qualified 50' Wetland Buffer Included as Preserve Area (typ)
3.81 ac
- River Access (Phase 3)
- Forest Cottage Pods (Phase 3)
- Maintenance and Service Access
- Founder's House (Existing)
- Pool/Spa Cottage Pods (Phase 3)
- Pool/Spa Cottage Pod (Phase 2 Revised PH 3)
- Golf Training Center (Phase 2)
- Pool and Spa Club (Phase 3)
- Perpetual 120' FDOT Drainage Canal Easement (per D.B. 11, PG 90)
- Golf Cottage Pod A (Phase 1)
- Practice Range (Phase 1)

MATCHLINE SHEET 2
 MATCHLINE SHEET 3

MATCHLINE SHEET 2
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Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL



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West Golf Clubhouse
(Phase 1)
West Golf Course
(Phase 1)
Golf Cottage Pod B
(Phase 1 Revised PH 3)

Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL

Temporary Emergency and
Service Access to SW Apogee Dr
To remain in place until construction
of bridge over Kanner Hwy

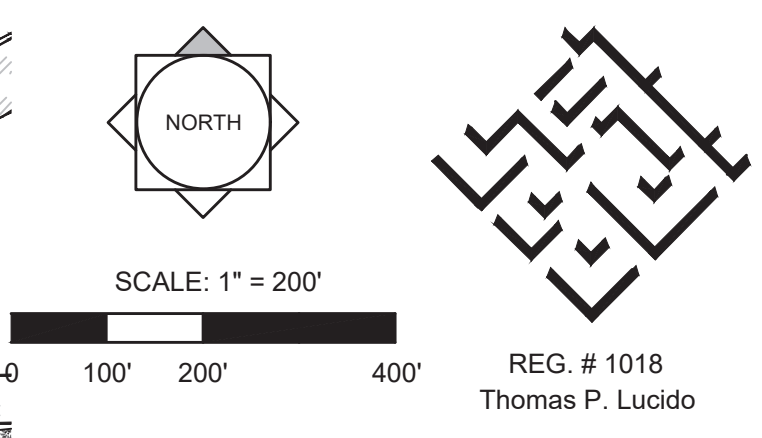
Maintenance and
Service Entrance
(Temporary Main Entrance)

Three Lakes Golf Club PUD

Martin County, Florida

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Designer: MRY
Manager: MC
Project Number: 21-390
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Sheet
MP3

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St. Lucie Canal
600' ROW

Future Land Use: AGRICULTURAL
Existing Zoning: A-2
Existing Use: AGRICULTURAL

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Palm Cottage Pods
(Phase 3)

West Golf Maintenance
(Phase 1)

Existing Access Drive
to be Maintained for
Maintenance Facility

Emergency and
Service Access

Racquet Club and
Golf Short Course
Buildings (Phase 3)

Palm Cottage
Pod
(Phase 3)

Golf Comfort
Station

Lake 1
8.14 ac

25' Buffer
Setback (typ)
50' Buffer (typ)

W-28
±0.587 AC

W-25
±0.790 AC

W-19
±1.510 AC

W-27
±0.441 AC

W-26
±0.339 AC

Lake 3c
4.10 ac

Short
Course B
(Phase 3)

Lake 3d
1.94 ac

W-24
±0.563 AC

W-29
±0.777 AC

W-16
±1.191 AC

Lake 4
4.15 ac

W-21
±1.028 AC

W-20
±5.762 AC

W-17
±0.171 AC

W-22
±1.029 AC

W-23
±0.462 AC

Lake 3b
1.40 ac

Lake 2
3.78 ac

Lake 3a
2.23 ac

W-31
±0.941 AC

W-30
±0.740 AC

W-32
±0.494 AC

Performance Center
(Phase 2)

Performance
Center Parking
(Phase 1)

Lake 7
20.38 ac

W-3
±1.584 AC

Practice
Facility
(Phase 1)

50' Native
Landscape
Buffer

W-12
±3.143 AC

Lake 3
7.07 ac

W-15
±1.941 AC

W-13
±2.408 AC

50' Native
Landscape
Buffer

Bridge
(Phase 3)

50' Native Landscape Buffer

SW Apogee Drive

SW Kanner Highway SR 76
(200' ROW)

SW Delivery Street

SW Palm Course Drive

SW Palm Course Drive

SW Palm Course Drive

SW Palm Course Drive

SW Palm Course Drive

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Three Lakes Golf Club PUD

Martin County, Florida

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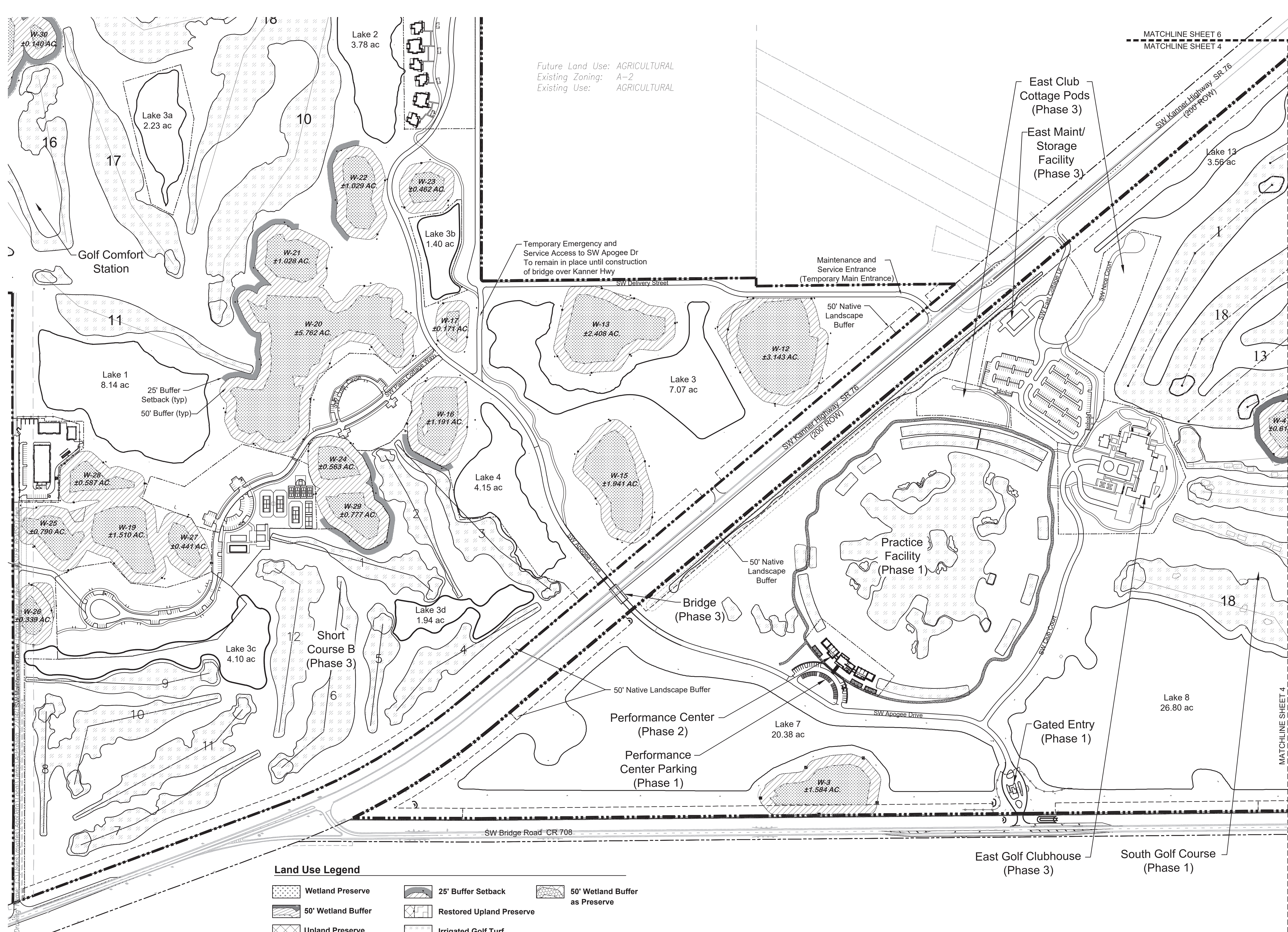
SCALE: 1" = 200'

REG. # 1018
 Thomas P. Lucido

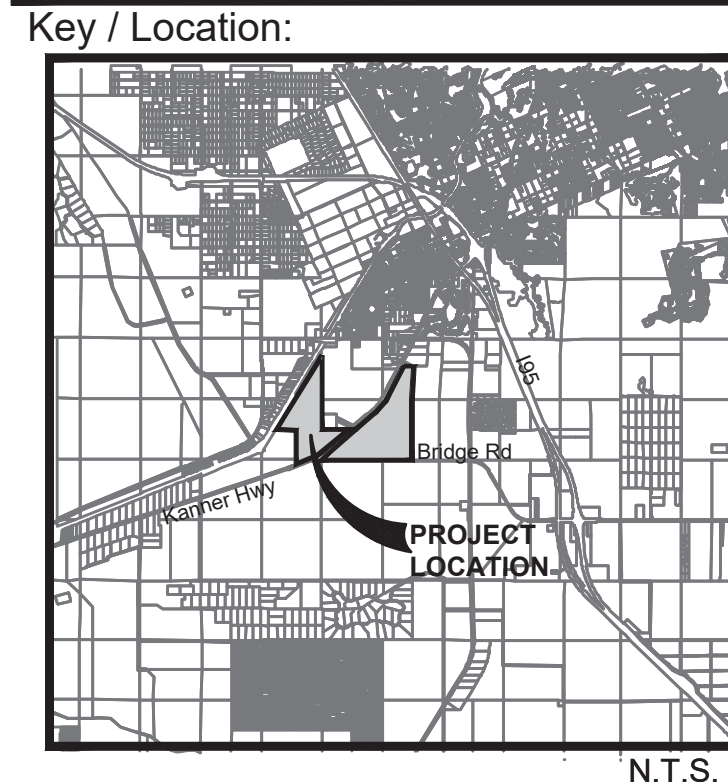
Land Use Legend

Wetland Preserve	25' Buffer Setback	50' Wetland Buffer as Preserve
50' Wetland Buffer	Restored Upland Preserve	Irrigated Golf Turf
Upland Preserve		

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MATCHLINE SHEET 6
MATCHLINE SHEET 4
MATCHLINE SHEET 4
MATCHLINE SHEET 6



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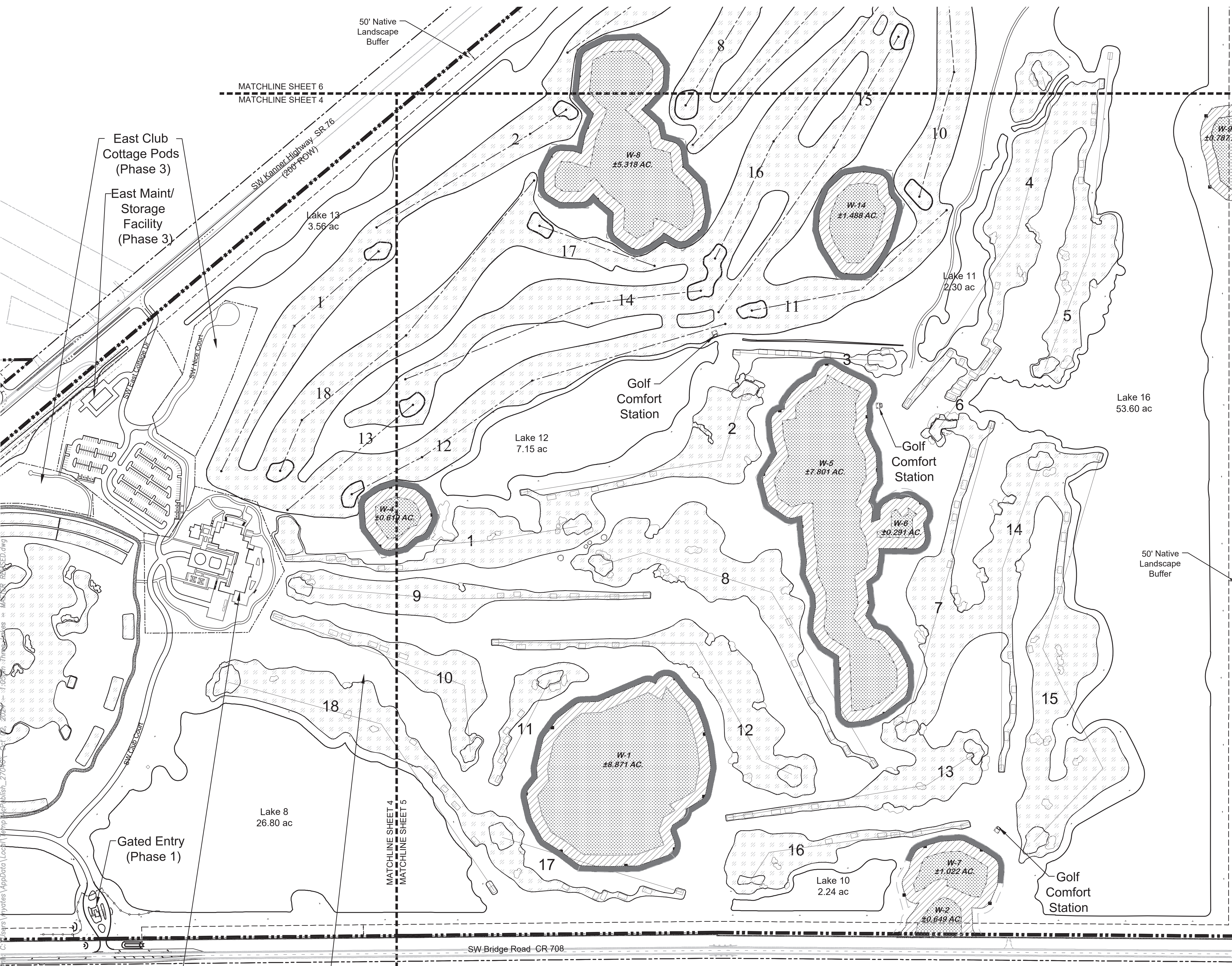
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NORTH

SCALE: 1" = 200'

0 100' 200' 400'

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East Golf Clubhouse (Phase 3) South Golf Course (Phase 1)

East Club Cottage Pods (Phase 3) East Maint/Storage Facility (Phase 3)

Gated Entry (Phase 1)

SW Kannel Highway - SR 76 (200' ROW)

SW Bridge Road - CR 708

Future Land Use: AGRICULTURAL
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 Existing Use: AGRICULTURAL

Designer: MRY Sheet: **MP5**

Manager: MC

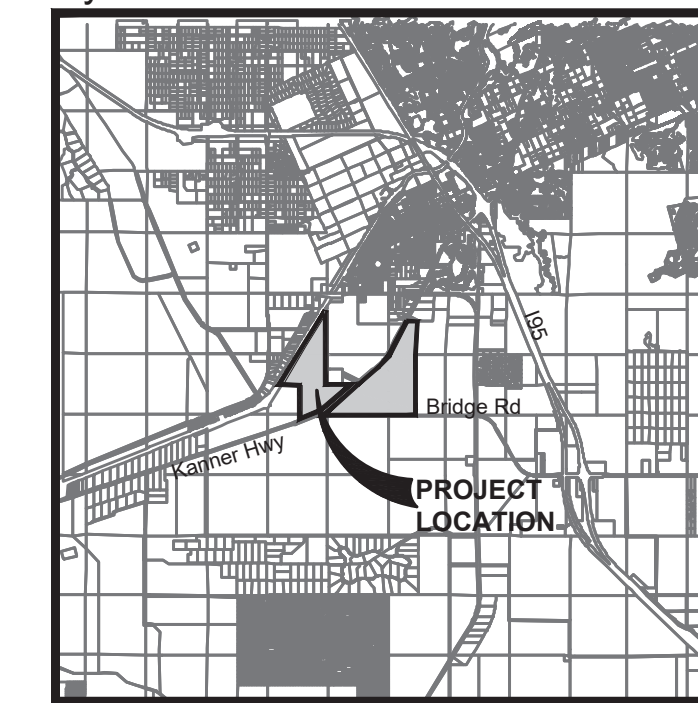
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- Land Planning**
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Future Land Use: INDUSTRIAL
 Existing Zoning: PUD
 Existing Use: INDUSTRIAL PARK - SOUTH FLORIDA GATEWAY

Future Land Use: AGRICULTURAL
 Existing Zoning: AG-20A
 Existing Use: AGRICULTURAL

Three Lakes Golf Club PUD

Martin County, Florida

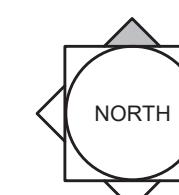
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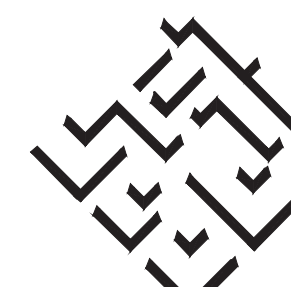
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MATCHLINE SHEET 6
 MATCHLINE SHEET 5

