

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue:**

**PUBLIC HEARINGS QUASI-JUDICIAL:**

**PHQJ-1: REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006) - This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption. Agenda Item: 22-1058**

**Name of person, group or entity with whom communication took place:**

**Bob Raynes, Morris Crady, Mike Pascucci, Steve Ross, Lynn Connely, Ron Books,**

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication): **Three Lakes Golf Club, LLC**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

NONE

**List and attach any written communication received:**

**See Attached (if any)**

## Kathleen Boden

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**Subject:** Meeting with Commissioner D. Smith re Three Lakes  
**Location:** Gunster's Office

**Start:** Mon 3/21/2022 1:30 PM  
**End:** Mon 3/21/2022 2:30 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Raynes, Robert

**Caution:** This email originated from an external source.  
**Be Suspicious of Attachments, Links, and Requests for Login Information**

Attending:

Bob Raynes  
Morris Crady  
Mike Pascucci  
Steve Ross  
Lynn Connely  
Ron Books  
Commissioner Doug Smith  
Don Donaldson  
Paul Schilling

**From:** [Lynn Connely](#)  
**To:** [Ross, Steve](#); [Morris Crady](#); [Erika Hennings](#)  
**Cc:** [Kathleen Boden](#); [Kimberlee Levee](#); [Mike@faziodavis.com](#)  
**Subject:** Re: Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 3:47:43 PM

---



We are all set for 9:30am August 1<sup>st</sup> at Lucido's office

**Lynn Connely**

Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

---

**From:** "Ross, Steve" <[SRoss@Related.com](mailto:SRoss@Related.com)>  
**Date:** Tuesday, July 26, 2022 at 2:56 PM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>, Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>, "Mike@faziodavis.com" <[Mike@faziodavis.com](mailto:Mike@faziodavis.com)>, Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>  
**Subject:** Re: Three Lakes Meeting morning of Aug 1

Ron Book also. What time and where. I'd like to start at 930

Sent from my iPhone

On Jul 26, 2022, at 2:15 PM, Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)> wrote:

Hi Kathy,  
Per our discussion, the following representatives of Three Lakes Golf Club, LLC will be attending the meeting here at my office:

Mike Davis  
Stephen Ross  
Lynn Connely

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

Landscape Architecture - Land Planning - Land Entitlement



Please consider the environment before printing this e-mail.

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**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 12:52 PM  
**To:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

Ok Doug wants meet here.  
Thanks!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

Landscape Architecture - Land Planning - Land Entitlement



Please consider the environment before printing this e-mail.

---

**From:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>  
**Sent:** Tuesday, July 26, 2022 12:48 PM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

Hi Morris,

Commissioner Smith is available.

Thank you!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



---

**From:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>  
**Sent:** Tuesday, July 26, 2022 12:41 PM  
**To:** Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>; Ross, Steve <[sross@related.com](mailto:sross@related.com)>; Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

---

Hi Kim,  
I just spoke with Don. He would like you to set the meeting up for Monday at 9:30am.  
Thank you!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

Landscape Architecture - Land Planning - Land Entitlement



Please consider the environment before printing this e-mail.

---

**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 11:04 AM  
**To:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** Three Lakes Meeting morning of Aug 1

Hi Don,  
Steve Ross and company are pushing hard for a meeting with you and Commissioner Smith Monday morning at 9:30am.  
He is only in town for few days and Monday morning is the only morning he is free.

Is there any way you can accommodate his schedule?

---

**From:** Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>  
**Sent:** Tuesday, July 26, 2022 10:54 AM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)

**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>

**Subject:** Meeting morning of Aug 1

Morris,

Ron and Steve are available the morning of August 1<sup>st</sup> around 9:30am. Can you see if you can confirm this with Commissioer Smith and Staff.

**Lynn Connelly**

Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

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**From:** [Kathleen Boden](#) on behalf of [Raynes, Robert](#)  
**To:** [bonett@rlbookpa.com](mailto:bonett@rlbookpa.com); [Kathleen Boden](#); [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)  
**Cc:** [Doug Smith](#)  
**Subject:** FW: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster's Office  
**Attachments:** [image001.jpg](#)

---

Good afternoon, Mr. Books.

As per your request, here's the calendar notification for the meeting regarding Three Lakes on Monday, March 21st at 1:30PM.

Have a great day!

Best regards,

Kathy Boden

Commission Aide, District 1

Commissioner Doug Smith

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

(o) 772-221-2359 (f) 772-288-5432

-----Original Appointment-----

From: Raynes, Robert <[RRaynesJr@gunster.com](mailto:RRaynesJr@gunster.com)>

Sent: Thursday, March 10, 2022 4:23 PM

To: Raynes, Robert; Kathleen Boden; [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

Cc: Doug Smith

Subject: Meeting with Commissioner D. Smith re Three Lakes

When: Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Gunster's Office

<<https://file.martin.fl.us/i/misc/extwarn2.png>>

Attending:

Bob Raynes

Morris Crady

Mike Pascucci

Steve Ross

Lynn Connely

Ron Books

Commissioner Doug Smith

Don Donaldson

Paul Schilling



**From:** [Kathleen Boden](#) on behalf of [Raynes, Robert](#)  
**To:** [bonette@rlbookpa.com](mailto:bonette@rlbookpa.com); [Kathleen Boden](#); [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)  
**Cc:** [Doug Smith](#)  
**Subject:** FW: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster's Office  
**Attachments:** [image001.jpg](#)

---

Good afternoon, Bonette.

As per your request, here's the calendar notification for the meeting regarding Three Lakes on Monday, March 21st at 1:30PM.

Have a great day!

Best regards,

Kathy Boden

Commission Aide, District 1

Commissioner Doug Smith

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

(o) 772-221-2359 (f) 772-288-5432

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To: Raynes, Robert; Kathleen Boden; [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

Cc: Doug Smith

Subject: Meeting with Commissioner D. Smith re Three Lakes

When: Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Gunster's Office

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Bob Raynes

Morris Crady

Mike Pascucci

Steve Ross

Lynn Connely

Ron Books

Commissioner Doug Smith

Don Donaldson

Paul Schilling

**From:** [Kathleen Boden](#) on behalf of [Raynes, Robert](#)  
**To:** [Don Donaldson](#); [Paul Schilling](#); [Kathleen Boden](#); [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)  
**Cc:** [Kimberlee Levee](#); [Doug Smith](#)  
**Subject:** FW: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster's Office  
**Attachments:** [image001.jpg](#)

---

Hi Don and Paul,

Commissioner Smith asked me to forward you the information for a meeting that he's attending regarding Three Lakes. The meeting will be held at Bob Raynes Office on Monday, March 21st at 1:30PM, and Commissioner Smith asked that you please make yourself available to join him.

Thanks,

Kathy

Best regards,

Kathy Boden

Commission Aide, District 1

Commissioner Doug Smith

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

(o) 772-221-2359 (f) 772-288-5432

-----Original Appointment-----

From: Raynes, Robert <[RRaynesJr@gunster.com](mailto:RRaynesJr@gunster.com)>

Sent: Thursday, March 10, 2022 4:23 PM

To: Raynes, Robert; Kathleen Boden; [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

Cc: Doug Smith

Subject: Meeting with Commissioner D. Smith re Three Lakes

When: Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Gunster's Office

<<https://file.martin.fl.us/i/misc/extwarn2.png>>

Attending:

Bob Raynes

Morris Crady

Mike Pascucci

Steve Ross

Lynn Connely

Ron Books

Commissioner Doug Smith

Don Donaldson

Paul Schilling

**From:** [Kathleen Boden](#) on behalf of [Doug Smith](#)  
**To:** [Raynes, Robert](#)  
**Subject:** Meeting Forward Notification: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster"s Office

---

Your meeting was forwarded

Kathleen Boden  
<[mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b](mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b)>  
has forwarded your meeting request to additional people.

Meeting

Meeting with Commissioner D. Smith re Three Lakes

Meeting Time

Monday, March 21, 2022 1:30 PM - Monday, March 21, 2022 2:30 PM

Recipients

[bonett@rlbookpa.com](mailto:bonett@rlbookpa.com) <<mailto:bonett@rlbookpa.com>>

All times listed are in the following time zone: (UTC-05:00) Eastern Time (US & Canada)

---

**From:** [Kathleen Boden](#) on behalf of [Doug Smith](#)  
**To:** [Raynes, Robert](#)  
**Subject:** Meeting Forward Notification: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster"s Office

---

Your meeting was forwarded

Kathleen Boden  
<[mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b](mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b)>  
has forwarded your meeting request to additional people.

Meeting

Meeting with Commissioner D. Smith re Three Lakes

Meeting Time

Monday, March 21, 2022 1:30 PM - Monday, March 21, 2022 2:30 PM

Recipients

[bonette@rlbookpa.com](mailto:bonette@rlbookpa.com) <<mailto:bonette@rlbookpa.com>>

All times listed are in the following time zone: (UTC-05:00) Eastern Time (US & Canada)

---

**From:** [Kathleen Boden](#) on behalf of [Doug Smith](#)  
**To:** [Raynes, Robert](#)  
**Subject:** Meeting Forward Notification: Meeting with Commissioner D. Smith re Three Lakes  
**Start:** Monday, March 21, 2022 1:30:00 PM  
**End:** Monday, March 21, 2022 2:30:00 PM  
**Location:** Gunster's Office

---

Your meeting was forwarded

Kathleen Boden  
<[mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b](mailto:/o=MCBOCC/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=d528d85f68574e979b4488bfc5abdb1b)>  
has forwarded your meeting request to additional people.

Meeting

Meeting with Commissioner D. Smith re Three Lakes

Meeting Time

Monday, March 21, 2022 1:30 PM - Monday, March 21, 2022 2:30 PM

Recipients

Don Donaldson  
<[mailto:/O=MCBOCC/OU=EXTERNAL%20\(FYDIBOHF25SPDLT\)/CN=RECIPIENTS/CN=C935C654D7DB49BA81D7CF384D3A832A](mailto:/O=MCBOCC/OU=EXTERNAL%20(FYDIBOHF25SPDLT)/CN=RECIPIENTS/CN=C935C654D7DB49BA81D7CF384D3A832A)> ,Paul Schilling  
<[mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20\(FYDIBOHF23SPDLT\)/cn=Recipients/cn=67755eb888c7413d8bbb988f948256b8-Paul%20Schill](mailto:/o=ExchangeLabs/ou=Exchange%20Administrative%20Group%20(FYDIBOHF23SPDLT)/cn=Recipients/cn=67755eb888c7413d8bbb988f948256b8-Paul%20Schill)> ,Kimberlee Levee  
<[mailto:/o=MCBOCC/ou=External%20\(FYDIBOHF25SPDLT\)/cn=Recipients/cn=1e1ddaffd745b99ca13dcecf4dbdcb](mailto:/o=MCBOCC/ou=External%20(FYDIBOHF25SPDLT)/cn=Recipients/cn=1e1ddaffd745b99ca13dcecf4dbdcb)>

All times listed are in the following time zone: (UTC-05:00) Eastern Time (US & Canada)

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**From:** [Kathleen Boden](#) on behalf of [Doug Smith](#)  
**To:** [Don Donaldson](#); [Paul Schilling](#); [Peter Walden](#); [Morris Crady](#); [mike@faziodavis.com](mailto:mike@faziodavis.com); [Lynn Connely](#); [Ross, Steve](#); [Ron Book](#)  
**Cc:** [Kimberlee Levee](#); [Kathleen Boden \(comaide1@martin.fl.us\)](mailto:comaide1@martin.fl.us)  
**Subject:** Meeting regarding Three Lakes  
**Start:** Monday, August 1, 2022 9:30:00 AM  
**End:** Monday, August 1, 2022 10:30:00 AM  
**Location:** Lucido & Associates, 701 SE Ocean Blvd. Stuart, FL 34994  
**Attachments:** [image001.jpg](#)

---

Hi Morris,

As per your request, I've scheduled a meeting with Commissioner Smith and Don Donaldson for Monday, August 1st at 9:30AM, to discuss Three Lakes. If by chance any schedules should change, please don't hesitate to contact me and I will update the meeting date and time accordingly.

Have a great day!

Best regards,

Kathy Boden

Commission Aide, District 1

Commissioner Doug Smith

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

(o) 772-221-2359 (f) 772-288-5432



**From:** [Kathleen Boden](#)  
**To:** ["Bonette Moschella"](#)  
**Subject:** RE: Meeting with Commissioner D. Smith re Three Lakes  
**Date:** Monday, March 14, 2022 2:47:00 PM

---

You're most welcome, Bonette, anytime!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



---

**From:** Bonette Moschella <Bonette@rlbookpa.com>  
**Sent:** Monday, March 14, 2022 2:42 PM  
**To:** Kathleen Boden <comaide1@martin.fl.us>  
**Subject:** RE: Meeting with Commissioner D. Smith re Three Lakes



Thank you so much!

Kind Regards,

*Bonette Moschella*

[bonette@rlbookpa.com](mailto:bonette@rlbookpa.com)

-----Original Appointment-----

**From:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)> **On Behalf Of** Raynes, Robert  
**Sent:** Monday, March 14, 2022 2:37 PM  
**To:** Bonette Moschella  
**Subject:** FW: Meeting with Commissioner D. Smith re Three Lakes  
**When:** Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** Gunster's Office

Good afternoon, Bonette.

As per your request, here's the calendar notification for the meeting regarding Three Lakes on

Monday, March 21<sup>st</sup> at 1:30PM.

Have a great day!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



-----Original Appointment-----

**From:** Raynes, Robert <[RRaynesJr@gunster.com](mailto:RRaynesJr@gunster.com)>

**Sent:** Thursday, March 10, 2022 4:23 PM

**To:** Raynes, Robert; Kathleen Boden; [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [cross@related.com](mailto:cross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

**Cc:** Doug Smith

**Subject:** Meeting with Commissioner D. Smith re Three Lakes

**When:** Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Gunster's Office



Attending:

Bob Raynes  
Morris Crady  
Mike Pascucci  
Steve Ross  
Lynn Connely  
Ron Books  
Commissioner Doug Smith

Don Donaldson  
Paul Schilling

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**From:** [Bonette Moschella](#)  
**To:** [Kathleen Boden](#)  
**Subject:** RE: Meeting with Commissioner D. Smith re Three Lakes  
**Date:** Monday, March 14, 2022 2:41:50 PM

---



Thank you so much!

Kind Regards,

*Bonette Moschella*

bonette@rlbookpa.com

-----Original Appointment-----

**From:** Kathleen Boden <comaide1@martin.fl.us> **On Behalf Of** Raynes, Robert  
**Sent:** Monday, March 14, 2022 2:37 PM  
**To:** Bonette Moschella  
**Subject:** FW: Meeting with Commissioner D. Smith re Three Lakes  
**When:** Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** Gunster's Office

Good afternoon, Bonette.

As per your request, here's the calendar notification for the meeting regarding Three Lakes on Monday, March 21<sup>st</sup> at 1:30PM.

Have a great day!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



-----Original Appointment-----

**From:** Raynes, Robert <[RRaynesJr@gunster.com](mailto:RRaynesJr@gunster.com)>

**Sent:** Thursday, March 10, 2022 4:23 PM

**To:** Raynes, Robert; Kathleen Boden; [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com); [mp@sebonack.com](mailto:mp@sebonack.com); [sross@related.com](mailto:sross@related.com); [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

**Cc:** Doug Smith

**Subject:** Meeting with Commissioner D. Smith re Three Lakes

**When:** Monday, March 21, 2022 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Gunster's Office



Attending:

Bob Raynes

Morris Crady

Mike Pascucci

Steve Ross

Lynn Connely

Ron Books

Commissioner Doug Smith

Don Donaldson

Paul Schilling

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**From:** [Morris Crady](#)  
**To:** [Kathleen Boden](#); [Kimberlee Levee](#)  
**Subject:** RE: Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 12:52:20 PM

---



Ok Doug wants meet here.

Thanks!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

Landscape Architecture - Land Planning - Land Entitlement



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---

**From:** Kathleen Boden <comaide1@martin.fl.us>  
**Sent:** Tuesday, July 26, 2022 12:48 PM  
**To:** Morris Crady <mcrady@lucidodesign.com>; Kimberlee Levee <klevee@martin.fl.us>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

Hi Morris,

Commissioner Smith is available.

Thank you!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



---

**From:** Morris Crady <mcrady@lucidodesign.com>

**Sent:** Tuesday, July 26, 2022 12:41 PM

**To:** Kimberlee Levee <klevee@martin.fl.us>

**Cc:** Kathleen Boden <comaide1@martin.fl.us>; Ron Book <Ron@rlbookpa.com>; Don Donaldson <ddonalds@martin.fl.us>; Peter Walden <pwalden@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Ross, Steve <sross@related.com>; Lynn Connely <lynn@lynnconnelly.com>; Ron Book <Ron@rlbookpa.com>

**Subject:** RE: Three Lakes Meeting morning of Aug 1

---

Hi Kim,

I just spoke with Don. He would like you to set the meeting up for Monday at 9:30am.

Thank you!

**Morris A. Crady, AICP**

**Senior Partner**

**Lucido & Associates**

701 SE Ocean Blvd

Stuart, Florida 34994

Tel: 772.220.2100

[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

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---

**From:** Morris Crady

**Sent:** Tuesday, July 26, 2022 11:04 AM

**To:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>

**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>

**Subject:** Three Lakes Meeting morning of Aug 1

Hi Don,

Steve Ross and company are pushing hard for a meeting with you and Commissioner Smith Monday morning at 9:30am.

He is only in town for few days and Monday morning is the only morning he is free.

Is there any way you can accommodate his schedule?

---

**From:** Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>

**Sent:** Tuesday, July 26, 2022 10:54 AM

**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)

**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>

**Subject:** Meeting morning of Aug 1

Morris,

Ron and Steve are available the morning of August 1<sup>st</sup> around 9:30am. Can you see if you can confirm this with Commissioner Smith and Staff.

**Lynn Connelly**

Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

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**From:** [Morris Crady](#)  
**To:** [Kathleen Boden](#); [Kimberlee Levee](#)  
**Cc:** [mike@faziodavis.com](mailto:mike@faziodavis.com); [Lynn Connely](#); [Ross, Steve](#)  
**Subject:** RE: Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 2:16:14 PM

---



Hi Kathy,

Per our discussion, the following representatives of Three Lakes Golf Club, LLC will be attending the meeting here at my office:

Mike Davis  
Stephen Ross  
Lynn Connely

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

Landscape Architecture - Land Planning - Land Entitlement



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---

**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 12:52 PM  
**To:** Kathleen Boden <comaide1@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

Ok Doug wants meet here.  
Thanks!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

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**Sent:** Tuesday, July 26, 2022 12:48 PM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

Hi Morris,

Commissioner Smith is available.

Thank you!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



---

**From:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>  
**Sent:** Tuesday, July 26, 2022 12:41 PM  
**To:** Kimberlee Levee <[klevee@martin.fl.us](mailto:klevee@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>; Ross, Steve <[sross@related.com](mailto:sross@related.com)>; Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1

---

Hi Kim,

I just spoke with Don. He would like you to set the meeting up for Monday at 9:30am.

Thank you!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994  
Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

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**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 11:04 AM  
**To:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** Three Lakes Meeting morning of Aug 1

Hi Don,  
Steve Ross and company are pushing hard for a meeting with you and Commissioner Smith Monday morning at 9:30am.  
He is only in town for few days and Monday morning is the only morning he is free.

Is there any way you can accommodate his schedule?

---

**From:** Lynn Connely <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>  
**Sent:** Tuesday, July 26, 2022 10:54 AM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)  
**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>  
**Subject:** Meeting morning of Aug 1

Morris,

Ron and Steve are available the morning of August 1<sup>st</sup> around 9:30am. Can you see if you can confirm this with Commissioer Smith and Staff.

**Lynn Connelly**  
Cell: 561.441.8656  
Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

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**From:** [Kathleen Boden](#)  
**To:** ["Morris Crady"](#); [Kimberlee Levee](#)  
**Subject:** RE: Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 12:47:00 PM

---

Hi Morris,

Commissioner Smith is available.

Thank you!

Best regards,

*Kathy Boden*

Commission Aide, District 1  
Commissioner Doug Smith  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2359 (f) 772-288-5432



---

**From:** Morris Crady <mcrady@lucidodesign.com>  
**Sent:** Tuesday, July 26, 2022 12:41 PM  
**To:** Kimberlee Levee <klevee@martin.fl.us>  
**Cc:** Kathleen Boden <comaide1@martin.fl.us>; Ron Book <Ron@rlbookpa.com>; Don Donaldson <ddonalds@martin.fl.us>; Peter Walden <pwalden@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Ross, Steve <sross@related.com>; Lynn Connely <lynn@lynnconnelly.com>; Ron Book <Ron@rlbookpa.com>  
**Subject:** RE: Three Lakes Meeting morning of Aug 1



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Thank you!

**Morris A. Crady, AICP**  
**Senior Partner**  
**Lucido & Associates**  
701 SE Ocean Blvd  
Stuart, Florida 34994

Tel: 772.220.2100  
[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

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**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 11:04 AM  
**To:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
**Subject:** Three Lakes Meeting morning of Aug 1

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**Sent:** Tuesday, July 26, 2022 10:54 AM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)  
**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>  
**Subject:** Meeting morning of Aug 1

Morris,

Ron and Steve are available the morning of August 1<sup>st</sup> around 9:30am. Can you see if you can confirm this with Commissioer Smith and Staff.

**Lynn Connely**

Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

**From:** [Morris Crady](#)  
**To:** [Kimberlee Levee](#)  
**Cc:** [Kathleen Boden](#); [Ron Book](#); [Don Donaldson](#); [Peter Walden](#); [Paul Schilling](#); [Ross, Steve](#); [Lynn Connely](#); [Ron Book](#)  
**Subject:** RE: Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 12:41:07 PM

---



Hi Kim,

I just spoke with Don. He would like you to set the meeting up for Monday at 9:30am.

Thank you!

**Morris A. Crady, AICP**

**Senior Partner**

**Lucido & Associates**

701 SE Ocean Blvd

Stuart, Florida 34994

Tel: 772.220.2100

[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)

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**From:** Morris Crady  
**Sent:** Tuesday, July 26, 2022 11:04 AM  
**To:** Don Donaldson <[ddonalds@martin.fl.us](mailto:ddonalds@martin.fl.us)>; Peter Walden <[pwalden@martin.fl.us](mailto:pwalden@martin.fl.us)>; Paul Schilling <[pschilli@martin.fl.us](mailto:pschilli@martin.fl.us)>  
**Cc:** Kathleen Boden <[comaide1@martin.fl.us](mailto:comaide1@martin.fl.us)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>  
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**Sent:** Tuesday, July 26, 2022 10:54 AM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)  
**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>  
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Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)



**From:** [Morris Crady](#)  
**To:** [Don Donaldson](#); [Peter Walden](#); [Paul Schilling](#)  
**Cc:** [Kathleen Boden](#); [Ron Book](#)  
**Subject:** Three Lakes Meeting morning of Aug 1  
**Date:** Tuesday, July 26, 2022 11:04:35 AM

---



Hi Don,

Steve Ross and company are pushing hard for a meeting with you and Commissioner Smith Monday morning at 9:30am.

He is only in town for few days and Monday morning is the only morning he is free.

Is there any way you can accommodate his schedule?

---

**From:** Lynn Connelly <[lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)>  
**Sent:** Tuesday, July 26, 2022 10:54 AM  
**To:** Morris Crady <[mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)>; Stephen ROSS <[SRoss@related.com](mailto:SRoss@related.com)>; Ron Book <[Ron@rlbookpa.com](mailto:Ron@rlbookpa.com)>; Michael Loughran <[mloughran@related.com](mailto:mloughran@related.com)>; [mike@faziodavis.com](mailto:mike@faziodavis.com)  
**Cc:** Mike Pascucci <[mp@sebonack.com](mailto:mp@sebonack.com)>  
**Subject:** Meeting morning of Aug 1

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Ron and Steve are available the morning of August 1<sup>st</sup> around 9:30am. Can you see if you can confirm this with Commissioer Smith and Staff.

**Lynn Connelly**

Cell: 561.441.8656

Email: [lynn@lynnconnelly.com](mailto:lynn@lynnconnelly.com)

**From:** [Kathleen Boden](#) on behalf of [Doug Smith](#)  
**To:** [Don Donaldson](#); [Paul Schilling](#); [Peter Walden](#); ["Morris Crady"](#); [mike@faziodavis.com](mailto:mike@faziodavis.com); [Lynn Connely](#); [Ross, Steve](#); ["Ron Book"](#); [Erika Hennings](#); [Lisa Wichser](#)  
**Cc:** [Kimberlee Levee](#); [Kathleen Boden](#)  
**Subject:** Meeting regarding Three Lakes  
**Start:** Monday, August 1, 2022 9:30:00 AM  
**End:** Monday, August 1, 2022 10:30:00 AM  
**Location:** Lucido & Associates, 701 SE Ocean Blvd. Stuart, FL 34994  
**Attachments:** [image001.jpg](#)

---

Hi Morris,

As per your request, I've scheduled a meeting with Commissioner Smith and Don Donaldson for Monday, August 1st at 9:30AM, to discuss Three Lakes. If by chance any schedules should change, please don't hesitate to contact me and I will update the meeting date and time accordingly.

Have a great day!

Best regards,

Kathy Boden

Commission Aide, District 1

Commissioner Doug Smith

Martin County Board of County Commissioners

2401 SE Monterey Road

Stuart, FL 34996

(o) 772-221-2359 (f) 772-288-5432

**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** 3 Lakes Golf Course staff report attached  
**Date:** Monday, April 4, 2022 9:18:18 AM  
**Attachments:** [3 lakes.pdf](#)

---



Sorry about that.



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN**

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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## **B. Project description and analysis**

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

### **E. Location and site information**

Multiple parcels

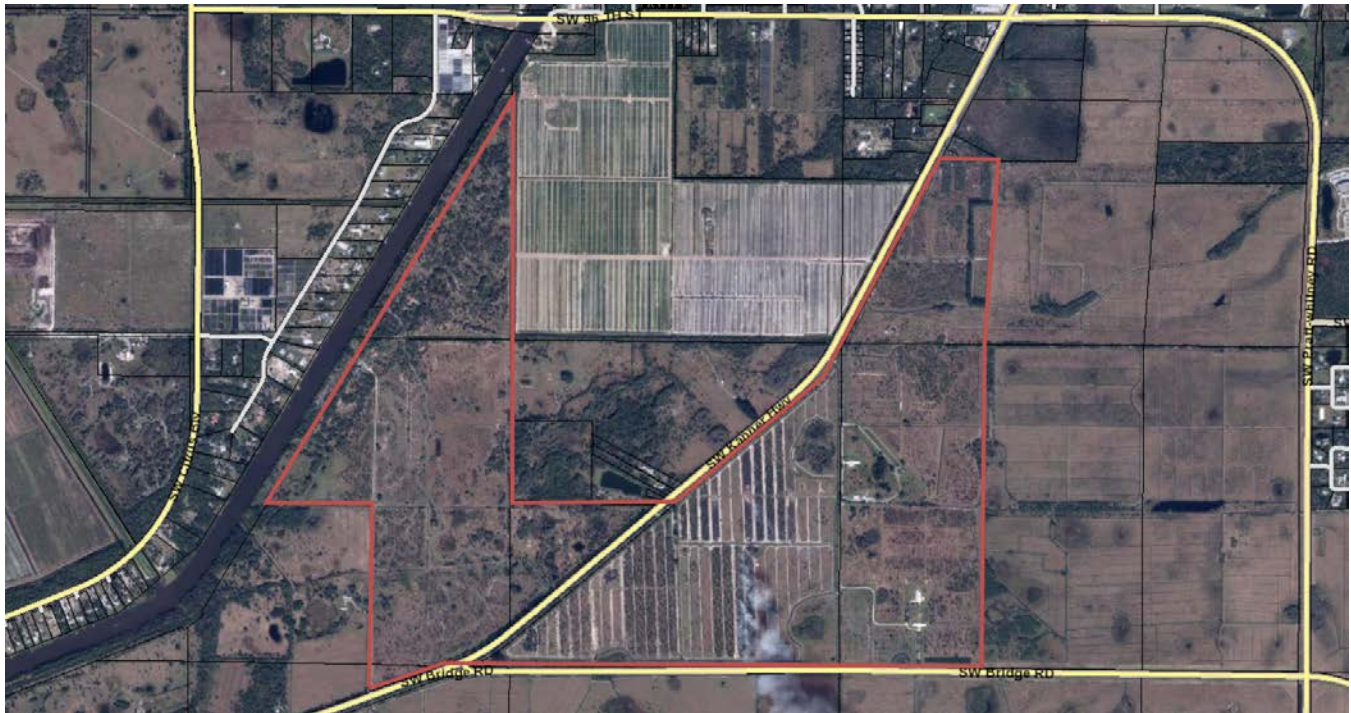
East and west of SW Kanner Highway adjacent to SE Bridge Road

Existing Zoning: A-2, Agricultural and A-1, Small Farms District  
Future land use: Agricultural  
Total Site Area: 1,219 acres

### Location Map

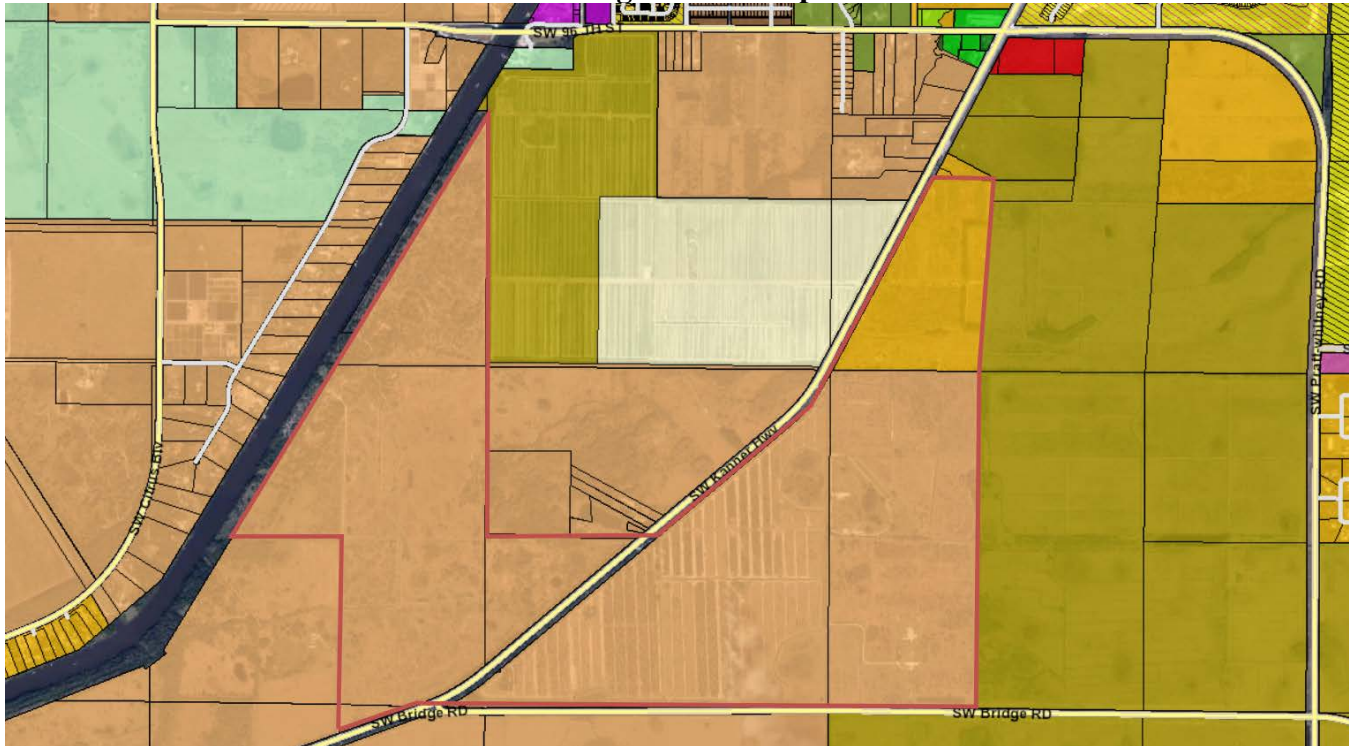


### Aerial

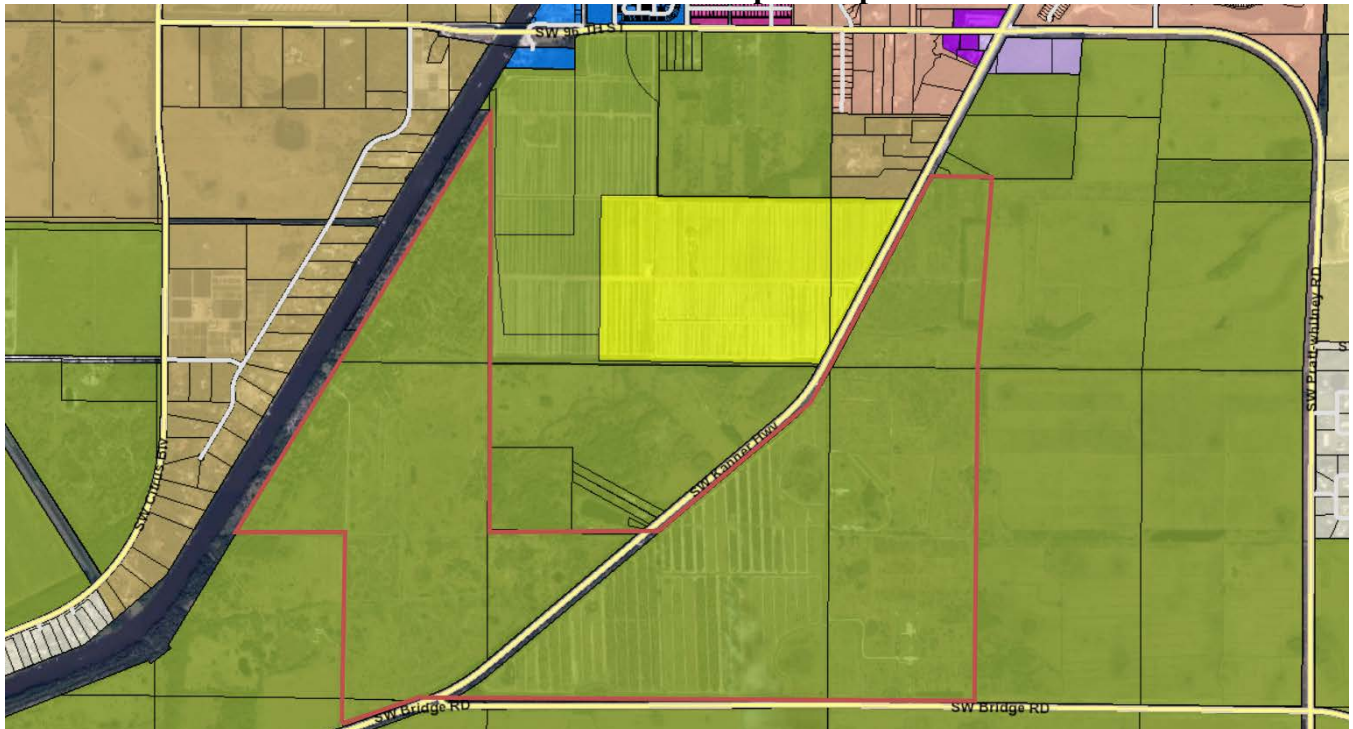




**Zoning Atlas Excerpt**



**Future Land Use Map Excerpt**



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

The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance-GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Data Tables:**

1. update minimum required open space to 70 percent.

**Site Plan:**

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

**PUD agreement:**

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

**Additional Information:**

**Information #1:**

**Timetable Of Development - Master**

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

**Information #2:**

**Notice Of A Public Hearing**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium



unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

**Commercial Design**

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.

6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

#### ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

##### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Environmental Assessment**

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

##### **Item#2: Site Plan Data**

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

### **Item#3: Master Site Plan**

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

### **Item#4: Upland Common Habitat for Golf Courses**

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

### **Item#5: Preserve and PAMP Requirements for Phased Projects**

*Establishment of preservation areas in phased development.* Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.

c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

**Item#6: PUD Agreement**

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

**Landscape**

**Findings of Compliance**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***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:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Unresolved Issues:

#### **RIGHT-OF-WAY IMPROVEMENTS**

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

#### **CONSISTENCY WITH OTHER PLANS**

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

#### **STORMWATER MGMT REPORT - MASTER**

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
  - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
  - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

## STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

### ***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. (2021).

#### **Electronic Files**

##### **Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater**

##### **Unresolved issues:**

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

#### **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**

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**Emergency Preparedness**

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

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

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

***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.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.to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

**5.32.C.** *Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.*

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating



that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

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

All permits will be required before the commencement of any construction.

**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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

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

**X. General application information**

Applicant: Three Lakes Golf Club LLC  
Mike Davis  
501 Fern Street  
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart FL 34994  
772-220-2100  
mcrady@lucidodesign.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/Waste Water Service Agreement

## **Z. Attachments**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue:**

**PUBLIC HEARINGS QUASI-JUDICIAL:**

**PHQJ-2: REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005) - This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation. Agenda Item: 22-1059**

**Name of person, group or entity with whom communication took place:**

NONE

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication): **NONE**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication):

NONE

**List and attach any written communication received:**

**See Attached (if any)**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

BCC

**Item/Issue:**

**DEPARTMENTAL QUASI-JUDICIAL - GROWTH MANAGEMENT:**

**DPQJ-1: REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045) - This a request by Farrell Building Company for the 10th Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The application includes a revised master plan and the phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. Banyan Bay is a residential development situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.**

**Agenda Item: 22-1056**

**Name of person, group or entity with whom communication took place: None**

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication): **NONE**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication):

NONE

**List and attach any written communication received:**

**See Attached (if any)**

**From:** [pavallier](#)  
**To:** [kthannes@aol.com](#)  
**Cc:** [Stuart News LTR TO EDIT](#); [City Of stuart5](#); [Mike Stuart City Council Meier](#); [Comish](#); [DeLaBahia Owners](#); [PETER NEw RODAWAY](#); [Ruth \(power Squadron\)](#); [Ken Cote](#)  
**Subject:** Judge rules against proposal to build Costco in Stuart!  
**Date:** Thursday, April 7, 2022 6:56:41 AM

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Yes, hopeful news!

And with the additional condo residences now being built along Kanner, near the Veterans bridge, it should become evident to even the Stuart City Commissioners that the density of residential housing along Kanner between Cove Road and Monterey is no place to add a 49 acre, 18 pump Costco operation next door to Martin County High School!

Look at the list of residential communities below that presently border Kanner highway in this short stretch of road!

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset
- Tres Belle-Southwood

Several thousand people call this residential corridor home!

In addition to an intolerable level of additional vehicular traffic that a proposed Costco next to MC High School would bring, there is the equally disastrous additional water contamination that would likely be inflicted to the south Fork of the St Lucie River!

On May 28, 2021 Maggy's Hurchalla warned:

**“We are pretending that we are NOT allowing development that makes the waterways worse. We require developers' engineers to provide complex mathematical assurance that is true. We have NO IDEA whether it is or not. A 2007 study said it wasn't. The toxic Task Force said it wasn't. The legislature has passed**

**a law directing DEP to fix the stormwater rule so it does what it is supposed to.**

**Since 2003 the rule has said stormwater should not get worse. The District staff says they are enforcing the rule. A 2007 DEP study said the water management districts, including SFWMD, were NOT meeting thier goals for pollutant removal.”**

“ Since 2003, Projects discharging to an OFW or impaired water body (like South Fork) are required to provide a site specific pre-development versus post-development nutrient loading analysis to demonstrate that their discharge will provide a net reduction in nutrient load. This is done through calculating the pre- and post-development average annual runoff volumes and determining the event mean concentrations (EMCs) of both phosphorus and nitrogen associated with the pre- and post-development land uses...

“In order to demonstrate that the proposed activities will not contribute to an existing impairment of a water body, will not degrade an OFW, or will provide a “net improvement,” an applicant shall provide reasonable assurance based on site specific information to demonstrate that discharges of the parameter or parameters which have caused the impairment do not have the potential to cause or contribute to water quality violations in the basin. This demonstration shall be accomplished through the use of a site-specific water quality evaluation.”

This construction denial to Costco next to the MC High School must stand! Let’s place Costco somewhere else in Martin County!

**Paul Vallier  
Stuart**

On Apr 6, 2022, at 10:23 PM, kthannes@aol.com wrote:

I was starting to lose hope. Maybe, just maybe it will stand up under the appeal.  
Karl

[Sent from the all new AOL app for iOS](#)

On Wednesday, April 6, 2022, 8:28 PM, pavallier <pavallier@aim.com> wrote:

**GOOD NEWS HERE!**

I hope it stands up under appeal.  
PVallier

**From:**

<https://www.wptv.com/news/region-martin-county/stuart/judge-rules-against-land-use-proposal-to-build-costco-in-stuart>

Sent from my iPhone

**From:** [pavallier](#)  
**To:** [kthannes@aol.com](#)  
**Cc:** [Stuart News LTR TO EDIT](#); [City Of stuart5](#); [Mike Stuart City Council Meier](#); [Comish](#); [DeLaBahia Owners](#); [PETER NEw RODAWAY](#); [Ruth \(power Squadron\)](#); [Ken Cote](#)  
**Subject:** Judge rules against proposal to build Costco in Stuart!  
**Date:** Thursday, April 7, 2022 3:56:15 AM

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Yes, hopeful news!

And with the additional condo residences now being built along Kanner, near the Veterans bridge, it should become evident to even the Stuart City Commissioners that the density of residential housing along Kanner between Cove Road and Monterey is no place to add a 49 acre, 18 pump Costco operation next door to Martin County High School!

Look at the list of residential communities below that presently border Kanner highway in that short stretch!

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset
- Tres Belle-Southwood

Several thousand people call this area home!

In addition to an intolerable level of additional vehicular traffic that a proposed Costco next to MC High School would bring, there is the equally disastrous additional water contamination that would likely be inflicted to the south Fork of the St Lucie River!

On May 28, 2021 Maggy's Hurchalla warned:

“ Since 2003, Projects discharging to an OFW or impaired water body (like South Fork) are required to provide a site specific pre-development versus post-development nutrient loading analysis to demonstrate that their discharge will provide a net reduction in nutrient load. This is done through calculating the pre- and post-development average annual runoff volumes and determining the event mean concentrations (EMCs) of both phosphorus and nitrogen associated with the pre- and post-development land uses...



“In order to demonstrate that the proposed activities will not contribute to an existing impairment of a water body, will not degrade an OFW, or will provide a “net improvement,” an applicant shall provide reasonable assurance based on site specific information to demonstrate that discharges of the parameter or parameters which have caused the impairment do not have the potential to cause or contribute to water quality violations in the basin. This demonstration shall be accomplished through the use of a site-specific water quality evaluation.”

**We are pretending that we are NOT allowing development that makes the waterways worse. We require developers' engineers to provide complex mathematical assurance that is true. We have NO IDEA whether it is or not. A 2007 study said it wasn't. The toxic Task Force said it wasn't. The legislature has passed a law directing DEP to fix the stormwater rule so it does what it is supposed to.**

**Since 2003 the rule has said stormwater should not get worse. The District staff says they are enforcing the rule. A 2007 DEP study said the water management districts, including SFWMD, were NOT meeting thier goals for pollutant removal.”**

**Paul Vallier  
Stuart**

On Apr 6, 2022, at 10:23 PM, kthonnes@aol.com wrote:

I was starting to lose hope. Maybe, just maybe it will stand up under the appeal.  
Karl

[Sent from the all new AOL app for iOS](#)

On Wednesday, April 6, 2022, 8:28 PM, pavallier <pavallier@aim.com> wrote:

GOOD NEWS HERE!

I hope it stands up under appeal.  
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Sent from my iPhone

**From:** [Paul Vallier](#)  
**To:** [Doug Smith](#); [Edward Ciampi](#); [Harold Jenkins](#); [Sarah Heard](#); [Comish](#)  
**Subject:** The Costco / Kanner Hwy dilemma  
**Date:** Monday, May 24, 2021 10:50:36 AM

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FYI. Here is a note I sent to the City of Stuart Commissioners this morning.

It is clear that something in the Martin County charter permits the City of Stuart to annex of County real estate as they see fit ....without the consent of the governed!

Your continuing failure to intervene in this injustice makes you party to it

Paul Vallier  
2600 Kanner Hwy

Begin forwarded.....

**From:** Paul Vallier <pavallier@aim.com>  
**Date:** May 24, 2021 at 10:30:31 AM EDT  
**To:** Mathewson City Stuart Merritt Matheson <mmatheson@ci.stuart.fl.us>  
**Cc:** Clarke E <eclarke@ci.stuart.fl.us>, City Of stuart 3  
<bbruner@ci.stuart.fl.us>, City Stuart4 <treetz@ci.stuart.fl.us>, City Of stuart5  
<kfreeman@ci.stuart.fl.us>  
**Subject: The Costco dilemma**

Dear Commissioner Matheson,  
Here is my perception of what seems to be going on in City Hall regarding the Costco/Kanner proposal;

A few years ago, the city of Stuart recognized that it had a revenue problem. The City was faced with the fact that most of its existing residential real estate pays little or no ad valorem tax because of low appraised values and homesteading. (1).

So the question in City Hall became “what to do?”  
Then the City of Stuart struck on a great idea. Let’s raise the money from outside the city! Conveniently, the city commissioners became aware that they could simply and arbitrarily annex contiguous Martin County property and re-characterize it as city of Stuart land! The fact that such property might be zoned agricultural or residential was of no concern to them because the plan was, once annexed, such property could be readily re-zoned however the City of Stuart pleased. I think someone in City Hall recognized it might only take a couple of hearings to create the illusion of listening to the public and City Hall could then simply re-zone newly acquired territory.

They could then entertain whatever business proposals offered the City the most tax revenue, safely away of course, from the treasured City historical district.

So that's what the City of Stuart has been doing....for some time now.

In recent memory, the City of Stuart annexed the PNC bank on the corner of Monterey and Kanner about four years ago. After annexing the PNC bank site on the corner of Kanner and Monterey, and the three lots south of that intersection bordering the high school, they had a couple of sham meetings and promptly rezoned all four parcels to permit WAWA, CULVER's and the Dermatology center to build on that property.

Not satisfied, they next set their sights on the 49 acre woodland parcel that bordered by MC High school, Lychee nursery and Indian Street. The rezoning of that property away from agricultural, residential to heavy commercial is what this present (5/24) meeting is all about. It is the City's way of permitting 18 more gas pumps, a 193,000 square foot Costco store and a 398 multistory, high density housing project on that 49 acre parcel. The fact that the Kanner corridor from Monterey to Cove Road is home to several thousand residents in a mix of sixteen(3) residential communities, or that a single 5" rainfall could dump 5-6 MILLION gallons of untreated storm waste water into the St Lucie is seemingly of little consequence to City of Stuart Commissioners who in the next breath, decry the condition of our polluted and occasionally poisonous, St Lucie River.

AND yes, that's another issue! The St Lucie River is literally across the street from the proposed, 49 acre Costco site. And per the SFWMD, untreated waste water is one of the primary pollutants to our estuary.(2)

So, in conclusion, in 1776 American citizens had a similar problem. Tax revenue was being raised in American communities and sent away to benefit a distant government.

There is only a difference of scale here: Voiceless Martin County residents are watching elements of their County being annexed by a City government a few miles away exclusively for the purpose of fattening the tax receipts of that City of Stuart government. All done without the consent of ....and while affording no benefit to these Martin County residents.

Summary....The St Lucie River is too close and the tax collection motivation and justification is so shabby that the present residential, agricultural zoning along Kanner Hwy on this 49 acre parcel should remain unchanged!!

Paul Vallier  
Stuart

Notes....

**(1) The overwhelming majority of residential homes in the city of Stuart don't pay ANY ad valorem taxes because of low appraised values and the homestead exemption. So, the CITY benefits from commercial properties which cannot be homesteaded.**

(2) Stormwater-related pollution represents one of the largest potential contributors of nutrients throughout the state. The Clean Waterways Act directed the Florida Department of Environmental Protection and Florida's water management districts (WMDs) to update stormwater design and operation regulations under Part IV, Chapter 373, Florida Statutes (F.S.), using the latest scientific information.)

(3) Tres Belle-Southwood

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Doug Smith

**Name of Board/Agency (BCC, CEB, BOZA, etc.):**

**BCC**

**Item/Issue:**

**DEPARTMENTAL QUASI-JUDICIAL - GROWTH MANAGEMENT:**

**DPQJ-2: REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD INFRASTRUCTURE PROJECT (S265-007) - This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption. Agenda Item: 22-1119**

**Name of person, group or entity with whom communication took place: None**

**Subject matter of communication** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication): **NONE**

**Describe investigations, site visits and provide any expert opinions received** (with sufficient specificity so that persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond to the communication):  
**NONE**

**List and attach any written communication received:**

**See Attached (if any)**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022, PHQJ-1 REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006) This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption.

**Name of person, group or entity with which communication took place:** Morris Crady, Stacy Ranieri, Mike Davis

**Subject matter of communication:** Three Lakes Golf Club, LLC

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** see attached

**From:** [Donna S. Melzer](#)  
**To:** [Sarah Heard](#); [Stacey Hetherington](#)  
**Subject:** CPA 2021-08  
**Date:** Wednesday, March 30, 2022 9:13:12 PM

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Dear Commissioners,

Thank you for your no vote on CPA 2021-08 Transmittal.

Also, the County's email on Thurs. Staff-Developer meetings, notices that tomorrow is a meeting between Staff and Three Lakes Golf for a PUD.

I had heard that Three Lakes Golf was the second project hovering that wanted the Rural Lifestyles. So this looks like Three Lakes does not need the Proposed RL Land Use.

Ergo there is no serious reason that the County would push Becker B-14 Applicant to doing a big-acre CPA 2021-08 instead of a site-specific like AgTEC.

Again, thank you for your No Vote on CPA 2021-08 Transmittal.

Thanks, Donna Melzer



**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** I support clustering, but there's a huge Loop Hole in the Rural Lands Amendment that can be easily fixed  
**Date:** Monday, April 4, 2022 9:17:00 AM

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Commissioners,

I support clustering, density increases, and density transfers as conservation tools. However, since I last wrote you about the Rural Lifestyles Amendment (RLA), I found out about the proposed 3 Lakes Golf Club project which is seeking approval under the RLA.

That project exposes a huge loophole in the RLA that really would eviscerate the Comp Plan's protection for western lands. Luckily, it may be easily fixed.

The loophole is that all of the meaningful benefits in the RLA are triggered only when a developer asks for an increase in density.

When the developer does not ask for an increase in density, the RLA allows an enormous increase in intensity of use without requiring any meaningful benefits.

Re the 3 Lakes Golf Club Application.(Development application attached)

If its 1,218 acres were developed in 20-acre lots as currently allowed, they would be able to fit somewhere between 50 and 55 homes on the property. Or a golf course on part of the property and 20-acre lots on the rest.

Using the RLA, 3 Lakes can be approved to build three 18-hole golf courses, each complete with its own club house, including restaurants, bars, shops, pools, spas, and other amenities, one executive golf course, employee housing, and 54 golf cottages ... AKA rental units of any size and type they choose. In other words, a destination resort. If they were so inclined, they could additionally ask for up to 60 homes on small lots.

Because golf cottages don't count as residential units and the developer is requesting no more than 60 homes, they are not requesting an increase of density to more than one unit per 20 acres.

As a result, the RLA does not require them to provide any off-site set aside of conservation or agricultural land.

And the off-site set aside is the single greatest Public Benefit these RLA projects are supposed to deliver. Without it, there is almost no benefit at all.

3 Lakes could conceivably do a similar project by clustering their existing units around golf courses using existing comp plan policies 4.5F.4-6, but that would require an even greater land set aside.

The fix for this loophole could be very easy ... simply require the off-site set aside whenever the developer asks for an increased intensity of use ... rather than an increase in density ... over that which is currently allowed.

This change would not harm the Becker project that you are currently considering and would require true Public Benefits from future projects developed using the RLA.

Other problems still remain. The RLA does not protect the off-site set asides well enough and the benefits listed do not provide enough actual new benefit to warrant the change in land use.

This can be fixed by using the same language already in Comp Plan Policies 4.5F.4-6.

Thank you for your consideration.

Mary Dawson  
[medawson@usa.net](mailto:medawson@usa.net)  
772-708-3021



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## A. *Application Information*

### **THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN**

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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## B. *Project description and analysis*

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

### **E. Location and site information**

Multiple parcels

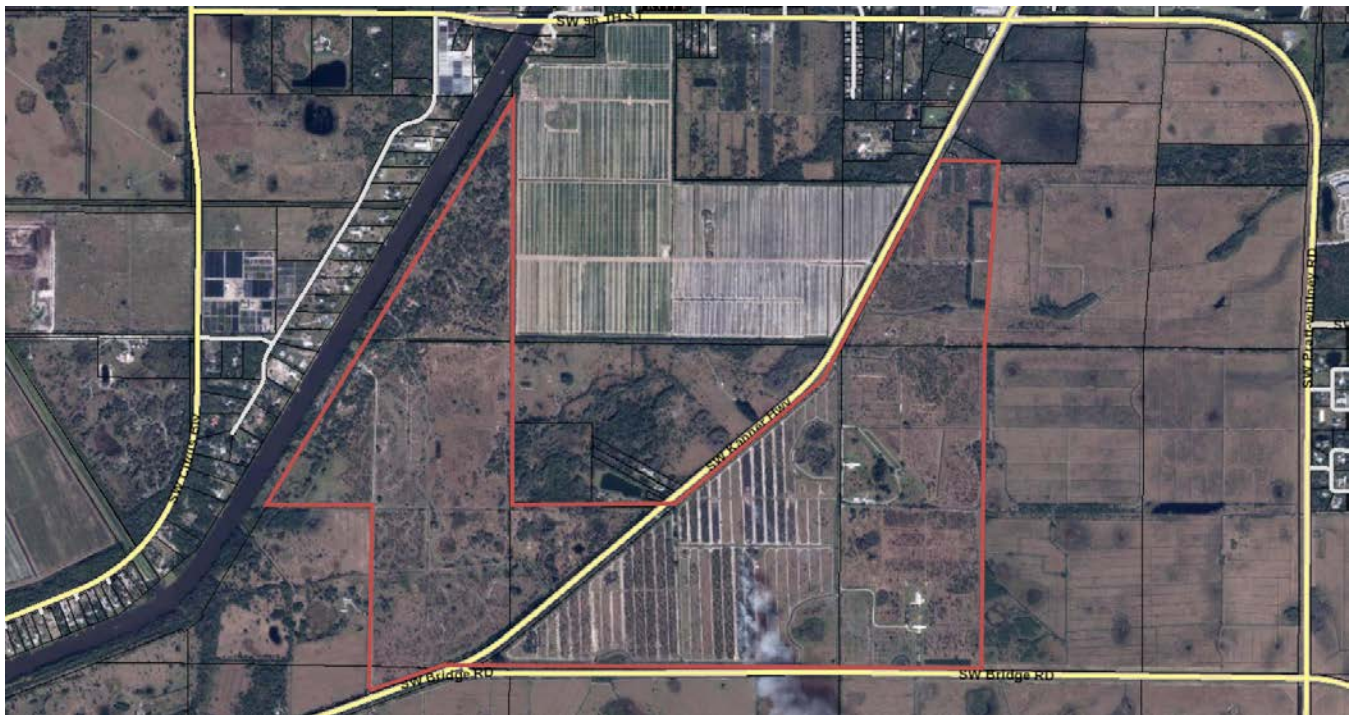
East and west of SW Kanner Highway adjacent to SE Bridge Road

Existing Zoning: A-2, Agricultural and A-1, Small Farms District  
Future land use: Agricultural  
Total Site Area: 1,219 acres

### Location Map

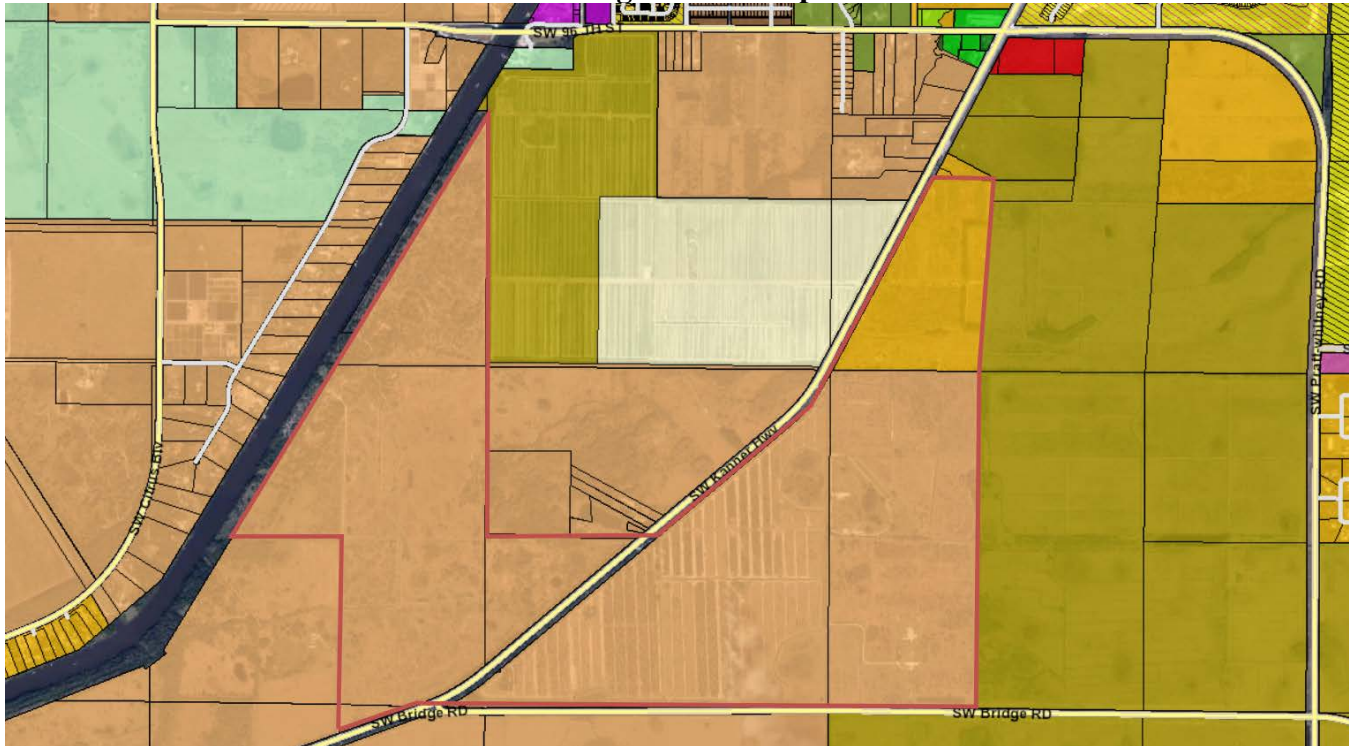


### Aerial

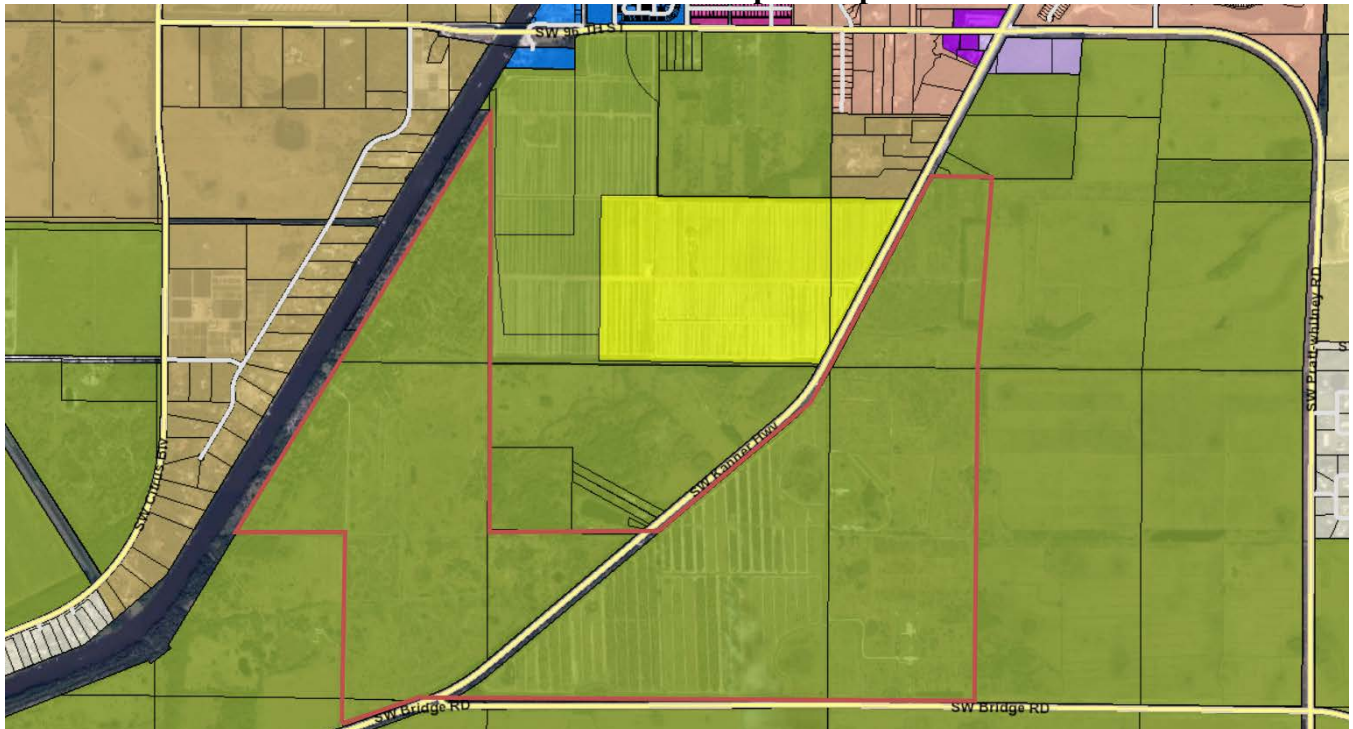




**Zoning Atlas Excerpt**



**Future Land Use Map Excerpt**



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

The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance-GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Data Tables:**

1. update minimum required open space to 70 percent.

**Site Plan:**

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

**PUD agreement:**

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

**Additional Information:**

**Information #1:**

**Timetable Of Development - Master**

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

**Information #2:**

**Notice Of A Public Hearing**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium

unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

**Commercial Design**

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.



6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

#### ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

##### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Environmental Assessment**

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

##### **Item#2: Site Plan Data**

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

### **Item#3: Master Site Plan**

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

### **Item#4: Upland Common Habitat for Golf Courses**

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

### **Item#5: Preserve and PAMP Requirements for Phased Projects**

*Establishment of preservation areas in phased development.* Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.

c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

**Item#6: PUD Agreement**

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

**Landscape**

**Findings of Compliance**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***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:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Unresolved Issues:

#### **RIGHT-OF-WAY IMPROVEMENTS**

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

#### **CONSISTENCY WITH OTHER PLANS**

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

#### **STORMWATER MGMT REPORT - MASTER**

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
  - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
  - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

## STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

### ***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. (2021).

#### **Electronic Files**

##### **Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater**

##### **Unresolved issues:**

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

#### **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**

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**Emergency Preparedness**

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

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

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

***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.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.to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

**5.32.C.** *Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.*

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating

that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

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

All permits will be required before the commencement of any construction.

**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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

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

**X. General application information**

Applicant: Three Lakes Golf Club LLC  
Mike Davis  
501 Fern Street  
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart FL 34994  
772-220-2100  
mcrady@lucidodesign.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/Waste Water Service Agreement

## **Z. Attachments**

**From:** [SHARON](#)  
**To:** [Comish](#)  
**Subject:** rural lifestyle designation  
**Date:** Wednesday, February 23, 2022 12:46:43 PM

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I oppose approving the Rural Lifestyle designation. I suggested that this process of creating a new land use category should have better public outreach and workshops. I am worried that I don't understand the unintended consequences of this new land use designation.

What are our options for approving both Discovery and Three Lakes? I realize we can't be anti-growth.

Would it be a benefit if we have a local planning council review this designation?

Regards,

Sharon McGinnis

Rocky Point

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022, PHQJ-2 REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022, DPQJ-1 REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045)

This is a request by Farrell Building Company for the 10th Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The application includes a revised master plan and the phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. Banyan Bay is a residential development situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** see attached

**From:** [Stacey Hetherington](#)  
**To:** [dnj38@yahoo.com](mailto:dnj38@yahoo.com)  
**Subject:** Re: Traffic light on Kanner Highway  
**Date:** Wednesday, February 6, 2019 2:53:51 PM

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Thank you for your comments and concerns regarding traffic on Kanner Highway in the vicinity of the South River neighborhood.

I actually had the opportunity to walk the entry of your neighborhood this week with Bob Yago and monitor the traffic situation.

We are currently addressing your concerns as follows:

I have notified the Sherriff's department to monitor the speed, which should provide some immediate relief.

Our engineering staff has contacted FDOT district 4 traffic services regarding your issue.

We are expecting the updated traffic study to be available this month.

As a board member of the MPO (Metropolitan Planning Organization), I will bring forward your neighborhood's concerns at our next meeting [Feb. 18.](#)

I intend to meet with FDOT District 4 secretary personally to express these concerns.

Your safety is my priority and my office will follow up on this situation and keep you updated.

**Stacey Hetherington**  
District 2, Commissioner  
Martin County Board of County Commissioners  
[772.288.5421](tel:772.288.5421) (o)

Sent from my iPad

On Feb 6, 2019, at 9:25 AM, Diana Ansley <[dnj38@yahoo.com](mailto:dnj38@yahoo.com)> wrote:

I am resident of South River Condominiums. I am very concerned about entering and exiting my community. With the increased Construction in our area and 6 Lanes in front of our community it will be very dangerous to exit South River without a traffic light. We have a new facility being built on the corner of Indian Street and Kanner Highway and across the street is a new assisted living community. We also have Banyan Bay to our right which will increase the traffic on Kanner Highway. With all this increase in traffic and two more Lanes being added to Kanner Highway I plead with the board to please add a traffic light to our entrance. Thank you for your consideration

Diana Ansley 450 SW South River Dr. Stuart Fl. 34997  
[Sent from Yahoo Mail on Android](#)

**From:** [Dan Charnas](#)  
**To:** [Stacey Hetherington](#)  
**Subject:** A Traffic Light At The Intersection Of South Kanner Hwy. & SW South River Drive  
**Date:** Sunday, February 3, 2019 8:57:00 AM

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Dear Commissioner Hetherington:

By now you probably have received a number of phone calls and emails from the concerned citizens of South River Condominiums regarding the installation of a traffic light at our intersection with S. Kanner Hwy.

It is my understanding that this topic has been discussed among the Commissioners off and on over the span of some years and that at one point there might have been a feasibility study conducted which resulted in a rejection of the idea.

If there had been a feasibility study, perhaps now might be a good time to update it or reconsider it in light of the expansion of S. Kanner Hwy. to a six-lane thoroughfare and the abundance of new construction in the immediate vicinity of SW South River Drive.

Some of the specific concerns that I'm hearing:

- "I won't be able to make a left turn when exiting SW South River Drive to travel North on S. Kanner Hwy. due to having to traverse three lanes of heavy traffic."
- "If forced to make a southbound right turn when exiting SW South River Drive due to heavy traffic, I will not be able to traverse three lanes quickly enough to enter the newly-constructed turnaround between SW South River Drive and Pomeroy St. or to make a U-turn at the intersection of Pomeroy St. and S. Kanner Hwy. I may need to turn right into Banyan Bay at Pomeroy St. and make a U-turn within that property in order then to turn left and travel North on S. Kanner Hwy."
- "With the increased traffic due to the construction of the Martin Health Systems facility, the proposed Costco retail store, and other construction projects near the intersection of S. Kanner Hwy. and Indian St., I will be unable to exit nor enter SW South River Drive in a timely manner. Traffic will be backed up exiting and entering SW South River Drive, thus creating a new traffic problem affecting not only the residents of South River but vehicular traffic on S. Kanner Hwy. as well."

I am hoping that you along with the other four Commissioners will be able to dedicate some time to addressing this matter in a way that would mitigate some of the negative results of progress in our area and would help to ensure the safety of your constituents.

Sincerely,  
Dan Charnas

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Stacey Hetherington

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022, DPQJ-2 REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD INFRASTRUCTURE PROJECT (S265-007) This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A



## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, August 16, 2022

**Item/Issue:** Item #22-1058 Request for a Zoning District Change by Three Lakes Golf Club, LLC (B115-006)

**Name of person, group or entity with which communication took place:**

- 1) 08/11/2022 – Morris Crady (Lucido and Assoc.), Mike Davis (PGA) and Stacy Ranieri (Firefly)
- 2) 02/08/2022 – Stacy Ranieri
- 3) 02/04/2022 – Morris Crady (Lucido and Assoc.), Mike Davis (PGA), Steven Ross (Owner of Miami Dolphins), Michael Pasgucci and Stacy Ranieri (Firefly)
- 4) 11/15/2021 – Morris Crady (Lucido and Assoc.), Mike Davis (PGA), Steven Ross (Owner of Miami Dolphins), Michael Pasgucci, Tom Fazio, Stacy Ranieri

**Subject matter of communication:**

- 1) Zoning Change for Three Lakes Golf Club
- 2) Three Lakes
- 3) Three Lakes Updates
- 4) Three Lakes Updates

**Describe investigations, site visits and provide any expert opinions received:**

None

**List and attach any written communication received:**

Please see attached

**From:** [Catherine Winters](#)  
**To:** [Harold Jenkins](#)  
**Subject:** Re: Making Sense of RLA Request  
**Date:** Sunday, April 17, 2022 3:59:03 PM  
**Attachments:** [Opinion Letter Mary K Nagle - Friends & Neighbors.pdf](#)

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My apologies. Attached now.

**Catherine Winters, REALTOR®**

Broker Associate **772.631.1005**



2363 SE Ocean Blvd. Stuart, FL 34996  
**Respected Reputation. Reliable Results.**

On Sun, Apr 17, 2022 at 3:57 PM Harold Jenkins <[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)> wrote:

I don't see a attachment

Sent from my iPhone

On Apr 17, 2022, at 3:46 PM, Catherine Winters

<[catherineinflorida@gmail.com](mailto:catherineinflorida@gmail.com)> wrote:



Good afternoon Irene and Commissioner Jenkins.  
The attached Letter from Mary Nagel found in Tom Campenni's emailed newsletter caught my attention.

Is there merit to her statement that the 3 Lakes Golf course project is proposing use of what Ms. Nagle calls a loophole?

Thank you for your consideration.

Catherine Winters  
5186 SE Channel Drive  
Stuart, FL 34997

**Catherine Winters, REALTOR®**

Broker Associate **772.631.1005**



2363 SE Ocean Blvd. Stuart, FL 34996

Our first letter is from Mary K. Nagle:

**I do not oppose the concept of the clustering, density increases, and density transfers in Rural Lifestyles Amendment (RLA). However, as written, this amendment has several flaws.**

**The greatest flaw in the RLA is a loophole that really will eviscerate the Comp Plan.**

**3 Lakes Golf Club is already proposing to use that loophole in the development application I have attached below.**

**The loophole is that, when the developer is not asking for an increase in density, the RLA allows an enormous increase in intensity of use without requiring any meaningful benefits.**

**For example, consider the attached 3 Lakes Golf Club Application. If its 1,218 acres were developed in 20-acre lots as currently allowed, they would be able to fit somewhere between 50 and 55 homes on the property. Or a golf course on part of the property and 20-acre lots on the rest.**

**Using the RLA, 3 Lakes is asking to build three 18-hole golf courses, each complete with its own club house, including restaurants, bars, shops, pools, spas, and other amenities, one executive golf course, employee housing, and 54 golf cottages ... AKA rental units of any size and type they choose. In other words, a destination resort. If they were so inclined, they could additionally ask for up to 60 homes.**

**Because golf cottages don't count as residential units and the developer is requesting no more than 60 homes, they are not requesting an increase of density to more than one unit per 20 acres.**

**Because they aren't asking for that increase, the RLA does not require them to provide any off-site set aside of land. And the off-site set aside is the single greatest benefit these RLA projects are supposed to deliver. Without it, there is almost no benefit at all.**

**3 Lakes could conceivably do a similar project by clustering their existing units around a golf course using existing comp plan policies, but that would require an even greater land set aside.**

**The fix for this loophole could be very easy ... simply require the off-site set aside whenever the developer asks for an increased intensity of use ... rather than an increase in density ... over that which is currently allowed.**

**The other problems are that the RLA does not protect the off-site set asides well enough and the benefits listed do not provide enough actual new benefit to warrant the change in land use.**

**This can be fixed by using the same language already in Comp Plan Policies 4.5F.4-6.**

**Respected Reputation. Reliable Results.**

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*The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*

**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** I support clustering, but there's a huge Loop Hole in the Rural Lands Amendment that can be easily fixed  
**Date:** Monday, April 4, 2022 9:17:00 AM

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Commissioners,

I support clustering, density increases, and density transfers as conservation tools. However, since I last wrote you about the Rural Lifestyles Amendment (RLA), I found out about the proposed 3 Lakes Golf Club project which is seeking approval under the RLA.

That project exposes a huge loophole in the RLA that really would eviscerate the Comp Plan's protection for western lands. Luckily, it may be easily fixed.

The loophole is that all of the meaningful benefits in the RLA are triggered only when a developer asks for an increase in density.

When the developer does not ask for an increase in density, the RLA allows an enormous increase in intensity of use without requiring any meaningful benefits.

Re the 3 Lakes Golf Club Application.(Development application attached)

If its 1,218 acres were developed in 20-acre lots as currently allowed, they would be able to fit somewhere between 50 and 55 homes on the property. Or a golf course on part of the property and 20-acre lots on the rest.

Using the RLA, 3 Lakes can be approved to build three 18-hole golf courses, each complete with its own club house, including restaurants, bars, shops, pools, spas, and other amenities, one executive golf course, employee housing, and 54 golf cottages ... AKA rental units of any size and type they choose. In other words, a destination resort. If they were so inclined, they could additionally ask for up to 60 homes on small lots.

Because golf cottages don't count as residential units and the developer is requesting no more than 60 homes, they are not requesting an increase of density to more than one unit per 20 acres.

As a result, the RLA does not require them to provide any off-site set aside of conservation or agricultural land.

And the off-site set aside is the single greatest Public Benefit these RLA projects are supposed to deliver. Without it, there is almost no benefit at all.

3 Lakes could conceivably do a similar project by clustering their existing units around golf courses using existing comp plan policies 4.5F.4-6, but that would require an even greater land set aside.

The fix for this loophole could be very easy ... simply require the off-site set aside whenever the developer asks for an increased intensity of use ... rather than an increase in density ... over that which is currently allowed.

This change would not harm the Becker project that you are currently considering and would require true Public Benefits from future projects developed using the RLA.

Other problems still remain. The RLA does not protect the off-site set asides well enough and the benefits listed do not provide enough actual new benefit to warrant the change in land use.

This can be fixed by using the same language already in Comp Plan Policies 4.5F.4-6.

Thank you for your consideration.

Mary Dawson  
[medawson@usa.net](mailto:medawson@usa.net)  
772-708-3021

**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** 3 Lakes Golf Course staff report attached  
**Date:** Monday, April 4, 2022 9:18:18 AM  
**Attachments:** [3 lakes.pdf](#)

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Sorry about that.





# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## A. *Application Information*

### **THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN**

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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## B. *Project description and analysis*

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

### **E. Location and site information**

Multiple parcels

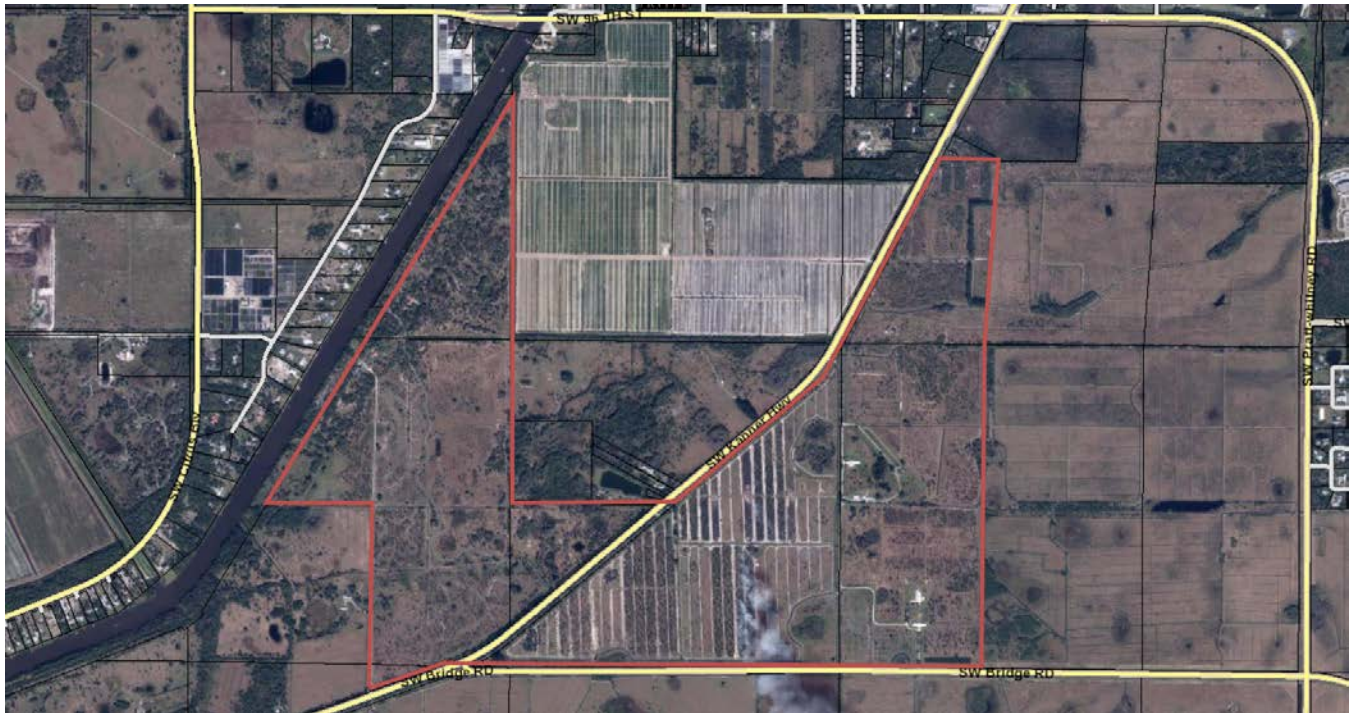
East and west of SW Kanner Highway adjacent to SE Bridge Road

Existing Zoning: A-2, Agricultural and A-1, Small Farms District  
Future land use: Agricultural  
Total Site Area: 1,219 acres

### Location Map

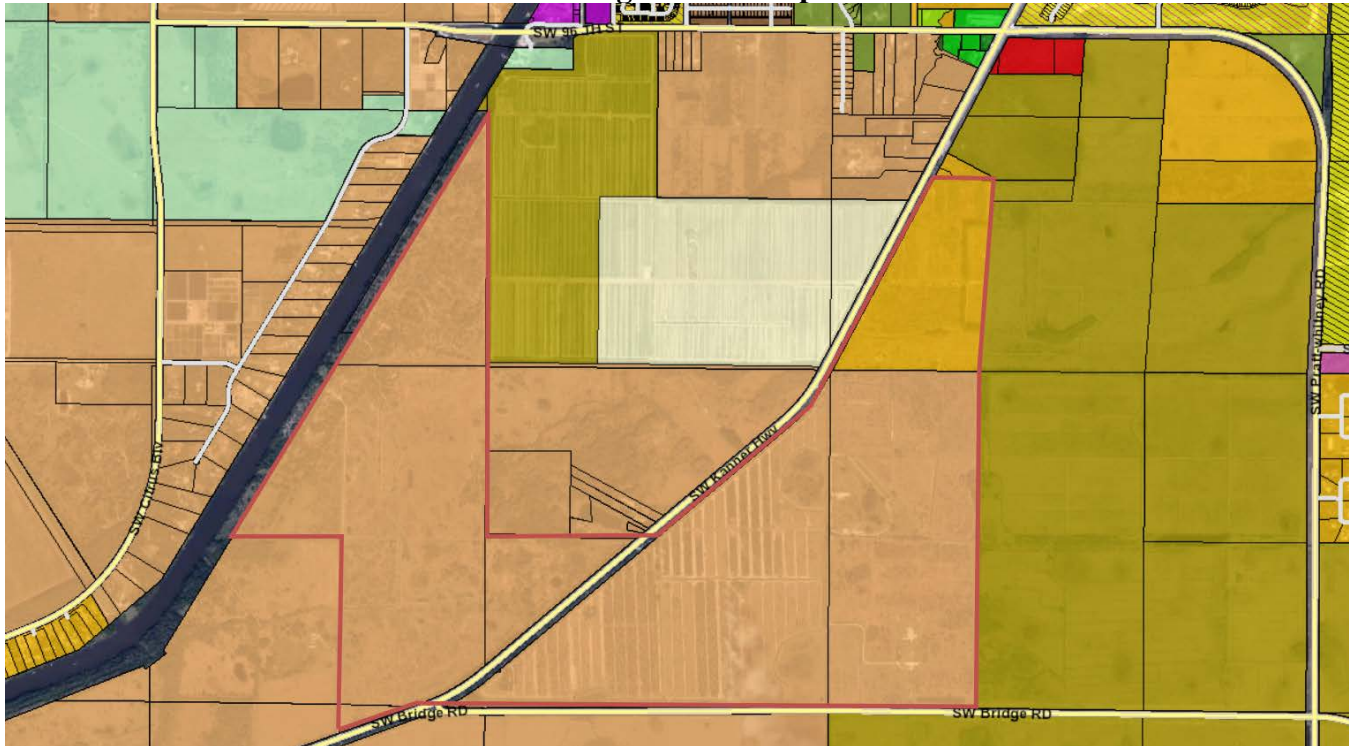


### Aerial

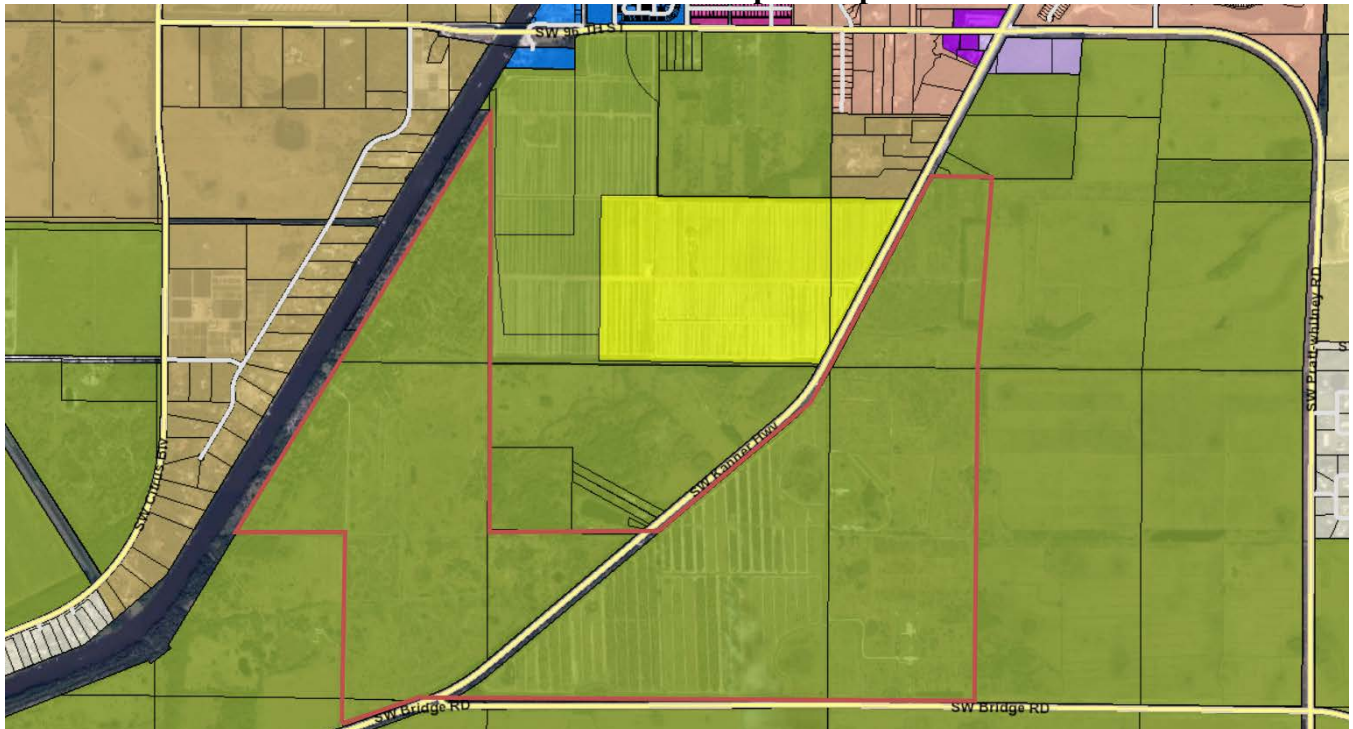




**Zoning Atlas Excerpt**



**Future Land Use Map Excerpt**



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

The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance-GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Data Tables:**

1. update minimum required open space to 70 percent.

**Site Plan:**

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

**PUD agreement:**

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

**Additional Information:**

**Information #1:**

**Timetable Of Development - Master**

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

**Information #2:**

**Notice Of A Public Hearing**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium

unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

**Commercial Design**

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.

6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

#### ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

##### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Environmental Assessment**

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

##### **Item#2: Site Plan Data**

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

### **Item#3: Master Site Plan**

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

### **Item#4: Upland Common Habitat for Golf Courses**

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

### **Item#5: Preserve and PAMP Requirements for Phased Projects**

*Establishment of preservation areas in phased development.* Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.



c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

**Item#6: PUD Agreement**

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

**Landscape**

**Findings of Compliance**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***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:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Unresolved Issues:

#### **RIGHT-OF-WAY IMPROVEMENTS**

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

#### **CONSISTENCY WITH OTHER PLANS**

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

#### **STORMWATER MGMT REPORT - MASTER**

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
  - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
  - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

## STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

### ***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. (2021).

#### **Electronic Files**

##### **Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater**

##### **Unresolved issues:**

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

#### **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**

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**Emergency Preparedness**

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

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

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

***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.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.to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

**5.32.C.** *Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.*

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating

that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

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

All permits will be required before the commencement of any construction.

**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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

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

**X. General application information**

Applicant: Three Lakes Golf Club LLC  
Mike Davis  
501 Fern Street  
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart FL 34994  
772-220-2100  
mcrady@lucidodesign.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/Waste Water Service Agreement

## **Z. Attachments**

**From:** [SHARON](#)  
**To:** [Comish](#)  
**Subject:** rural lifestyle designation  
**Date:** Wednesday, February 23, 2022 12:46:44 PM

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I oppose approving the Rural Lifestyle designation. I suggested that this process of creating a new land use category should have better public outreach and workshops. I am worried that I don't understand the unintended consequences of this new land use designation.

What are our options for approving both Discovery and Three Lakes? I realize we can't be anti-growth.

Would it be a benefit if we have a local planning council review this designation?

Regards,

Sharon McGinnis

Rocky Point



**From:** [Catherine Winters](#)  
**To:** [Harold Jenkins](#)  
**Cc:** [Colleen Pachowicz](#)  
**Subject:** Re: Making Sense of RLA Request  
**Date:** Sunday, April 17, 2022 4:48:26 PM

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Thank you

Catherine Winters

On Sun, Apr 17, 2022, 4:31 PM Harold Jenkins <[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)> wrote:

At a glance, my comments would be

- 1) I don't think they have even made application yet. I've only seen there preliminary presentations to the public... I could be wrong and will check tomorrow
- 2) she does not recognize dormitory housing which I understand they will be including in the application. The math in the amendment is 6 employee housed on property equals 1 residential unit.
- 3) all development using this land use will have to be a PUD, and the terms will me negotiated for public benefit during the submittal and review.

I'll review this with staff and get back to you.

Thanks Harold

Sent from my iPhone

On Apr 17, 2022, at 3:59 PM, Catherine Winters  
<[catherineinflorida@gmail.com](mailto:catherineinflorida@gmail.com)> wrote:



My apologies. Attached now.

**Catherine Winters, REALTOR®**

Broker Associate **772.631.1005**



2363 SE Ocean Blvd. Stuart, FL 34996  
**Respected Reputation. Reliable Results.**

On Sun, Apr 17, 2022 at 3:57 PM Harold Jenkins <[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us)> wrote:

I don't see a attachment

Sent from my iPhone

On Apr 17, 2022, at 3:46 PM, Catherine Winters  
<[catherineinflorida@gmail.com](mailto:catherineinflorida@gmail.com)> wrote:



Good afternoon Irene and Commissioner Jenkins.  
The attached Letter from Mary Nagel found in Tom  
Campenni's emailed newsletter caught my attention.

Is there merit to her statement that the 3 Lakes Golf course  
project is proposing use of what Ms. Nagle calls a loophole?

Thank you for your consideration.

Catherine Winters  
5186 SE Channel Drive  
Stuart, FL 34997

**Catherine Winters, REALTOR®**

Broker Associate **772.631.1005**



2363 SE Ocean Blvd. Stuart, FL 34996  
**Respected Reputation. Reliable Results.**

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*The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of  
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not want your email address released in response to a public records request do not send electronic mail to this entity.  
Instead, contact this office by phone or in writing.*

## Colleen Pachowicz

---

**Subject:** Three Lakes Project Update (See body for attendees)  
**Location:** Lucido & Assoc. - 701 SE Ocean Blvd., Stuart  
  
**Start:** Mon 11/15/2021 11:00 AM  
**End:** Mon 11/15/2021 12:00 PM  
**Show Time As:** Out of Office  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

### Attendees:

Mike Davis (Former USGA President)  
Steven Ross (Miami Dolphin's)  
Michael Pascucci  
Tom Fazio Morris Crady  
Staci Ranieri  
Commissioner Jenkins

**Colleen Pachowicz**

---

**Subject:** Three Lakes Update (see body for attendees)  
**Location:** Harry and the Natives  
  
**Start:** Fri 2/4/2022 9:00 AM  
**End:** Fri 2/4/2022 10:00 AM  
**Show Time As:** Out of Office  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

Steven Ross (owner of Miami Dolphins)  
Mike Davis  
Michael Pasgucci  
Morris Crady  
Stacie Reyneri

**Colleen Pachowicz**

---

**Subject:** 3 Lakes Discussion with Stacie Reneri  
**Location:** Harry and the Natives  
  
**Start:** Tue 2/8/2022 8:30 AM  
**End:** Tue 2/8/2022 9:30 AM  
**Show Time As:** Out of Office  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

## Colleen Pachowicz

---

**Subject:** Three Lakes Meeting with Morris Crady/Mike Davis/Stacie Reneri  
**Location:** Jenkins Landscape  
  
**Start:** Thu 8/11/2022 1:00 PM  
**End:** Thu 8/11/2022 2:00 PM  
**Show Time As:** Out of Office  
  
**Recurrence:** (none)  
  
**Organizer:** Harold Jenkins

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, August 16, 2022

**Item/Issue:** Item #22-1059 Request by Palm Pike Crossing, LLC for Major Site Plan Approval for Palm Pike Crossing Lot 5, Phase 4 (P175-005)

**Name of person, group or entity with which communication took place:**

N/A

**Subject matter of communication:**

N/A

**Describe investigations, site visits and provide any expert opinions received:**

N/A

**List and attach any written communication received:**

N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, August 16, 2022

**Item/Issue:** Item #22-1056 Request for Approval of the 10<sup>th</sup> Amendment to the Banyan Bay PUD Zoning Agreement Including a Revised Master and Phasing Site Plans and Phase 3 Final Site Plan (B082-045)

**Name of person, group or entity with which communication took place:**

03/14/2018 - Bob Raynes (Gunster) and Morris Crady (Lucido and Assoc.)

**Subject matter of communication:**

Banyan Bay

**Describe investigations, site visits and provide any expert opinions received:**

N/A

**List and attach any written communication received:**

See Attached



**From:** [pavallier](#)  
**To:** [kthannes@aol.com](#)  
**Cc:** [Stuart News LTR TO EDIT](#); [City Of stuart5](#); [Mike Stuart City Council Meier](#); [Comish](#); [DeLaBahia Owners](#); [PETER NEw RODAWAY](#); [Ruth \(power Squadron\)](#); [Ken Cote](#)  
**Subject:** Judge rules against proposal to build Costco in Stuart!  
**Date:** Thursday, April 7, 2022 6:56:40 AM

---



Yes, hopeful news!

And with the additional condo residences now being built along Kanner, near the Veterans bridge, it should become evident to even the Stuart City Commissioners that the density of residential housing along Kanner between Cove Road and Monterey is no place to add a 49 acre, 18 pump Costco operation next door to Martin County High School!

Look at the list of residential communities below that presently border Kanner highway in this short stretch of road!

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset
- Tres Belle-Southwood

Several thousand people call this residential corridor home!

In addition to an intolerable level of additional vehicular traffic that a proposed Costco next to MC High School would bring, there is the equally disastrous additional water contamination that would likely be inflicted to the south Fork of the St Lucie River!

On May 28, 2021 Maggy's Hurchalla warned:

**“We are pretending that we are NOT allowing development that makes the waterways worse. We require developers' engineers to provide complex mathematical assurance that is true. We have NO IDEA whether it is or not. A 2007 study said it wasn't. The toxic Task Force said it wasn't. The legislature has passed**

**a law directing DEP to fix the stormwater rule so it does what it is supposed to.**

**Since 2003 the rule has said stormwater should not get worse. The District staff says they are enforcing the rule. A 2007 DEP study said the water management districts, including SFWMD, were NOT meeting thier goals for pollutant removal.”**

“ Since 2003, Projects discharging to an OFW or impaired water body (like South Fork) are required to provide a site specific pre-development versus post-development nutrient loading analysis to demonstrate that their discharge will provide a net reduction in nutrient load. This is done through calculating the pre- and post-development average annual runoff volumes and determining the event mean concentrations (EMCs) of both phosphorus and nitrogen associated with the pre- and post-development land uses...

“In order to demonstrate that the proposed activities will not contribute to an existing impairment of a water body, will not degrade an OFW, or will provide a “net improvement,” an applicant shall provide reasonable assurance based on site specific information to demonstrate that discharges of the parameter or parameters which have caused the impairment do not have the potential to cause or contribute to water quality violations in the basin. This demonstration shall be accomplished through the use of a site-specific water quality evaluation.”

This construction denial to Costco next to the MC High School must stand! Let’s place Costco somewhere else in Martin County!

**Paul Vallier  
Stuart**

On Apr 6, 2022, at 10:23 PM, kthannes@aol.com wrote:

I was starting to lose hope. Maybe, just maybe it will stand up under the appeal.  
Karl

[Sent from the all new AOL app for iOS](#)

On Wednesday, April 6, 2022, 8:28 PM, pavallier <pavallier@aim.com> wrote:

GOOD NEWS HERE!

I hope it stands up under appeal.  
PVallier

**From:**

<https://www.wptv.com/news/region-martin-county/stuart/judge-rules-against-land-use-proposal-to-build-costco-in-stuart>

Sent from my iPhone

**From:** [Paul Vallier](#)  
**To:** [Doug Smith](#); [Edward Ciampi](#); [Harold Jenkins](#); [Sarah Heard](#); [Comish](#)  
**Subject:** The Costco / Kanner Hwy dilemma  
**Date:** Monday, May 24, 2021 10:50:36 AM

---



FYI. Here is a note I sent to the City of Stuart Commissioners this morning.

It is clear that something in the Martin County charter permits the City of Stuart to annex of County real estate as they see fit ....without the consent of the governed!

Your continuing failure to intervene in this injustice makes you party to it

Paul Vallier  
2600 Kanner Hwy

Begin forwarded.....

**From:** Paul Vallier <pavallier@aim.com>  
**Date:** May 24, 2021 at 10:30:31 AM EDT  
**To:** Mathewson City Stuart Merritt Matheson <mmatheson@ci.stuart.fl.us>  
**Cc:** Clarke E <eclarke@ci.stuart.fl.us>, City Of stuart 3  
<bbruner@ci.stuart.fl.us>, City Stuart4 <treetz@ci.stuart.fl.us>, City Of stuart5  
<kfreeman@ci.stuart.fl.us>  
**Subject: The Costco dilemma**

Dear Commissioner Matheson,  
Here is my perception of what seems to be going on in City Hall regarding the Costco/Kanner proposal;

A few years ago, the city of Stuart recognized that it had a revenue problem. The City was faced with the fact that most of its existing residential real estate pays little or no ad valorem tax because of low appraised values and homesteading. (1).

So the question in City Hall became “what to do?”  
Then the City of Stuart struck on a great idea. Let’s raise the money from outside the city! Conveniently, the city commissioners became aware that they could simply and arbitrarily annex contiguous Martin County property and re-characterize it as city of Stuart land! The fact that such property might be zoned agricultural or residential was of no concern to them because the plan was, once annexed, such property could be readily re-zoned however the City of Stuart pleased. I think someone in City Hall recognized it might only take a couple of hearings to create the illusion of listening to the public and City Hall could then simply re-zone newly acquired territory.

They could then entertain whatever business proposals offered the City the most tax revenue, safely away of course, from the treasured City historical district.

So that's what the City of Stuart has been doing....for some time now.

In recent memory, the City of Stuart annexed the PNC bank on the corner of Monterey and Kanner about four years ago. After annexing the PNC bank site on the corner of Kanner and Monterey, and the three lots south of that intersection bordering the high school, they had a couple of sham meetings and promptly rezoned all four parcels to permit WAWA, CULVER's and the Dermatology center to build on that property.

Not satisfied, they next set their sights on the 49 acre woodland parcel that bordered by MC High school, Lychee nursery and Indian Street. The rezoning of that property away from agricultural, residential to heavy commercial is what this present (5/24) meeting is all about. It is the City's way of permitting 18 more gas pumps, a 193,000 square foot Costco store and a 398 multistory, high density housing project on that 49 acre parcel. The fact that the Kanner corridor from Monterey to Cove Road is home to several thousand residents in a mix of sixteen(3) residential communities, or that a single 5" rainfall could dump 5-6 MILLION gallons of untreated storm waste water into the St Lucie is seemingly of little consequence to City of Stuart Commissioners who in the next breath, decry the condition of our polluted and occasionally poisonous, St Lucie River.

AND yes, that's another issue! The St Lucie River is literally across the street from the proposed, 49 acre Costco site. And per the SFWMD, untreated waste water is one of the primary pollutants to our estuary.(2)

So, in conclusion, in 1776 American citizens had a similar problem. Tax revenue was being raised in American communities and sent away to benefit a distant government.

There is only a difference of scale here: Voiceless Martin County residents are watching elements of their County being annexed by a City government a few miles away exclusively for the purpose of fattening the tax receipts of that City of Stuart government. All done without the consent of ....and while affording no benefit to these Martin County residents.

Summary....The St Lucie River is too close and the tax collection motivation and justification is so shabby that the present residential, agricultural zoning along Kanner Hwy on this 49 acre parcel should remain unchanged!!

Paul Vallier  
Stuart

**From:** [kthonnes](#)  
**To:** [Paul Vallier](#); [Andrew dujat](#); [PETER NEw RODAWAY](#); [gabby ashley](#); [Arlene #1](#); [Bob #2 Madan](#); [Bert Haese Cell](#); [Bob Shykes Thursday Worker](#); [Cindy And vaughn Baxter](#); [Barbara Newspaper Clowdus](#); [Brian Mast](#); [Paul Cucura](#); [Tony Pacelli](#); [C David Wroten](#); [Kathy Dave Stuart](#); [Don Wargo](#); [Frank Gallieti](#); [Gene Reed](#); [William Gelpke](#); [George Kay](#); [Tom Horinka](#); [Ed Hemas](#); [Harold Jenkins](#); [Jami](#); [John La Riviere](#); [Skip Schwager](#); [Karl Thonnes](#); [Keyesmar@aol.com](#); [Louis Renault New 10-18](#); [Maggv Hurchalla](#); [Sarah Heard](#); [Doug Smith](#); [Edward Ciampi](#); [Edward Killer](#); [Sheila Evans](#); [Virginia Sherlock](#); [Stuart News LTR TO EDIT](#); [Ji Smith \(new\)](#); [Joan Amorosa](#); [Mary Rowley](#)  
**Subject:** Re: We DO NOT WANT a Costco store on Kanner Highway near MC high school!  
**Date:** Tuesday, April 27, 2021 10:39:24 PM

---



Received, thank you.

[Sent from the all new Aol app for iOS](#)

On Tuesday, April 27, 2021, 12:44 PM, Paul Vallier <[pavallier@aim.com](mailto:pavallier@aim.com)> wrote:

(Sent to City and county politicians)

**From:** Paul Vallier <[pavallier@aim.com](mailto:pavallier@aim.com)>  
**Date:** April 27, 2021 at 12:42:56 PM EDT  
**To:** [matheson@ci.stuart.fl.us](mailto:matheson@ci.stuart.fl.us), [mmeir@ci.stuart.fl.us](mailto:mmeir@ci.stuart.fl.us),  
[BBruner@ci.stuart.fl.us](mailto:BBruner@ci.stuart.fl.us), [tmmcdonald@ci.stuart.fl.us](mailto:tmmcdonald@ci.stuart.fl.us),  
[rstrom@teamoarksinc.com](mailto:rstrom@teamoarksinc.com), [lmassing@martin.fl.us](mailto:lmassing@martin.fl.us), Bill Mathers  
Engineering <[mathersengineers@bellsouth.net](mailto:mathersengineers@bellsouth.net)>,  
[cmdelavega@gmail.com](mailto:cmdelavega@gmail.com), [Jackie.vitale@gmail.com](mailto:Jackie.vitale@gmail.com),  
[kmtiedge@hotmail.com](mailto:kmtiedge@hotmail.com), [bromfield60@gmail.com](mailto:bromfield60@gmail.com)

**Subject: We DO NOT WANT a Costco store on Kanner Highway near MC high school!**

It would be great to have a Costco in Martin County BUT NOT IN A PRIMARILY RESIDENTIAL AREA LIKE KANNER HWY BETWEEN COVE ROAD AND MONTEREY!

Consider the LONG list of residential communities listed below that border Kanner highway in that short stretch!

- Tres Belle-Southwood
- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-

- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home!

Kanner Highway, next door to MC Highschool, is NOT the place for a HUGE, BIG BOX STORE like COSTCO.!

Costco belongs on Rt 1 (perhaps south of Pomeroy St?)

**City of Stuart, we know what you are doing!**

**The overwhelming majority of residential homes in the city of Stuart don't pay ANY ad valorem taxes because of low appraised values and the homestead exemption. So, the CITY benefits from commercial properties which cannot be homesteaded.**

**The city of Stuart doesn't seek the county's approval when they voluntarily annex land from the county into the city. Newly "annexed land" simply has to be next to city land.**

**The city of Stuart has been especially eager to annex valuable commercial properties like those along Kanner and US 1 and Commerce Ave south of Indian and north of Salerno in between US 1 and Dixie. Taxable values are particularly high for these properties.**

**Very bizarre that MC residents negatively**

**affected by such “ City of Stuart” commercial annexation have no vote on the question and yet, wake up one morning and find themselves living next to newly appropriated "commercial" city land. Under this arrangement, the city of Stuart is able to place whatever obnoxious Business it wants into former Martin County territory where such development is safely distant from the privileged historical city district.**

**Please do the right thing and deny the Costco application for the Kanner Highway location!**

**Paul Vallier  
2600 South Kanner Hwy. S-1  
Stuart**



Notes....

**(1) The overwhelming majority of residential homes in the city of Stuart don't pay ANY ad valorem taxes because of low appraised values and the homestead exemption. So, the CITY benefits from commercial properties which cannot be homesteaded.**

(2) Stormwater-related pollution represents one of the largest potential contributors of nutrients throughout the state. The Clean Waterways Act directed the Florida Department of Environmental Protection and Florida's water management districts (WMDs) to update stormwater design and operation regulations under Part IV, Chapter 373, Florida Statutes (F.S.), using the latest scientific information.)

(3) Tres Belle-Southwood

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
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- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

**From:** [Paul Vallier](#)  
**To:** [Andrew dujat](#); [PETER NEW RODAWAY](#); [gabby ashley](#); [Arlene #1](#); [Bob #2 Madan](#); [Bert Haese Cell](#); [Bob Shykes Thursday Worker](#); [Cindy And vaughn Baxter](#); [Barbara Newspaper Clowdus](#); [Brian Mast](#); [Paul Cucura](#); [Tony Pacelli](#); [C David Wroten](#); [Kathy Dave Stuart](#); [Don Wargo](#); [Frank Gallieti](#); [Gene Reed](#); [William Gelpke](#); [George Kay](#); [Tom Horinka](#); [Ed Hemas](#); [Harold Jenkins](#); [Jami](#); [John La Riviere](#); [Skip Schwager](#); [Karl Thonnes](#); [Keyesmar@aol.com](#); [Louis Renault New 10-18](#); [Maggie Hurchalla](#); [Sarah Heard](#); [Doug Smith](#); [Edward Ciampi](#); [Edward Killer](#); [Sheila Evans](#); [Virginia Sherlock](#); [Stuart News LTR TO EDIT](#); [Plantville House](#); [Jj Smith \(new\)](#); [Joan Amorosa](#); [Mary Rowley](#)  
**Subject:** We DO NOT WANT a Costco store on Kanner Highway near MC high school!  
**Date:** Tuesday, April 27, 2021 12:44:12 PM

---



(Sent to City and county politicians)

**From:** Paul Vallier <pavallier@aim.com>  
**Date:** April 27, 2021 at 12:42:56 PM EDT  
**To:** matheson@ci.stuart.fl.us, mmeir@ci.stuart.fl.us, BBruner@ci.stuart.fl.us, tmmcdonald@ci.stuart.fl.us, rstrom@teamoarksinc.com, lmassing@martin.fl.us, Bill Mathers Engineering <mathersengineers@bellsouth.net>, cmdelavega@gmail.com, Jackie.vitale@gmail.com, kmtiedge@hotmail.com, bromfield60@gmail.com

**Subject: We DO NOT WANT a Costco store on Kanner Highway near MC high school!**

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- Riverland-
- Cabana Point -
- Hideaway Place,-

- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home!

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Costco belongs on Rt 1 (perhaps south of Pomeroy St?)

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**The city of Stuart doesn't seek the county's approval when they voluntarily annex land from the county into the city. Newly "annexed land" simply has to be next to city land.**

**The city of Stuart has been especially eager to annex valuable commercial properties like those along Kanner and US 1 and Commerce Ave south of Indian and north of Salerno in between US 1 and Dixie. Taxable values are particularly high for these properties.**

**Very bizarre that MC residents negatively affected by such “ City of Stuart” commercial annexation have no vote on the question and yet, wake up one morning and find themselves living next to newly appropriated "commercial" city land. Under this arrangement, the city of Stuart is able to place whatever obnoxious Business it wants into former Martin County territory where such development is safely distant from the**

**privileged historical city district.**

**Please do the right thing and deny the Costco  
application for the Kanner Highway location!**

**Paul Vallier**

**2600 South Kanner Hwy. S-1**

**Stuart**

**From:** [Paul Vallier](#)  
**To:** [Edward Ciampi](#)  
**Cc:** [Stuart News LTR TO EDIT](#); [Comish](#); [Edward Ciampi](#); [Stacey Stacey Heatherington](#); [Sarah Heard](#); [Doug Smith](#); [Cc: Gil Smart](#); [Madan Arlene](#); [Bob New Madan](#); [Jami Mckee](#); [m](#); [Mary Rowley](#); [Barbara Newspaper Clowdus](#); [Joan And JJ](#); [Andrew dujat](#); [Joan Amorosa](#); [PETER NEW RODAWAY](#); [gabby ashley](#); [Bert Haese Cell](#); [Bill Gelpke](#); [Bob Shykes Thursday Worker](#); [Bob ChailleD8VSC](#); [Bruce Muller](#); [Cindy And vaughn Baxter](#); [Brian Mast](#); [Carol And Leon Delano Delano](#); [Dave Wroten](#); [Tony Pacelli](#); [Paul Cucura](#); [Andrew dujat](#); [Dave Gilman](#); [DAVID WHITE](#); [Ed Hemas](#); [Donna Melzer](#); [Frank Gallieti](#); [Congressman Brian Mast](#); [Frank Sperduto](#); [Gene Reed](#); [Geo Thorell](#); [George Kay](#); [Tom Horinka](#); [Judy Haese Cell](#); [Jami](#); [John La Riviere](#); [James A Skeoch](#); [John Walsh](#); [Karl Thonnes](#); [Kathy Dave Stuart](#); [Leon S](#); [Louis Renault New 10-18](#); [Sheri Muller](#); [NIKI GIRVIN](#); [Thomas Campenni](#); [Plantville House](#); [Ralph Brothers](#); [Kathy Dave Stuart](#); [Virginia Sherlock](#)  
**Subject:** MARTIN COUNTY HAS NO SAY ??? Re. Costco?....not next to Martin County High School on Kanner Hwy, a residential corridor!  
**Date:** Saturday, October 31, 2020 7:37:32 PM

---



Commissioner Ciampi....

THE DECISION TO ALLOW COSTCO LIES. WITH THE CITY OF STUART AND NOT THE MC COMMISSION. ??? REALLY???

I was afraid of that! This is WORSE than taxation without representation! The city can annex into county territory wherever it “contiguously” pleases and county residents have no say in the matter whatsoever????

That is VERY wrong!

You and your fellow Martin County BOCC. Commissioners should be correcting this grievous shortcoming which has already changed zoning to remove the PNC bank on the corner of Monterey and Kanner. Remember, the “zoning change” was effected by the City of Stuart because they needed it to clear the way for their WAWA project a couple of years ago.

The City of Stuart should have no right to extend into the County without the approval of the County residents being impacted. We don’t even have a vote in the City of Stuart!, This is un- American and will not be tolerated!

Paul Vallier  
2600 S Kanner Hwy apt S-1,  
Stuart

On Oct 31, 2020, at 7:47 AM, Edward Ciampi <[eciampi@martin.fl.us](mailto:eciampi@martin.fl.us)> wrote:

Mr. Vallier  
This project is within the City of Stuart and will not come before BOCC.  
Respectfully  
Ed Ciampi

On Oct 31, 2020, at 4:17 AM, Paul Vallier <pavallier@aim.com> wrote:



Commissioners,

A new 50 acre Costco complex next-door to the high school??

Absolutely not!

Kanner Highway is primarily a residential corridor between Monterey Road and Cove Road!

Costco does not belong next-door to Martin County high school or Lychee Nursery in the middle of these residential neighborhoods.

Consider the extensive list of residential communities below that line the Kanner Highway residential corridor in that short stretch! These people will be infuriated if Costco is allowed to build next door to the high school .... and in the middle of our principally residential neighborhoods.

- Tres Belle
- Southwood
- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -

- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home!  
Some slight mixed use is reasonable but this is not  
the place for a huge big box store like Costco.  
Costco belongs on route one. Perhaps South  
Pomroy Street.

I would love to have a Costco in Martin County  
but not in a residential area like Kanner highway  
between Cove Road and Monterrey.

Gil smart hit the nail on the head in his recent  
article when he said: “but that’s just it. Costco.....,  
plus everything else it’s like stopping on the gas  
with most of the residents I’d wager with the local  
officials to tap the brakes instead”

Paul Vallier  
2600 South Kanner Highway apartment S1,  
Stuart Florida

---

From: Josephine O'Sullivan  
<jodiosullivan40@gmail.com>  
Date: Friday, October 30, 2020  
Subject: Costco plan for Stuart could include 450  
apartments. Will neighbors like it?  
To: actmarinc <actmarinc@aol.com>

I suppose you’ve seen this already, but if you haven’t  
Costco is at it again.

<https://www.tcpalm.com/story/opinion/columnists/gil-smart/2020/10/30/costco-plan-stuart-could-include-450-apartments-neighbors-fight/6058668002/>

Sent from my iPhone

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**From:** [Paul Vallier](#)  
**To:** [Comish](#); [Edward Ciampi](#); [Stacey Stacey Heatherington](#); [Sarah Heard](#); [Doug Smith](#)  
**Cc:** [Gil Smart](#); [Madan Arlene](#); [Bob New Madan](#); [Jami Mcke](#); [m](#); [Mary Rowley](#); [Barbara Newspaper Clowdus](#); [Joan And JJ](#); [Andrew dujat](#); [Joan Amorosa](#); [PETER NEw RODAWAY](#); [gabby ashley](#); [Bert Haese Cell](#); [Bill Gelpke](#); [Bob Shykes Thursday Worker](#); [Bob ChailleD8VSC](#); [Bruce Muller](#); [Cindy And vaughn Baxter](#); [Brian Mast](#); [Carol And Leon Delano Delano](#); [Dave Wroten](#); [Tony Pacelli](#); [Paul Cucura](#); [Andrew dujat](#); [Dave Gilman](#); [DAVID WHITE](#); [Ed Hemas](#); [Donna Melzer](#); [Frank Gallieti](#); [Congressman Brian Mast](#); [Frank Sperduto](#); [Gene Reed](#); [Geo Thorell](#); [George Kay](#); [Tom Horinka](#); [Judy Haese Cell](#); [Jami](#); [John La Riviere](#); [James A Skeoch](#); [John Walsh](#); [Karl Thonnes](#); [Kathy Dave Stuart](#); [Leon S](#); [Louis Renault New 10-18](#); [Sheri Muller](#); [NIKI GIRVIN](#); [Thomas Campenni](#); [Plantsville House](#); [Ralph Brothers](#); [Kathy Dave Stuart](#); [Virginia Sherlock](#)  
**Subject:** Costco?....not next to Martin County High School on Kanner Hwy, a residential corridor!  
**Date:** Saturday, October 31, 2020 4:17:30 AM

---



Commissioners,

A new 50 acre Costco complex next-door to the high school??

Absolutely not!

Kanner Highway is primarily a residential corridor between Monterey Road and Cove Road! Costco does not belong next-door to Martin County high school or Lychee Nursery in the middle of these residential neighborhoods.

Consider the extensive list of residential communities below that line the Kanner Highway residential corridor in that short stretch! These people will be infuriated if Costco is allowed to build next door to the high school .... and in the middle of our principally residential neighborhoods.

- Tres Belle
- Southwood
- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia

- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home! Some slight mixed use is reasonable but this is not the place for a huge big box store like Costco. Costco belongs on route one. Perhaps South Pomroy Street.

I would love to have a Costco in Martin County but not in a residential area like Kanner highway between Cove Road and Monterrey.

Gil smart hit the nail on the head in his recent article when he said: “but that’s just it. Costco....., plus everything else it’s like stopping on the gas with most of the residents I’d wager with the local officials to tap the brakes instead”

Paul Vallier  
2600 South Kanner Highway apartment S1,  
Stuart Florida

---

From: Josephine O'Sullivan <jodiosullivan40@gmail.com>  
Date: Friday, October 30, 2020  
Subject: Costco plan for Stuart could include 450 apartments. Will neighbors like it?  
To: actmarinc <actmarinc@aol.com>

I suppose you’ve seen this already, but if you haven’t Costco is at it again.  
<https://www.tcpalm.com/story/opinion/columnists/gil-smart/2020/10/30/costco-plan-stuart-could-include-450-apartments-neighbors-fight/6058668002/>

Sent from my iPhone

**From:** [Joan Amorosa](#)  
**To:** [Arlene Vallier](#)  
**Cc:** [Stuart News LTR TO EDIT](#); [Tyler Treadway Stuart News](#); [Eve Samples](#); [tcn\\_letters.editor2@icloud.com](#); [barbara@hscurrents.com](#); [Joanie & J J Smith](#); [sailshot@verizon.net](#); [ldelanojr@live.com](#); [Andrew dujat](#); [DLCorrigan@comcast.net](#); [ed @netzero.com](#); [Bert Haese Cell](#); [plasticsc@aol.com](#); [williamgelpke48@gmail.com](#); [uspsprc@att.net](#); [mail@bobchaille.com](#); [pbendeck@gmail.com](#); [capt.carl@hotmail.com](#); [clintstars@comcast.net](#); [cliff@nibitz.com](#); [Charles.Dietz@ngc.com](#); [pcucura@msn.com](#); [Dave Gilman](#); [davewrote@gmail.com](#); [ladd4097@comcast.net](#); [esg1@bellsouth.net](#); [Frank Gallieti](#); [Gene Reed](#); [faygeo@bellsouth.net](#); [GTHORJR@comcast.net](#); [JohnEGoebel@cs.com](#); [niki\\_and\\_gordon@hotmail.com](#); [Ronald Hartling](#); [Judy Haese](#); [leon.scoboria@gmail.com](#); [eladd4097@comcast.net](#); [CySeidel@prodigy.net](#); [LLNeidgh@gmail.com](#); [jamimckee@gmail.com](#); [jskeoch@aol.com](#); [johnm1024@bellsouth.net](#); [punches@netsecuritypro.com](#); [Karl Thonnes](#); [geokae1@gmail.com](#); [myott5@comcast.net](#); [sheribruce@aol.com](#); [markcarleton@msn.com](#); [ponty@comcast.net](#); [rfsempel@optonline.net](#); [rmyania@att.net](#); [keyesmar@aol.com](#); [tony.prushko@ymail.com](#); [ralph@brotherspackaging.com](#); [dicarole@bellsouth.net](#); [Tommy Thompson](#); [vnkwhalen@aol.com](#); [warmrainfl@aol.com](#); [gilmdv1@yahoo.com](#); [Doug Smith](#); [Harold Jenkins](#); [Sarah Heard](#); [Mike Stuart City Council](#)  
**Subject:** [Meier](#); [bill gelpke](#); [Edward Ciampi](#)  
**Date:** Re: KANNER HWY between Cove Rd and Monterey is no place for Costco  
Thursday, January 17, 2019 1:57:18 PM

---

Thanks for the info. JoanA

On Wed, Jan 16, 2019 at 10:21 AM <[pavallier@aim.com](mailto:pavallier@aim.com)> wrote:

Yay for Lychee Nursery saying NO to Costco. Great reporting by Stuart News and Melissa Holsman!

I would love to have a Costco in Martin County BUT NOT IN A RESIDENTIAL AREA LIKE KANNER HWY BETWEEN COVE ROAD AND MONTEREY.

Look at the list of residential communities below that border Kanner highway in that short stretch! Tres Belle-Southwood

- Fairmont Estates-
- Osprey Ridge -
- Fishermans Village-
- South River
- Martin Crossings-
- Ronnie's RV and Mobile home park--
- White Marsh ridge-
- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home!

Some slight, mixed use is reasonable.....but this is not the place for HUGE, BIG BOX STORES.

Costco belongs on Rt 1 (perhaps south of Pomeroy St!)

Paul Vallier  
2600 S.Kanner Hwy S-1  
Stuart

--

Love,  
Joan

**From:** [pavallier@aim.com](mailto:pavallier@aim.com)  
**To:** [Stuart News LTR TO EDIT](#); [Tyler Treadway Stuart News](#); [Eve Samples](#); [tcn\\_letters.editor2@icloud.com](mailto:tcn_letters.editor2@icloud.com)  
**Cc:** [barbara@hscurrents.com](mailto:barbara@hscurrents.com); [joanlucy13@gmail.com](mailto:joanlucy13@gmail.com); [actmarinc@aol.com](mailto:actmarinc@aol.com); [sailshot@verizon.net](mailto:sailshot@verizon.net); [ldelanojr@live.com](mailto:ldelanojr@live.com); [andydujat@gmail.com](mailto:andydujat@gmail.com); [DLCorrigan@comcast.net](mailto:DLCorrigan@comcast.net); [ed\\_@netzero.com](mailto:ed_@netzero.com); [berthaese@gmail.com](mailto:berthaese@gmail.com); [plasticsc@aol.com](mailto:plasticsc@aol.com); [williamgelpke48@gmail.com](mailto:williamgelpke48@gmail.com); [uspsprc@att.net](mailto:uspsprc@att.net); [mail@bobchaille.com](mailto:mail@bobchaille.com); [pbendeck@gmail.com](mailto:pbendeck@gmail.com); [capt.carl@hotmail.com](mailto:capt.carl@hotmail.com); [clintstars@comcast.net](mailto:clintstars@comcast.net); [cliff@nibitz.com](mailto:cliff@nibitz.com); [Charles.Dietz@ngc.com](mailto:Charles.Dietz@ngc.com); [pcucura@msn.com](mailto:pcucura@msn.com); [dgilman1238@gmail.com](mailto:dgilman1238@gmail.com); [davewrote@gmail.com](mailto:davewrote@gmail.com); [ladd4097@comcast.net](mailto:ladd4097@comcast.net); [esg1@bellsouth.net](mailto:esg1@bellsouth.net); [fgalietti@yahoo.com](mailto:fgalietti@yahoo.com); [reed.gene@gmail.com](mailto:reed.gene@gmail.com); [faygeo@bellsouth.net](mailto:faygeo@bellsouth.net); [GTHORJR@comcast.net](mailto:GTHORJR@comcast.net); [JohnEGoebel@cs.com](mailto:JohnEGoebel@cs.com); [niki\\_and\\_gordon@hotmail.com](mailto:niki_and_gordon@hotmail.com); [rhsf@bellsouth.net](mailto:rhsf@bellsouth.net); [jhaese07@gmail.com](mailto:jhaese07@gmail.com); [leon.scoboria@gmail.com](mailto:leon.scoboria@gmail.com); [eladd4097@comcast.net](mailto:eladd4097@comcast.net); [CySeidel@prodigy.net](mailto:CySeidel@prodigy.net); [LLNeidgh@gmail.com](mailto:LLNeidgh@gmail.com); [jamimckee@gmail.com](mailto:jamimckee@gmail.com); [jskeoch@aol.com](mailto:jskeoch@aol.com); [johnm1024@bellsouth.net](mailto:johnm1024@bellsouth.net); [punches@netsecuritypro.com](mailto:punches@netsecuritypro.com); [kthannes@aol.com](mailto:kthannes@aol.com); [geokae1@gmail.com](mailto:geokae1@gmail.com); [myott5@comcast.net](mailto:myott5@comcast.net); [sheribruce@aol.com](mailto:sheribruce@aol.com); [markcarleton@msn.com](mailto:markcarleton@msn.com); [ponty@comcast.net](mailto:ponty@comcast.net); [rfsempel@optonline.net](mailto:rfsempel@optonline.net); [rmyania@att.net](mailto:rmyania@att.net); [keyesmar@aol.com](mailto:keyesmar@aol.com); [tony.prushko@ymail.com](mailto:tony.prushko@ymail.com); [ralph@brotherspackaging.com](mailto:ralph@brotherspackaging.com); [dicarole@bellsouth.net](mailto:dicarole@bellsouth.net); [thompsontommy43@yahoo.com](mailto:thompsontommy43@yahoo.com); [vnkwhalen@aol.com](mailto:vnkwhalen@aol.com); [warmrainfi@aol.com](mailto:warmrainfi@aol.com); [gilmdiv1@yahoo.com](mailto:gilmdiv1@yahoo.com); [pavallier@aim.com](mailto:pavallier@aim.com); [Doug Smith](#); [Harold Jenkins](#); [Sarah Heard](#); [Mike Stuart City Council Meier](#); [werq@juno.com](mailto:werq@juno.com); [Edward Ciampi](#)  
**Subject:** KANNER HWY between Cove Rd and Monterey is no place for Costco  
**Date:** Wednesday, January 16, 2019 10:21:55 AM

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Yay for Lychee Nursery saying NO to Costco. Great reporting by Stuart News and Melissa Holsman!

I would love to have a Costco in Martin County BUT NOT IN A RESIDENTIAL AREA LIKE KANNER HWY BETWEEN COVE ROAD AND MONTEREY.

Look at the list of residential communities below that border Kanner highway in that short stretch! Tres Belle-Southwood

- Fairmont Estates-
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- Riverland-
- Cabana Point -
- Hideaway Place,-
- SW Watercress Way-
- De L Bahia
- Leisure Village.
- Banyan Bay,
- Somerset

Several thousand people call this area home!

Some slight, mixed use is reasonable.....but this is not the place for HUGE, BIG BOX STORES.

Costco belongs on Rt 1 (perhaps south of Pomeroy St!)

Paul Vallier  
2600 S.Kanner Hwy S-1  
Stuart

**From:** [Marie M. Freitag](#)  
**Subject:** Fwd: BCC keeps citizens in the dark on Tuesday about spending, legislating  
**Date:** Monday, October 22, 2018 3:17:55 PM

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## **DOES THIS SOUND FAMILIAR?**

**THREE CHEERS FOR Attorney, Ginny Sherlock, of Stuart Fl., Donna Melza of Palm City Fl. and Maggy Hurchalla, former Commissioner and author of our Comprehensive Plan of "CONTROLLED GROWTH", that makes our life style here in Martin County so UNIQUE. They keep us informed of the TRUTH of what is going on BEHIND CLOSED DOORS!**

**Sadly, CORRUPTION doesn't end in Washington, DC. It is now extended to all Legal, Taxpaying Residents of MARTIN COUNTY, who pay the bill WITHOUT knowing what their money is being used for.**

**GOD BLESS AMERICA and protect our Freedoms, under your Holy Name, with LIBERTY AND JUSTICE FOR ALL! Lord hear my prayer. Amen..... MMF**

----- Forwarded message -----

From: <[elzer@gate.net](mailto:elzer@gate.net)>  
Date: Mon, Oct 22, 2018 at 12:52 PM  
Subject: BCC keeps citizens in the dark on Tuesday about spending, legislating  
To: <[elzer@gate.net](mailto:elzer@gate.net)>

Report from Virginia Sherlock -

The Martin County Board of County Commissioners continues to do most of its business under cover of the Consent Agenda, making sure that **big spending proposals and issues of significant public interest never see the light of day.**

As has become common practice, more than half of the items to be considered by the Board on Tuesday are on the "Consent Agenda", with automatic approval won by a vote to approve the agenda without any public discussion of individual items.

Decisions are made by staff – with or without private input from Commissioners – and items are then placed on the Consent Agenda so the public cannot participate or even know how or by whom the decisions are being made.

Among the items staff seeks to have approved on Tuesday without sunshine

illuminating them are:

- A resolution of support for HR6700 proposed by Rep. Brian Mast, the “Stop Harmful Discharges Act” that is supposed to address algae blooms and toxic discharges from Lake Okeechobee, although many members of the local environmental community do not support the bill (Item CNST-8);
- A Comprehensive Emergency Management Plan that continues to fail to provide pet-friendly hurricane shelters for Martin County residents, leaving Martin County as the only county on the Treasure Coast that does not provide a place for residents to take shelter with their pets and despite the fact that a majority of Commissioners previously expressed support for establishing pet-friendly shelters here (Item CNST-10);
- County Affordable Housing Advisory Committee appointments recommended by staff, who rejected five applicants because “staff believes there is sufficient representation” on the committee without even considering these Martin County residents who want to serve (Item CNST-4);
- More than \$10 million in new spending, including yet another contract (this one for \$1.5 million) to be awarded to Ferreira Construction, a contractor that has made a significant financial investment in the County Commission campaign of a Lake Point booster who wants to replace retiring Commissioner Ed Fielding (Item CNST-1);
- A Code Enforcement fine reduction resolution that will allow the owner of property on Bridge road in Hobe Sound to settle \$879,775.00 in accrued code enforcement fines for \$575.00 (Item CNST-9);
- A new contract with the Treasure Coast Sports Commission which offers event promoters discounted rental rates for use of County sports facilities (while local residents and organizations continue paying full price) (Item CNST-7); and
- A resolution to initiate a Comprehensive Plan Amendment to deal with toxic algae and pollution of our rivers and estuary in a manner that would (pardon the expression, water down protections by limiting revisions to the Plan’s Preamble rather than establishing a new chapter to address the critical needs of our waterways and coastal areas (Item CNST-11).

These are big budget items and issues that are of importance to residents, especially those issues related to the pollution of our waters. These items deserve full and robust discussion. By refusing to insist that these items be addressed publicly, staff and Commissioners make it clear that citizen input is not wanted or valued.

Commissioners who say they are interested in affordable housing pay only lip service to this issue by allowing staff to determine who should serve on the

citizens' advisory committee and leaving it to staff to decide that there is "sufficient representation" on the committee without even considering five candidates who applied for appointment. Shouldn't it be up to Commissioners -- not staff -- to decide who will serve on local advisory committees?

The public hearings on Tuesday's agenda are dominated by hearings to transmit Comprehensive Plan Amendments which were initiated by the Commission for County-owned properties.

The usual Office of Management and Budget presentation of items requiring Commission approval for application for or acceptance of grants and other funding includes a request to accept a grant for the Jensen Beach Mooring Field which requires \$275,000.00 in matching funds that staff hopes to obtain from yet another grant. While citizens are told there's no money for pet-friendly hurricane shelters, or affordable housing programs, or fighting pollution in our waters, hundreds of thousands of taxpayer dollars continue to be wasted on the mooring field project that Commissioner Doug Smith has been unsuccessfully promoting for more than a decade.

Other matters on Tuesday's agenda include:

- A public hearing to consider adopting an ordinance relating to the requirement for open road frontage for permitting new structures. This is a complicated item that has confounded staff, residents, attorneys and commissioners for years. The Local Planning Agency's recommendation is not yet available, but staff is rushing through this complex item;
- The second public hearing for Golden Gate Community Redevelopment overlay districts in the County Land Development Regulations;
- A presentation, pre-set for 2:30 p.m., by the Career Source Research Coast on end-of-year and current events; and
- Application for approval of a revised final site plan and plat for a portion of the Banyan Bay residential subdivision.

Download or view Tuesday's agenda items at:

<https://martin.legistar.com/Calendar.aspx>

Click on the Agenda for the meeting date and select items from the .pdf file for viewing. The Agenda is not citizen friendly and is very difficult and time-consuming to navigate, despite a cost in excess of a million taxpayer dollars for website development, updating, and revisions.

Attend the meeting at 9:00 a.m. Tuesday at the Administration Center, 2401 SE Monterey Road, Stuart, to express your views on these or other issues or e-mail commissioners at [sheard@martin.fl.us](mailto:sheard@martin.fl.us), [efieldin@martin.fl.us](mailto:efieldin@martin.fl.us),



[hjenkins@martin.fl.us](mailto:hjenkins@martin.fl.us), [eciampi@martin.fl.us](mailto:eciampi@martin.fl.us), and [dsmith@martin.fl.us](mailto:dsmith@martin.fl.us), with copies to the County Administrator and the County Attorney at [tkryzda@martin.fl.us](mailto:tkryzda@martin.fl.us) and [swoods@martin.fl.us](mailto:swoods@martin.fl.us)

Ginny Sherlock

LITTMAN, SHERLOCK & HEIMS, P.A.

P.O. Box 1197

Stuart, FL 34995

Phone: (772) 287-0200

Fax: (772) 872-5152

[www.LSHLaw.net](http://www.LSHLaw.net)

## Colleen Pachowicz

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**Subject:** Banyan Bay meeting with Bob Raynes and Morris Crady

**Start:** Wed 3/14/2018 11:00 AM  
**End:** Wed 3/14/2018 11:30 AM

**Recurrence:** (none)

**Organizer:** Harold Jenkins

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Harold Jenkins

**Name of Board/Agency:**

BCC Meeting Tuesday, August 16, 2022

**Item/Issue:** Item #22-1119 Request for Plat Approval for the South Florida Gateway PUD Infrastructure Project (S265-007)

**Name of person, group or entity with which communication took place:**

N/A

**Subject matter of communication:**

N/A

**Describe investigations, site visits and provide any expert opinions received:**

N/A

**List and attach any written communication received:**

N/A

## **EX PARTE COMMUNICATION DISCLOSURE FORM**

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022

**PHQJ-1 REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)  
REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)**

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1058

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable

**List and attach any written communication received:**

See Below

**From:** [Sarah Phillion](#)  
**To:** [Donna S. Melzer](#)  
**Subject:** RE: CPA 2021-08  
**Date:** Thursday, March 31, 2022 11:40:00 AM

---

Good afternoon, Ms. Melzer.

Thank you very much for your email to Commissioner Heard and for expressing your opinion on this important matter. Commissioner Heard has received your email.

*Sarah Phillion*

Commission Aide-District 4  
Commissioner Sarah Heard  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996  
(o) 772-221-2358 (f) 772-288-5432



---

**From:** Donna S. Melzer <donnasmelzer@gmail.com>  
**Sent:** Wednesday, March 30, 2022 9:34 PM  
**To:** Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>  
**Subject:** CPA 2021-08



Dear Commissioners,

Thank you for your no vote on CPA 2021-08 Transmittal.

Also, the County's email on Thurs. Staff-Developer meetings, notices that tomorrow is a meeting between Staff and Three Lakes Golf for a PUD.

I had heard that Three Lakes Golf was the second project hovering that wanted the Rural Lifestyles. So this looks like Three Lakes does not need the Proposed RL Land Use.

Ergo there is no serious reason that the County would push Becker B-14 Applicant to doing a big-acre CPA 2021-08 instead of a site-specific like AgTEC.

Again, thank you for your No Vote on CPA 2021-08 Transmittal.

Thanks, Donna Melzer

**From:** [SHARON](#)  
**To:** [Comish](#)  
**Subject:** rural lifestyle designation  
**Date:** Wednesday, February 23, 2022 12:46:43 PM

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I oppose approving the Rural Lifestyle designation. I suggested that this process of creating a new land use category should have better public outreach and workshops. I am worried that I don't understand the unintended consequences of this new land use designation.

What are our options for approving both Discovery and Three Lakes? I realize we can't be anti-growth.

Would it be a benefit if we have a local planning council review this designation?

Regards,

Sharon McGinnis

Rocky Point

## Sarah Philion

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**Subject:** confirmed\_tw-Firefly Tom Fazio, Mike Davis, Stacy Ranieri / Three Lakes  
**Location:** BOCC Commission Conference Room

**Start:** Wed 7/28/2021 2:00 PM  
**End:** Wed 7/28/2021 3:00 PM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Organizer:** Sarah Heard  
**Resources:** BOCC Commission Conference Room

This email is a follow up to our phone conversation today requesting a meeting with Commissioner Heard on Wednesday, July 28 at 2:00 p.m. at her office. The meeting is to discuss conceptual plans for a high-end private golf club in Stuart called Three Lakes. In attendance would be Tom Fazio Jr. and Mike Davis (retired CEO of the USGA) from Fazio & Davis Golf Design as well as Stacy Ranieri from the Firefly Group.



## **EX PARTE COMMUNICATION DISCLOSURE FORM**

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022

**REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045)**  
This a request by Farrell Building Company for the 10th Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The application includes a revised master plan and the phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. Banyan Bay is a residential development situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.  
**Agenda Item: 22-1056**

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable N/A

**List and attach any written communication received:**

N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022

**REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)**

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1059

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable N/A

**List and attach any written communication received:**

N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Sarah Heard

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:** August 16, 2022

**REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD INFRASTRUCTURE PROJECT (S265-007)**

This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1119 Additional Item

**Describe investigations, site visits and provide any expert opinions received:**

Meetings and emails below if applicable N/A

**List and attach any written communication received:**

N/A

**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** 3 Lakes Golf Course staff report attached  
**Date:** Monday, April 4, 2022 9:18:18 AM  
**Attachments:** [3 lakes.pdf](#)

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Sorry about that.



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN**

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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## **B. Project description and analysis**

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

### **E. Location and site information**

Multiple parcels

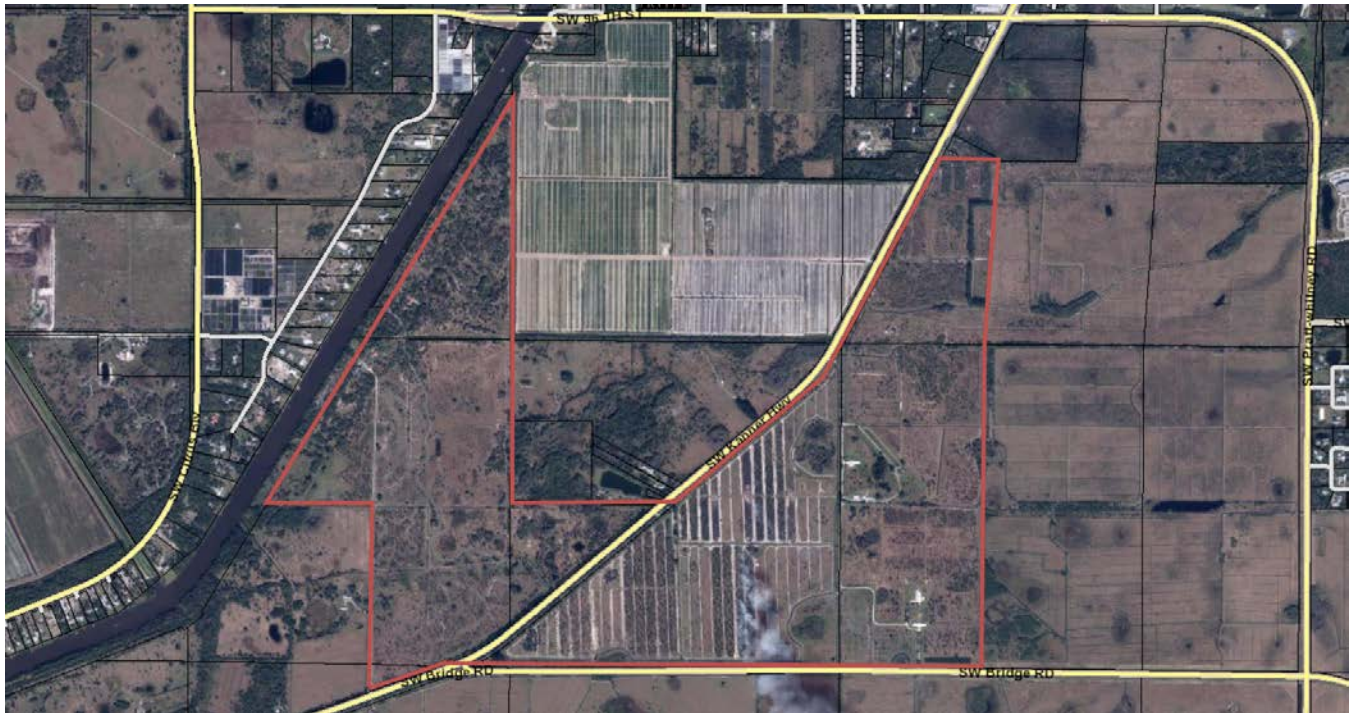
East and west of SW Kanner Highway adjacent to SE Bridge Road

Existing Zoning: A-2, Agricultural and A-1, Small Farms District  
Future land use: Agricultural  
Total Site Area: 1,219 acres

### Location Map

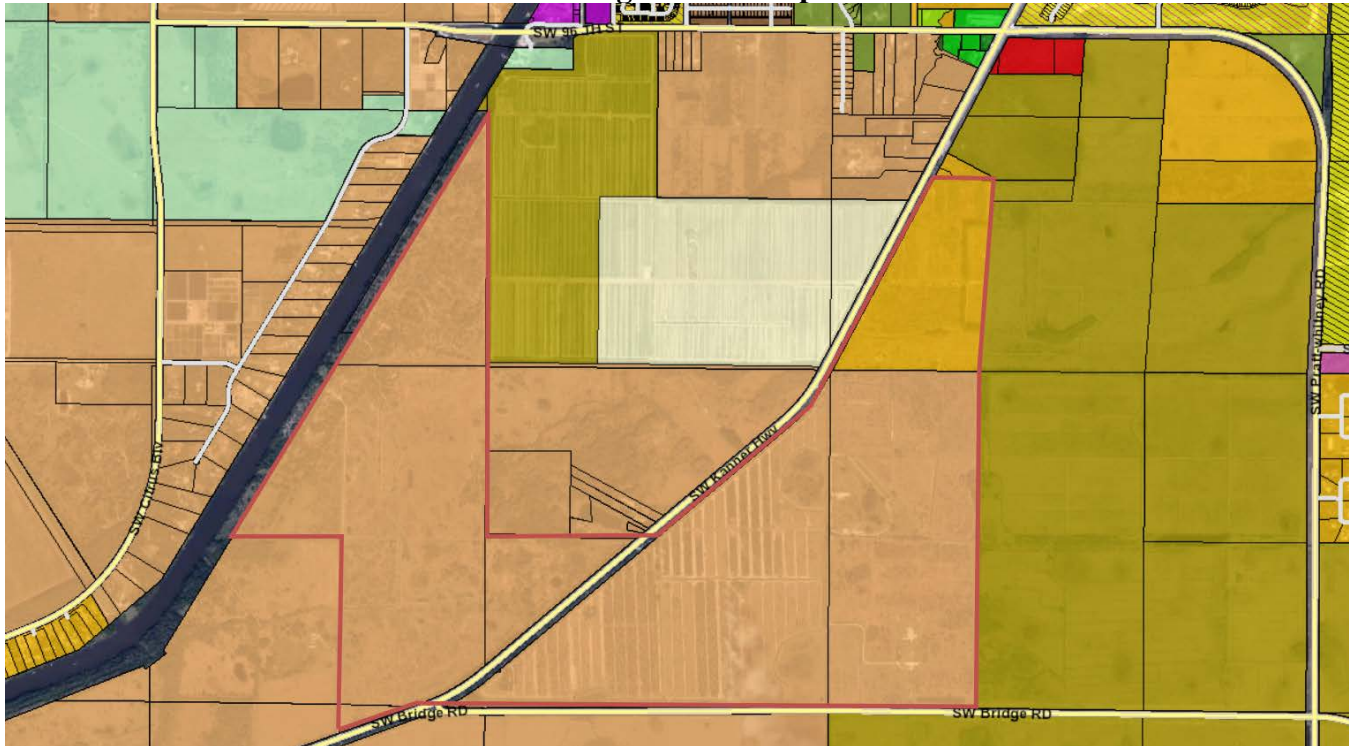


### Aerial

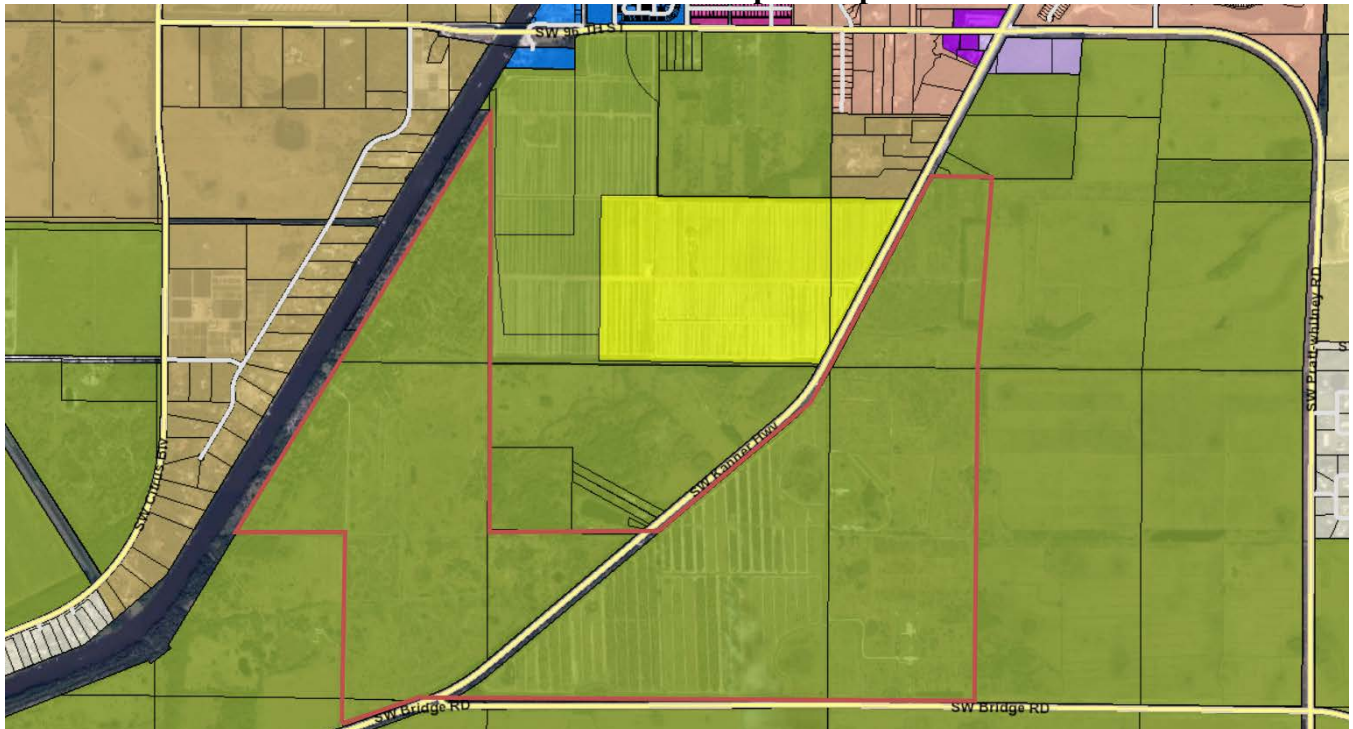




**Zoning Atlas Excerpt**



**Future Land Use Map Excerpt**



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



The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance-GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Data Tables:**

1. update minimum required open space to 70 percent.

**Site Plan:**

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

**PUD agreement:**

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

**Additional Information:**

**Information #1:**

**Timetable Of Development - Master**

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

**Information #2:**

**Notice Of A Public Hearing**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium

unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

**Commercial Design**

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.

6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

#### ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

##### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Environmental Assessment**

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

##### **Item#2: Site Plan Data**

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

### **Item#3: Master Site Plan**

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

### **Item#4: Upland Common Habitat for Golf Courses**

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

### **Item#5: Preserve and PAMP Requirements for Phased Projects**

*Establishment of preservation areas in phased development.* Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.

c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

**Item#6: PUD Agreement**

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

**Landscape**

**Findings of Compliance**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***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:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Unresolved Issues:

#### **RIGHT-OF-WAY IMPROVEMENTS**

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

#### **CONSISTENCY WITH OTHER PLANS**

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

#### **STORMWATER MGMT REPORT - MASTER**

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
  - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
  - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

## STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

### ***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. (2021).

#### **Electronic Files**

##### **Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater**

##### **Unresolved issues:**

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

#### **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**

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**Emergency Preparedness**

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

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

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

***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.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.to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

**5.32.C.** *Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.*

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating

that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

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

All permits will be required before the commencement of any construction.

**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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

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

**X. General application information**

Applicant: Three Lakes Golf Club LLC  
Mike Davis  
501 Fern Street  
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart FL 34994  
772-220-2100  
mcrady@lucidodesign.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/Waste Water Service Agreement

## **Z. Attachments**

## Sarah Philion

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**Subject:** confirmed\_tw-Firefly Tom Fazio, Mike Davis, Stacy Ranieri / Three Lakes  
**Location:** BOCC Commission Conference Room

**Start:** Wed 7/28/2021 2:00 PM  
**End:** Wed 7/28/2021 3:00 PM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Organizer:** Sarah Heard  
**Resources:** BOCC Commission Conference Room

This email is a follow up to our phone conversation today requesting a meeting with Commissioner Heard on Wednesday, July 28 at 2:00 p.m. at her office. The meeting is to discuss conceptual plans for a high-end private golf club in Stuart called Three Lakes. In attendance would be Tom Fazio Jr. and Mike Davis (retired CEO of the USGA) from Fazio & Davis Golf Design as well as Stacy Ranieri from the Firefly Group.

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

August 16, 2022

**REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)**

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1058

**Name of person, group or entity with which communication took place:** Stacy Ranieri, Morris

Crady, Mike Davis

**Subject matter of communication:** Question and Answer

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A

**From:** [Mary Dawson](#)  
**To:** [Edward Ciampi](#); [Stacey Hetherington](#); [Harold Jenkins](#); [Doug Smith](#); [Sarah Heard](#)  
**Subject:** 3 Lakes Golf Course staff report attached  
**Date:** Monday, April 4, 2022 9:18:18 AM  
**Attachments:** [3 lakes.pdf](#)

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Sorry about that.



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## A. *Application Information*

### **THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN**

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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## B. *Project description and analysis*

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

### **C. Staff recommendation**

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

### **D. Review Board action**

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

### **E. Location and site information**

Multiple parcels

East and west of SW Kanner Highway adjacent to SE Bridge Road

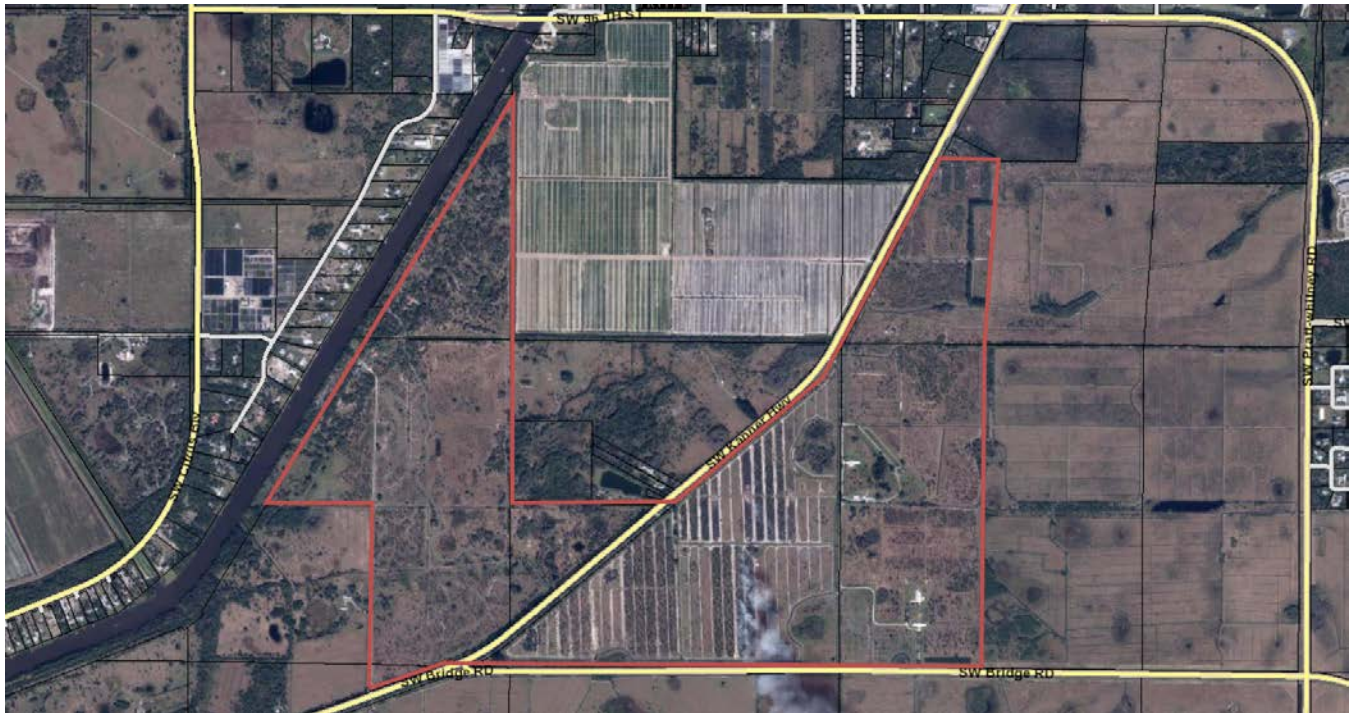


Existing Zoning: A-2, Agricultural and A-1, Small Farms District  
Future land use: Agricultural  
Total Site Area: 1,219 acres

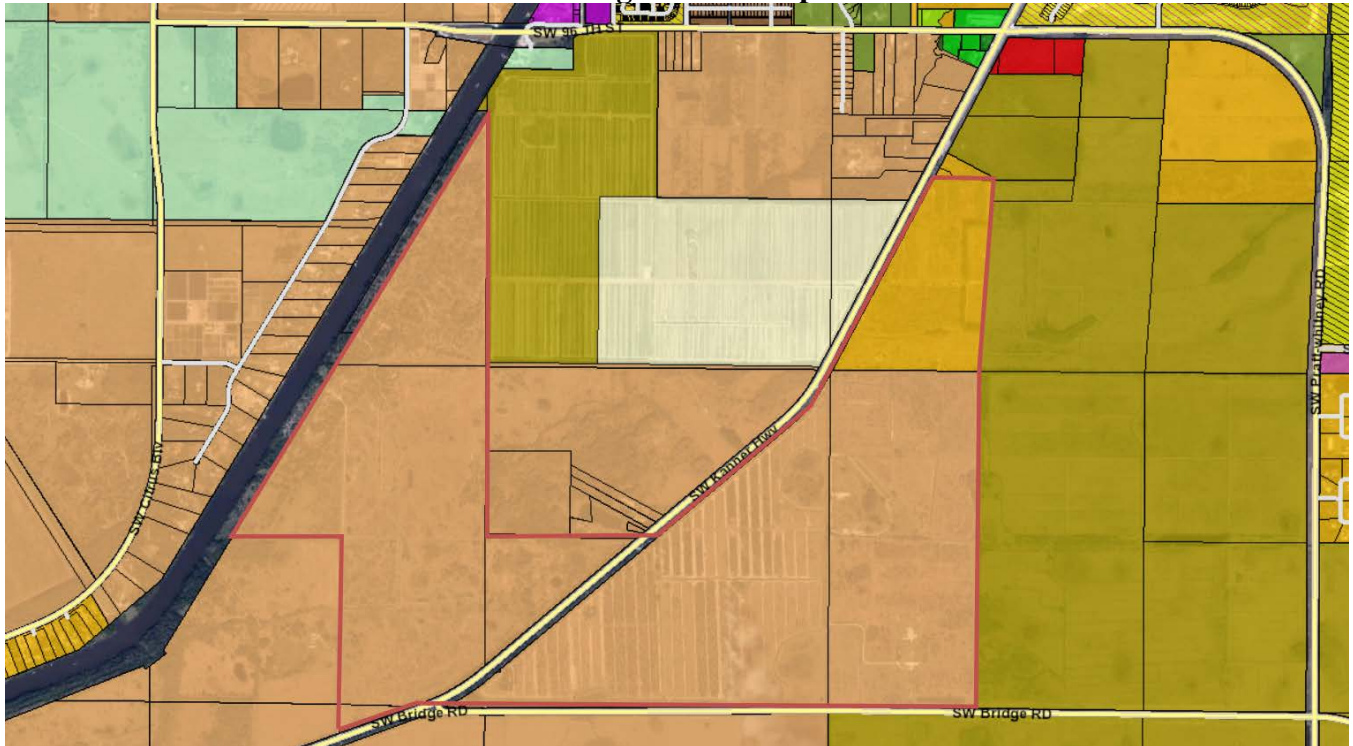
### Location Map



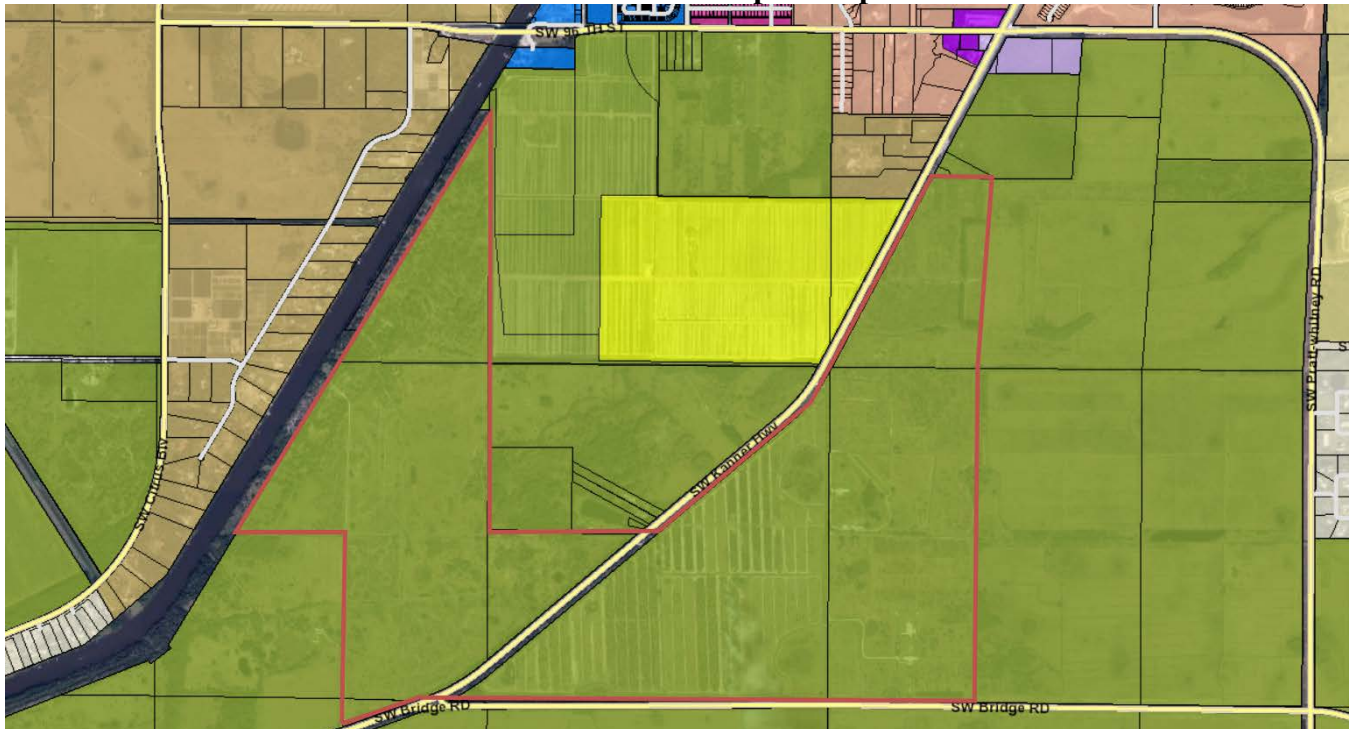
### Aerial



**Zoning Atlas Excerpt**



**Future Land Use Map Excerpt**



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

The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance-GMD**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Data Tables:**

1. update minimum required open space to 70 percent.

**Site Plan:**

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

**PUD agreement:**

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

**Additional Information:**

**Information #1:**

**Timetable Of Development - Master**

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

**Information #2:**

**Notice Of A Public Hearing**

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium



unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

**Commercial Design**

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

**TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.

6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

#### ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

##### **Environmental**

##### **Unresolved Issues:**

##### **Item#1: Environmental Assessment**

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

##### **Item#2: Site Plan Data**

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

### **Item#3: Master Site Plan**

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

### **Item#4: Upland Common Habitat for Golf Courses**

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

### **Item#5: Preserve and PAMP Requirements for Phased Projects**

*Establishment of preservation areas in phased development.* Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.

c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

**Item#6: PUD Agreement**

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

**Landscape**

**Findings of Compliance**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

***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:**

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

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

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

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

Unresolved Issues:

#### **RIGHT-OF-WAY IMPROVEMENTS**

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

#### **CONSISTENCY WITH OTHER PLANS**

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

#### **STORMWATER MGMT REPORT - MASTER**

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
  - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
  - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]



2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

## STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

### ***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. (2021).

#### **Electronic Files**

##### **Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater**

##### **Unresolved issues:**

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

#### **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**

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

**18.4.5 Fire Flow Requirements for Buildings.**

**18.4.5.1 One- and Two-Family Dwellings.**

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**Emergency Preparedness**

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

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

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

***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.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.to this project as currently proposed.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

**5.32.C.** *Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.*

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

##### **Item #4:**

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 certified letter stating

that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

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

All permits will be required before the commencement of any construction.

**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:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact fees***:	TBD		

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

\*\* Recording fees will be identified on the post approval checklist.

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

**X. General application information**

Applicant: Three Lakes Golf Club LLC  
Mike Davis  
501 Fern Street  
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates  
Morris A. Crady  
701 SE Ocean Boulevard  
Stuart FL 34994  
772-220-2100  
mcrady@lucidodesign.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/Waste Water Service Agreement

## **Z. Attachments**

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

August 16, 2022

**REQUEST BY PALM PIKE CROSSING, LLC FOR MAJOR SITE PLAN APPROVAL FOR PALM PIKE CROSSING LOT 5, PHASE 4 (P175-005)**

This is request by Palm Pike Crossing, LLC for major final site plan approval to develop a 120,600 square foot residential storage facility and associated infrastructure on an approximate 4.2-acre undeveloped site located on Lot 5, Phase 4 of the Palm Pike Crossing Platted subdivision located at the corner of SW Martin Highway and SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1059

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** Question and Answer

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

August 16, 2022

**REQUEST FOR APPROVAL OF THE 10TH AMENDMENT TO THE BANYAN BAY PUD ZONING AGREEMENT INCLUDING A REVISED MASTER AND PHASING SITE PLANS AND PHASE 3 FINAL SITE PLAN (B082-045)**

This a request by Farrell Building Company for the 10th Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The application includes a revised master plan and the phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. Banyan Bay is a residential development situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 22-1056

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A

## EX PARTE COMMUNICATION DISCLOSURE FORM

(Relating to Quasi-Judicial Proceedings Pursuant to Section 1.10, General Ordinances, Martin County Code)

**Board / Agency Member name:**

Commissioner Edward V. Ciampi

**Name of Board/Agency:**

Board of County Commissioners

**Item/Issue:**

August 16, 2022

**REQUEST FOR PLAT APPROVAL FOR THE SOUTH FLORIDA GATEWAY PUD  
INFRASTRUCTURE PROJECT (S265-007)**

This is a request by KL Waterside, LLC for approval of the subdivision plat for the South Florida Gateway PUD Infrastructure Project. The subject property is approximately 180 acres of vacant land located on the west side of SW Kanner Highway approximately 1/2 of a mile south of SW Pratt Whitney Road in Stuart. Included in the application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 22-1119 [Additional Item](#)

**Name of person, group or entity with which communication took place:** N/A

**Subject matter of communication:** N/A

**Describe investigations, site visits and provide any expert opinions received:** N/A

**List and attach any written communication received:** N/A