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GROWTH MANAGEMENT
DEPARTMENT



lucido & associates

**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	August 26, 2024		
To:	Clyde Dulin Martin County Growth Management Dept.		
From:	Morris Crady <i>Mae</i>		
Subject:	Three Lakes Golf Club CPA Text Amendment	Project No.	22-345

Per your request, please find a signed application form for the proposed Text Amendment. I attached the application cover letter and receipt for reference.

Please feel free to contact me if you have any questions or comments.

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August 20, 2024

Hand Delivery

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

**Re: Three Lakes Golf Club LLC – Application for Comprehensive Plan Text Amendment
(Our Reference: #22-345)**

Dear Paul:

On behalf of Three Lakes Golf Club, LLC, we are pleased to submit this application for a Comprehensive Plan text amendment to Policy 4.13A.18(3)(d).

As you know, the PUD master site plan for the Three Lakes Golf Club (aka Apogee) was approved on February 20, 2024. Phase 1 and Phase 2 of the PUD, which include 3 golf courses, golf cottages, clubhouse, and related amenities with supporting infrastructure improvements, have obtained final site plan approval and are under construction. Based on Apogee's successful sales and marketing of private golf club memberships, it became apparent that some flexibility was needed in the design of the golf cottages. The current and proposed text language are identified below. Proposed new language has been underlined and deleted language has been crossed through for clarity.

Policy 4.13A.18(3)(d)

Current Policy text:

Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled, and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages. Each golf cottage shall be limited to 6 bedrooms.

Proposed Policy text amendment:

Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled, and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages with a maximum of 324 bedrooms. Each golf cottage shall be limited to ~~6 bedrooms~~ one or two-stories with 2 to 12 bedrooms per golf cottage.

The proposed text amendment will allow a range of cottage designs to meet the demands of the market without exceeding the maximum number of buildings or the maximum bedrooms currently allowed. Therefore, there is no increase in the density or intensity of development currently allowed. Because the amendment will result in

Paul Schilling
August 20, 2024
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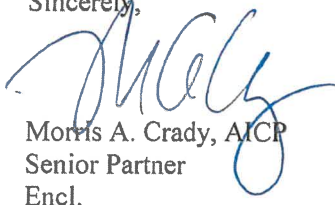
no additional impacts to public facilities or services, a public facilities analysis of the amendment has not been provided and is not applicable.

With this understanding, please find enclosed the Comprehensive Plan text amendment application fee check made payable to the Martin County Board of County Commissioners in the amount of \$8,150.00.

Due to the simple nature of the request, we respectfully request scheduling for a Local Planning Agency public hearing on September 5, 2024 and a County Commission transmittal hearing on September 10, 2024.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Partner
Encl.



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Text Amendment



Name or Title of Project:

Three Lakes Golf Club (may be applicable to any PUD within Rural Lifestyle Land Use)

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

N/A- Text amendment may be applicable to any PUD within Rural Lifestyle Land Use

Parcel Control Number(s)

N/A

Project within a CRA? ☐ YES/NO ☒ Which One? Select CRA

Size of Project (Acres): N/A

Current Future Land Use Designation: Rural Lifestyle

Current Zoning Designation: PUD

Proposed Future Land Use Designation: Rural Lifestyle

Proposed Zoning Designation: PUD

Text Amendment

Proposed Elements to Amend:

Chapter 4, Future Land Use Element, Policy 4.13A.18(3)(d)

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GROWTH MANAGEMENT
DEPARTMENT

B. APPLICANT INFORMATION

Property Owner: Three Lakes Golf Club LLC

Company Representative: Michael Loughran

Address: 501 Fern Street

City: West Palm Beach, State: FL Zip: 33401

Phone: _____ Email: _____

Agent: Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772 220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser: N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney: : Gunster

Company Representative: Robert Raynes

Address: 800 SE Monterey Commons Blvd.

City: Stuart, State: FL Zip: 34996

Phone: _____ Email: _____

Other Professional: : N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

[Signature]
Applicant Signature

8-26-2024
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

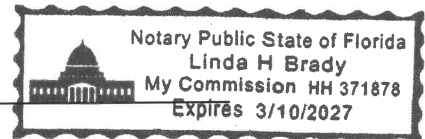
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of August, 2024, by Morris A. Crady

[Signature]
Notary Public Signature

Linda H. Brady
printed name

He or She ☒ is personally known to me or ☐ has produced identification.

STATE OF: Florida at-large: _____



Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit; public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

Signature of Applicant

Printed Name

Applicant Agent:

[Signature]
Signature of Agent

Morris A. Crady
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.

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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Three Lakes Golf Club LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Martin Property Holdings Co. 1, LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	100% interest in Three Lakes Golf Club LLC
SMR Martin Property Holdings, LLC, a Delaware limited liability company (See attached Schedule A for ownership)	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	48.5% Indirect Interest In Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Martin Golf, LLC, a Delaware limited liability company (See attached Schedule B for ownership)	270 South Service Road Sulla 45 Melville, NY 11747 Attn.: Peter I. Cavallaro	48.5% Indirect Interest In Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Justin Metz (an individual)	30 Hudson Yards 83rd Floor New York, NY 10001	3% (non-voting) indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
NA		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.8.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ¹
Project No. B115-008	Three Lakes Golf Club LLC	7-16-2024	Rev. Master & Ph. 3 Final Site Plan	P

(If more space is needed attach separate sheet)

¹ Status defined as: A= Approved P = Pending D = Denied W = Withdrawn

SCHEDULE A

OWNERSHIP OF SMR MARTIN PROPERTY HOLDINGS, LLC

- 89% SMR Funding, LP, a NY Limited Partnership-See below
- 10% HS Partnership Holdings, LLC, a Delaware Limited Liability Company- See below
- 1% Lynn Connelly, an individual

SMR Funding LP is further owned:

- 30 Hudson Yards, 83rd Floor, New York, NY 10001
- 38.39% SMR Revocable Trust (LP) - Stephen Ross is sole beneficiary
- 1.62% Unrelated Corp. (GP) - Stephen Ross is sole stockholder
- 4.46% SMR 2014 Irrevocable Trust II FBO Jennifer Ross (LP)
- 4.46% SMR 2014 Irrevocable Trust II FBO Kimberly Ross (LP)
- 51.07% SMR 2014 Irrevocable Trust III FBO Jennifer and Kimberly Ross (LP)

Mr. Stephen Ross:

c/o Related Southeast
360 South Roasemary Ave, Suite 800
West Palm Beach, FL 33401

All Trusts:

c/o Jordan Park Trust Company
60 Penhallow Street, Suite 400
Portsmouth, NH 038001

HS Partnership Holdings LLC is further owned:

- c/o Himmel Hospitality Group
- 20 Park Plaza, Suite 1102, Boston, MA 02116
- 99% Kenneth A. Himmel
- 1% Brian G. Sommers

SCHEDULE B

OWNERSHIP OF MARTIN GOLF₁ LLC

49.41%	MCPREIA, LLC (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
19.76%	CSPREIA, LLC <u>-See below</u> 270 South Service Road, Suite 45, Melville, NY 11747
29.64%	RPPPREIA, LLC - (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
1.19%	DCP Realty LLC <u>-See below</u> 270 South Service Road, Suite 45, Melville, NY 11747

CSPREIA, LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

41%	Christopher Pascucci
9%	Silvana Pascucci
12.50%	Olivia A. Pascucci 2016 Trust UAD 7/20/16
12.50%	Nicholas M. Pascucci 2016 Trust UAD 7/20/16
12.50%	Isabella J. Pascucci 2016 Trust UAD 7/20/16
12.50%	Joseph A. Pascucci 2016 Trust UAD 7/20/16

DCP Realty LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

33.33%	CEB Investment Associates LLC (Charles E. Becker)
33.33%	PIC-CT Holdings LLC (Peter I. Cavallaro)
33.3%	OF-CT Holdings LLC (David Feinblatt)

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Katherine Block
Signature

Katherine Block
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of May, 2024, by Katherine Block, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Signature]
(Printed, Typed or Stamped Name of
Notary Public)

Exhibit A

LEGAL DESCRIPTION
THREE LAKES PUD (APOGEE CLUB)
MARTIN COUNTY

A parcel of land lying in sections 14, 23, 24, and 26, Township 39 south, range 40 east, Martin County, Florida. Said tract being parcel 1 as described in official records book 2951, page 1233, and parcel 1, parcel 2, parcel 3 and parcel 5 as described in official records book 3251, page 1093 of the public records of said Martin County, Florida and being more particularly described as follows:

TRACT 1

COMMENCE at the Southwest corner of Section 24, thence run N00°00'04"W along the West line of said Section 24 a distance of 10.00 feet to the northerly maintained right-of-way line of SW Bridge Road (County Route #708) and the point of beginning;

Thence N89°45'41"W along said right-of-way line a distance of 629.00 feet to the southeasterly maintained right-of-way line of SW Kanner Highway (State Route #76); Thence along a curve, curving to the left having a radius of 3,250.36 feet, a delta angle of 14°13'46" along said right-of-way line, an arc length of 807.24 feet; Thence N49°52'51"E along said right-of-way line a distance of 2,540.70 feet; Thence N49°52'51"E a distance of 3,516.22 feet; Thence along a curve, curving to the left having a radius of 2,989.93 feet, a delta angle of 22°10'00", an arc length of 1,156.75 feet; Thence N27°42'51"E, a distance of 3,428.55 feet; Thence S89°36'30"E a distance of 939.23 feet; Thence S04°01'57"W a distance of 332.29 feet to the North line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 18; Thence S04°02'34"W a distance of 2,661.96 feet to the North line of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 19; Thence S00°02'21"W, a distance of 5,246.52 feet to the northerly right-of-way line of SW Bridge Road; Thence N89°36'08"W along said right-of-way line a distance of 2,339.27 feet to the West line of the West 1/2 Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 19; Thence S89°26'13"W along said right-of-way line a distance of 2714.86 feet to the East line of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 24; Thence S89°27'38"W along said right-of-way line a distance of 654.92 feet; Thence S89°27'38"W along said right-of-way line a distance of 2008.61 feet to the point of beginning.

Containing 722.95 Acres, more or less.

TRACT2

COMMENCE at the Southwest corner of Section 24, thence run N89°45'41"W along the South line of Section 23 a distance of 1182.36 feet to the northwesterly maintained right-of-way line of SW Kanner Highway (State Route #76) and the point of beginning;

Thence S69°45'36"W along said right-of-way line a distance of 1182.55 feet; Thence N00°18'52"E a distance of 413.72 feet to the south line of Section 23; Thence N00°06'28"W a distance of 2571.06 feet; Thence N89°49'46"W a distance of 1740.26 feet to the southeasterly right-of-way line of St. Lucie Canal; Thence N31°15'29"E along said right-of-way line a distance of 4040.19 feet; Thence N31°14'53"E along said right-of-way line a distance of 3737.78 feet to the East line of Section 14; Thence South 00°00'42"W along the East line of Section 14 a distance of 3896.32 feet to the Southeast corner of Section 14 and Northeast corner of Section 23; Thence South 00°00'04"E along the East line of Section 23 a distance of 2699.05 feet to the West 1/4 corner of Section 24; Thence N89°22'20"E along the South line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24 a distance of 1342.57 feet to the Southwest corner of East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24; Thence S00°37'40"E a distance of 40.00 feet; Thence N89°22'20"E a distance of 972.81 feet to the northwesterly right-of-way line of SW Kanner Highway; Thence S49°52'51"W along said right-of-way line a distance of 3136.18 feet; Thence along a curve, curving to the right having a radius of 3050.36 feet, a delta angle of 19°52'45" along said right-of-way line, an arc length of 1,058.34 feet; Thence S69°45'36"W a distance of 201.87 feet to the point of beginning.

Containing 493.79 Acres, more or less.

TOTAL AREA=1,216.74 Acres, more or less

Subject to easements and deed restrictions of record, if any.



Martin County

Receipt No.: **3248482**

Receipt Date: **08/20/2024**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: GMD2024080272
Record Type: Comprehensive Plan Amendment Text
Property Address:
Description of Work: This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Comprehensive Plan Text amendment to revise the golf cottages language.
Payer: Three Lakes Golf Club, LLC
Applicant: No Representative
Three Lakes Golf Club LLC

PAYMENT DETAIL

Date	Payment Method	Reference	Check #	Cashier	Comments	Amount
08/20/2024	Check		1647	AGATES		\$8,150.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
ADA-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$229.00	\$229.00
GMD-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$7,491.00	\$7,491.00
LEGAL-COMP PLAN TEXT AMENDMENT	2275462	1.00	\$430.00	\$430.00
			\$8,150.00	\$8,150.00

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