



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## THREE LAKES GOLF CLUB PUD PHASE 3 REVISED FINAL SITE PLAN

### A. Application Information

|                             |                                               |
|-----------------------------|-----------------------------------------------|
| Applicant:                  | Three Lakes Golf Club, LLC (Michael Loughran) |
| Property Owner:             | Three Lakes Golf Club, LLC                    |
| Agent for Applicant:        | Lucido & Associates (Morris A. Crady)         |
| County Project Coordinator: | Brian Elam, PMP, Principal Planner            |
| Growth Management Director: | Paul Schilling                                |
| Project Number:             | B115-009                                      |
| Record Number:              | DEV2025060007                                 |
| Report Number:              | 2025_1002_B115-009_Staff_Report_Final         |
| Application Received:       | 06/05/2025                                    |
| Transmitted:                | 06/18/2025                                    |
| Date of Report:             | 08/26/2025                                    |
| Application Received:       | 09/16/2025                                    |
| Transmitted:                | 09/18/2025                                    |
| Date of Report:             | 10/02/2025                                    |
| BOCC:                       | 11/04/2025                                    |

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### B. Project description and analysis

This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Revised Phase 3 Final Site Plan to relocate unbuilt golf cottages and recreational amenities within the phase 3 development area and expand Lake 13 near the east clubhouse parking field. The approximately 1,219-acre site is located west and east of Kanner Highway approximately 2.4 miles southwest of Interstate 95. The main entrance is on the north side of SW Bridge Road approximately 0.75 miles east of the SW Kanner Highway intersection at 11655 SW Club Court 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:

Table 1 Development Review Team

| 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             | James Hardee      | 772-288-5470 | N/A        |
| L       | County Surveyor Review            | Tom Walker        | 772-288-5928 | N/A        |
| M       | Engineering Review                | Matthew Hammond   | 772-288-5512 | 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 | Comply     |
| P       | Emergency Management Review       | Sally Waite       | 772-219-4942 | N/A        |
| Q       | ADA Review                        | Matthew Hammond   | 772-288-5512 | Comply     |
| R       | Health Department Review          | Paul Stemie       | 772-221-4090 | N/A        |
| R       | School Board Review               | Julie Sessa       | 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 | Pending    |

### D. Review Board action

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Site Plan. Pursuant Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida (2023), 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.

Pursuant to Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Florida. (2023, 2024), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR and the Code.

The applicant addressed the non-compliance findings from the staff report dated, August 26,

2025 with the resubmittal dated September 16, 2025. 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 CGMP, LDR and the Code.

### E. Location and site information

|                                   |                                            |
|-----------------------------------|--------------------------------------------|
| Parcel number:                    | 143940000000000103                         |
| Address:                          | 3100 SW Delivery Street, Stuart FL         |
| Existing zoning:                  | Three Lakes Golf Club PUD Zoning Agreement |
| Future land use:                  | Rural Lifestyle                            |
| Nearest major road:               | SW Kanner Highway                          |
| Development Area:                 | 142.68 acres                               |
| Non-residential gross floor area: | 323,4222 square feet                       |

Figure 1: Location Map

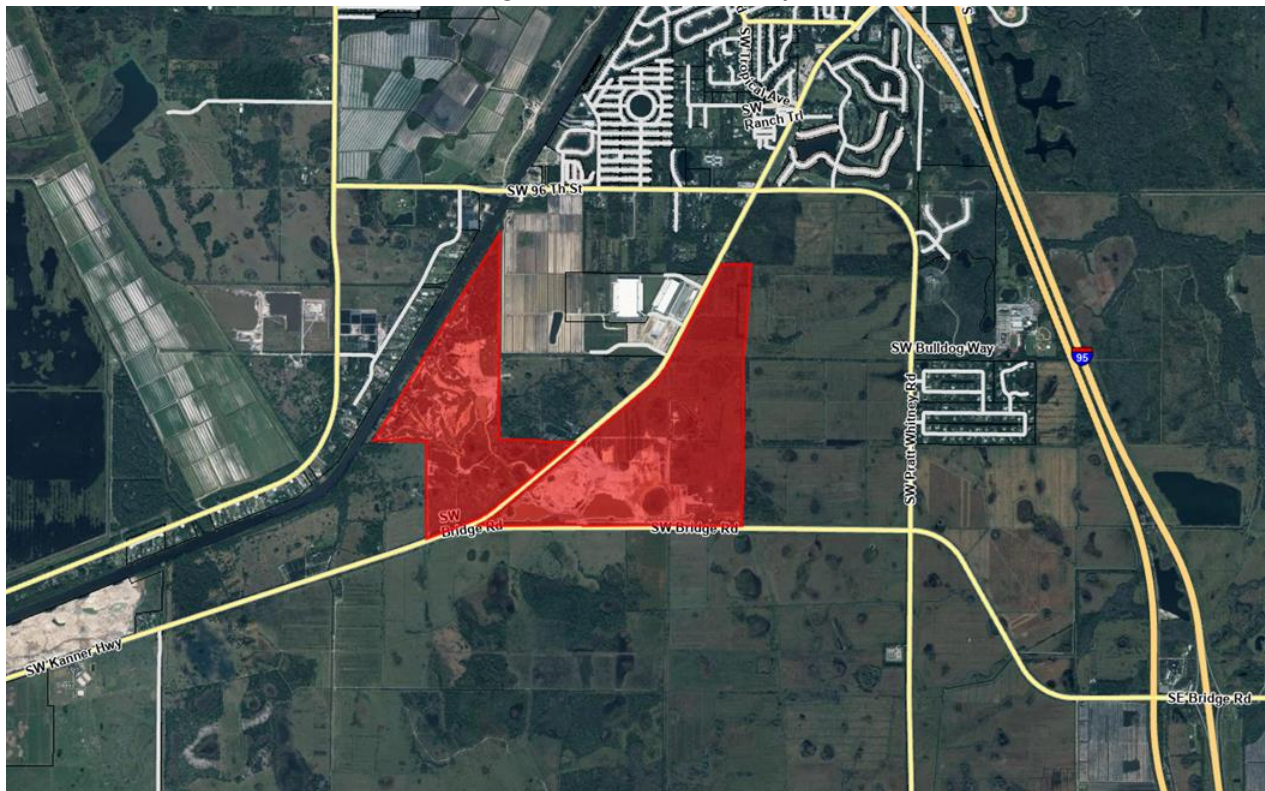




Figure 2 Subject Site Aerial

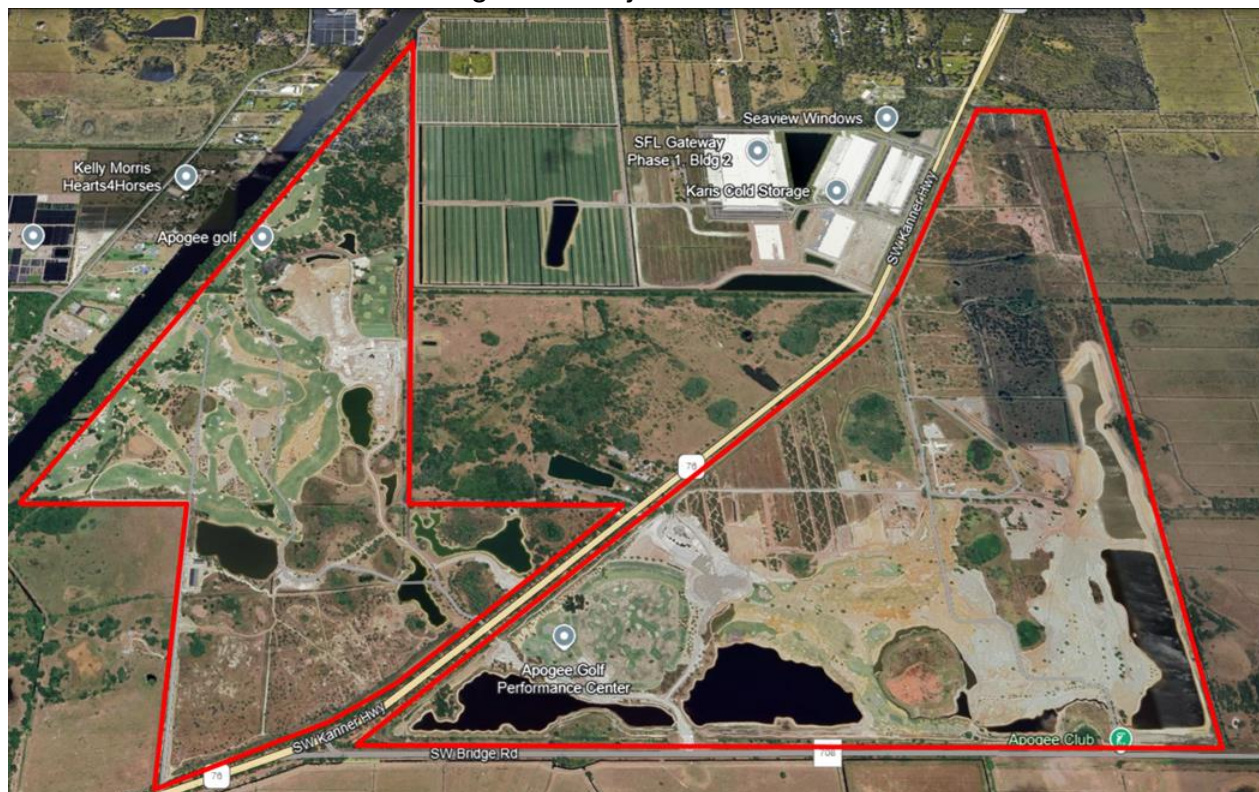


Figure 3: Zoning Atlas

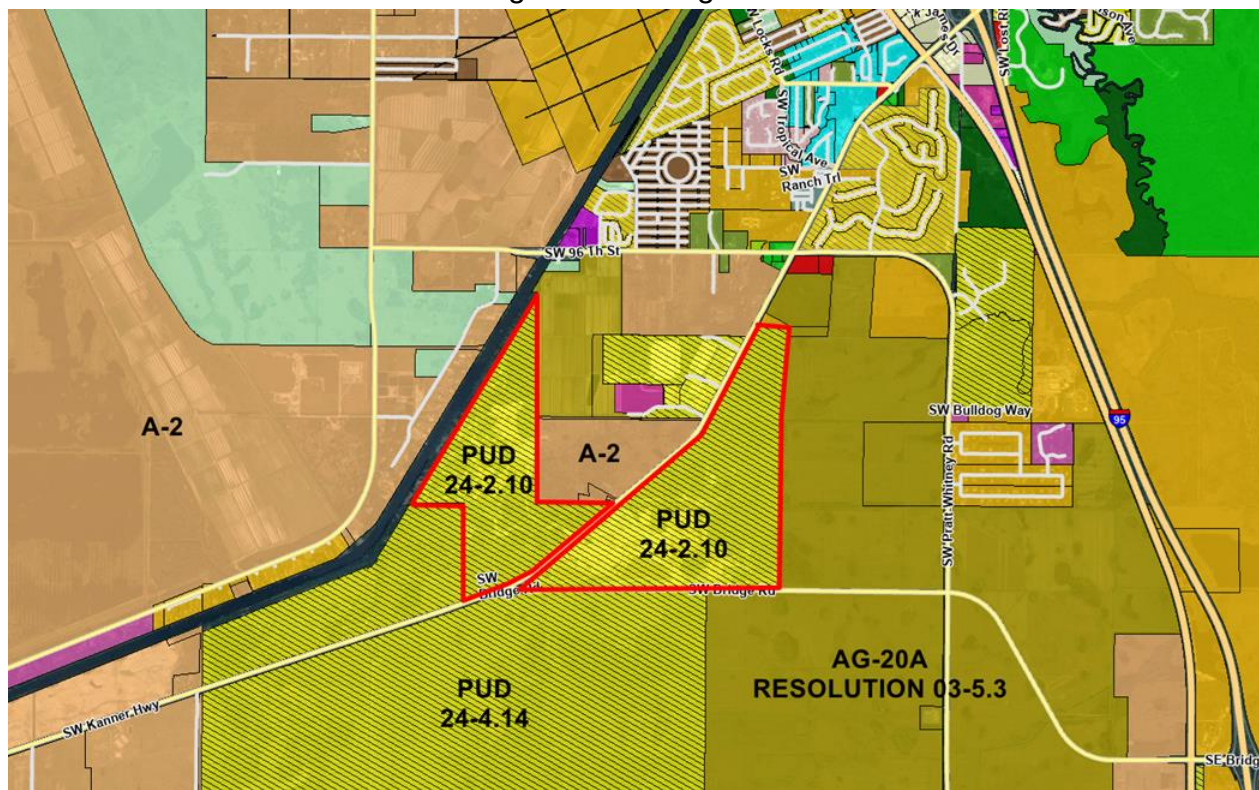
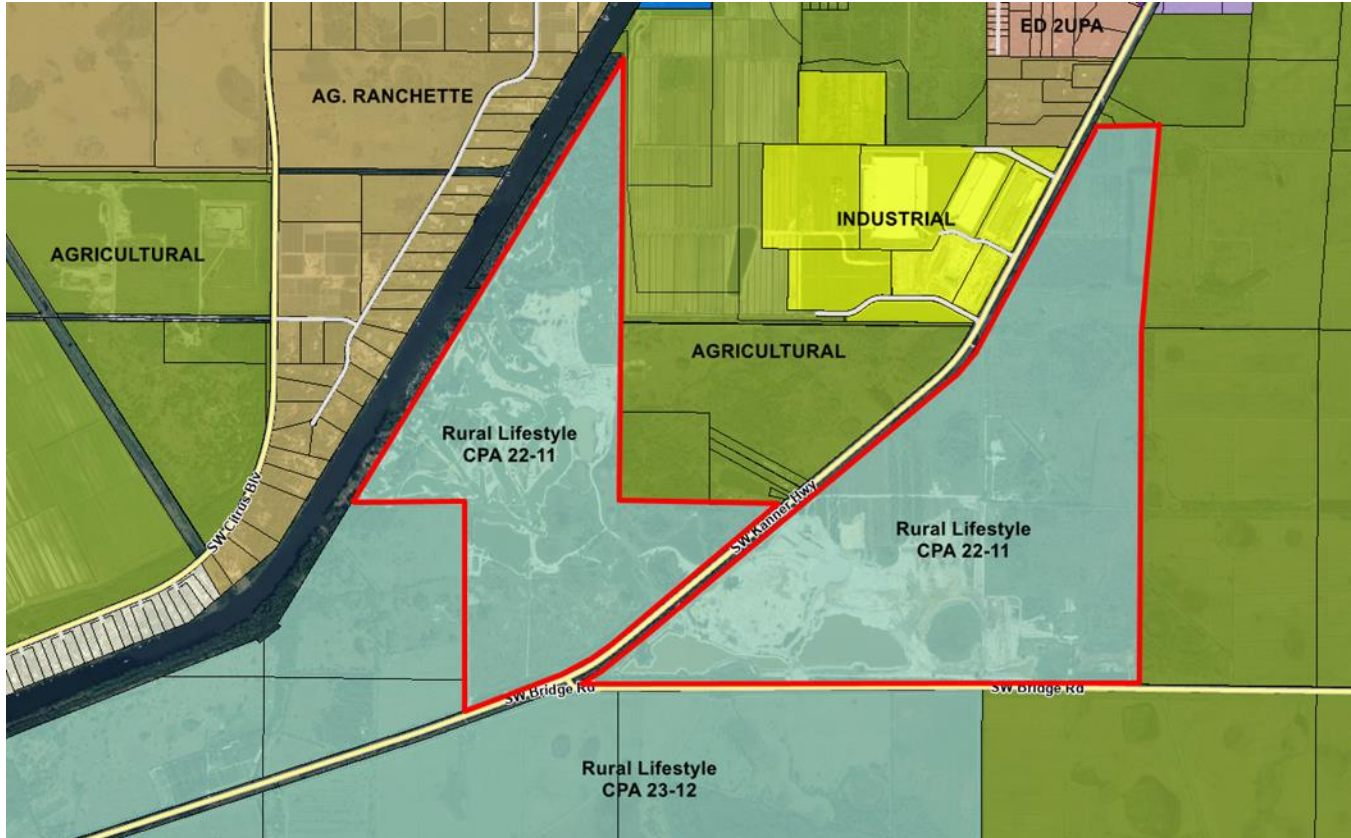




Figure 4: Future Land Use Map



**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.

**1. Informational: 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 pursuant Section 10.14.C., Martin County, Florida., LDR (2019).

#### **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 revisions to construction of 3 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 Services Department**

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

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

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

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

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 fill needed for the site exceeds the proposed excavation; 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

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. (2025).

#### Electronic File Submittal

##### Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

### **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

##### Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

##### 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 LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Solid waste facilities

Findings – In Place

Source – Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Community park facilities

Findings – In Place

Source – Growth Management Department

Road's facilities

Findings – Positive evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section K of this staff report

Public safety facilities

Findings – Positive evaluation

Source – Growth Management Department

Reference – see Section P of this staff report

Public school facilities

Findings – Not applicable

Source – Growth Management Department

Reference – see Section R of this staff report

## **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. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be brand new, unopened in the original package.

### **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. Digital Copy of Construction Plans

One (1) digital copy of the Construction Plans in PDF format. The digital version shall be signed / sealed, and third party authenticated. The digital version must match the hardcopy as submitted and be consistent with the approved documents.

7. Approved Final Site Plan

One (1) copy 24" x 36" of the approved final site plan. Rolled.

8. Digital Copy of Final Site Plan

One (1) digital copy of site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the site plan must match the hardcopy version as submitted.

9. 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. Rolled.

10. Engineers Design Certification

One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

11. Flash/Thumb Drive

One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

## 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:

Table 2 Fee Table

| Fee type:                | Fee amount: | Fee payment: | Balance: |
|--------------------------|-------------|--------------|----------|
| Application review fees: | \$9,127     | \$9,127      | \$0.00   |



Inspection fees: \$4,000 \$4,000

Advertising fees \*:

Recording fees \*\*:

\* 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.

## X. General application information

Table 3 Applicant Contact Information

| Entity              | Contact Information                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:          | Three Lakes Golf Club, LLC<br>Michael Loughran<br>501 Fern Street<br>West Palm Beach, Florida 33401<br>631-622-9474<br>MLoughran@related.com        |
| Owner:              | Three Lakes Golf Club, LLC<br>Michael Loughran<br>501 Fern Street<br>West Palm Beach, Florida 33401<br>631-622-9474<br>MLoughran@related.com        |
| Agent:              | Lucido & Associates<br>Morris A. Crady<br>701 SE Ocean Boulevard<br>Stuart, Florida 34994<br>772-220-2100<br>mcrady@lucidodesign.com                |
| Engineer of Record: | Kimley-Horn<br>Mike Spruce<br>477 South Rosemary Avenue, Suite 215<br>West Palm Beach, Florida 33401<br>561-404-7248<br>Mike.Spruce@kimley-horn.com |

## Y. Acronyms

Table 4 Acronym Definitions

| Acronym | Definition                    |
|---------|-------------------------------|
| ADA     | Americans with Disability Act |

| Acronym | Definition                                           |
|---------|------------------------------------------------------|
| 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                         |
| LOS     | Level of Service                                     |
| 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