



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

County
EXHIBIT #1

File ID: 22-1058

PHQJ-1

Meeting Date: 8/16/2022

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)

EXECUTIVE SUMMARY:

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.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP

Title: Deputy Growth Management Director

REQUESTED BY: Lucido and Associates, Morris A. Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

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.

The site includes approximately 500 acres on the west side of SW Kanner Highway and is adjacent to the St. Lucie Canal and an approximate 700-acre parcel located east of SW Kanner Highway on the north side of SW Pratt-Whitney Road.

The land use designation for the property on the Future Land Use Map of the County's Comprehensive Growth Management Plan is Agricultural, which has a maximum density allowance of one unit per 20 acres.

The current zoning districts on the property are A-2, Agricultural District and A-1, Small Farms District, both Category "C" districts in the current Article 3 zoning code. The A-1 Small Farms district

is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

The following supporting documents are attached:

Staff Report
Disclosure of Interest
Sign Posting Affidavit

Draft Resolution to Approve
Notice to Surrounding Properties
Draft Resolution to Deny

Application Materials
Legal Ad
Staff Presentation

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the request for rezoning from the A-1, Small Farms District and the A-2, Agricultural district to the AG-20A, General Agricultural District.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$1,000.00 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THREE LAKES GOLF CLUB, LLC REZONING

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:	B115-006
Application Type and Number:	DEV2022050017
Report Number:	2022_0720_B115-006_STAFF FINAL
Application Received:	06/02/2022
Transmitted:	06/10/2022
Date of Report:	07/20/2022

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B. Project description and analysis

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the county Zoning Atlas for an agricultural district designation (Section 3.2.E, Land Development Regulations). 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 is a request for a Certificate of Public Facilities Exemption.

The site includes approximately 500 acres on the west side of SW Kanner Highway and is adjacent to the St. Lucie Canal and an approximate 700 acre parcel located east of SW Kanner Highway on the north side of SW Pratt-Whitney Road.

The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Agricultural, which has a maximum density allowance of one unit per 20 acres.

The current zoning districts on the property are A-2, Agricultural District and A-1, Small Farms District,

both Category “C” districts in the current Article 3 zoning code. The A-1 Small Farms district is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

There is one (1) standard “Category A” zoning district that is available to implement the Agricultural land use policies of the CGMP, which is the AG-20A, General Agricultural District. In addition to the standard zoning district, the Planned Unit Development (PUD) District is also available as another option. The PUD District offers more design flexibility to applicants for proposed projects. In exchange the district requires additional benefits to the County and more controls by the County.

Category “A”, (AG-20A) General Agricultural, Zoning Permitted Uses

Table 1 indicates the permitted uses and the development standards for the AR-5A category “A” Districts (only permitted uses are listed for the non-residential uses). The permitted uses for the A-2 District are listed separately as the permitted uses do not directly correspond to the Category “A” table.

*Table 1 AG-20A, General Agricultural and Residential Permitted Uses**

**TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS**

USE CATEGORY	A G 2 0 A
<i>Residential Uses</i>	
Mobile homes	P
Modular homes	P
Multifamily dwellings	
Single-family detached dwellings	P
<i>Agricultural Uses</i>	
Agricultural processing, indoor	P
Agricultural processing, outdoor	P
Agricultural veterinary medical services	P
Aquaculture	P
Crop farms	P
Dairies	P
Exotic wildlife sanctuaries	P
Farmer's markets	P
Feed lots	P

* Excerpt from LDR, Art. 3, Div. 2, Table 3.11.1 identifying agricultural and residential permitted uses for Ag-20A, Category “A”, zoning district.

Fishing and hunting camps	P
Orchards and groves	P
Plant nurseries and landscape services	P
Ranches	P
Silviculture	P
Stables, commercial	P
Storage of agricultural equipment, supplies and produce	P
Wildlife rehabilitation facilities	P
<i>Public and Institutional Uses</i>	
Administrative services, not-for-profit	P
Cemeteries, crematory operations and columbaria	P
Community centers	P
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	P
Neighborhood assisted residences with six or fewer residents	P
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance	P
Places of worship	P
Post offices	
Protective and emergency services	P
Public libraries	
Public parks and recreation areas, active	P
Public parks and recreation areas, passive	P
Recycling drop-off centers	P
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	P
Solar energy facilities (solar farms)	P
Utilities	P
<i>Commercial and Business Uses</i>	

Bed and breakfast inns	P
Commercial day care	P
Family day care	P
Golf courses	P
Kennels, commercial	P
Shooting ranges, outdoor	P
Sporting clay course	P
<i>Transportation, Communication and Utilities Uses</i>	
Airstrips	P
Mining	P
Yard trash processing	P

Sec. 3.411.1. A-1 Small Farms District.

3.411.1.A. Uses permitted.

1. In this district, a building or structure or land shall be used for only the following purposes:
2. Any use permitted in the R-2A Two-Family Residential District.
3. Barns, dairies, greenhouses, guesthouse, servants' quarters and other accessory buildings.
4. Truck farming, fruit growing, poultry raising, nurseries and field crops.
5. Roadside stands for the sale of fruit, vegetables and other products produced on the premises thereof.
6. Drive-in theatres, private stables.
7. Commercial radio and/or television transmitting stations, towers, poles, masts, antennas, power plants and the other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all of the applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to assure the structure, masts, etc., will withstand hurricane force winds.

8. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

9. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.411.1.B. Required lot area. The required lot area shall not be less than two acres.

3.411.1.C. Minimum yards required.

1. Front: 25 feet.

2. Rear and side: 25 feet.

3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. A minimum setback or yard of 20 feet shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

Sec. 3.412. A-2 Agricultural District.

3.412.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.

2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a

nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.

3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.

4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.

5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.

6. Public works projects, public stormwater management projects, and public utility facilities and service facilities, and any ancillary uses associated with the foregoing, including excavations; rock, stone, or gravel crushing facilities; and ready mix concrete plants.

7. Fishing camps.

8. Hunting camps subject to the following requirements:

a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.

b. The minimum lot size shall be 20 acres.

c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.

d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.

e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.

f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.

g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp.

h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.

9. Public structures owned and operated by governmental agencies and used for public purposes.

10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

12. Solar energy facilities, provided however, such operations shall be conducted in accordance with section 3.100.1.

3.412.B. Required lot area. The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C. Minimum yards required.

1. Front: 25 feet.

2. Rear and side: 25 feet.

3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. No setback or yard shall be required adjacent to water frontage.

Category “A” and Category “C” Development Standards Requirements†

Category	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
C	A-2	5 ac.	—	.05	—	—	40	50	—
C	A-1	2 ac.	----	----	----	----	40	50	---

Category “A” and Category “C” Development Standards Structure Setbacks Requirements‡

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	AG-20A	50	50	50	50	50	50	50	50	50	50	40	40
C	A-2	25	25	25	25	25	25	25	25	25	25	25	25
C	A-1	25	25	25	25	25	25	25	25	25	25	25	25

Standards for Amendments to the Zoning Atlas

- The CGMP states in Chapter 4, Section 4.4: “Goal 4.4.: To eliminate or reduce uses of land that are inconsistent with community character or desired future land uses.” And, in Objective 4.4A. “To eliminate inconsistencies between the FLUM and the zoning maps and regulations.”
- The Martin County LDR, Art. 3, Div. 1, Sec. 3.2 E.1. provides the following “Standards for amendments to the Zoning Atlas.”
 1. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with

† Reference LDR, Art. 3, Div. 2, Sec. 3.12, Table 3.12.1, zoning district AR-5A, and LDR, Art. 3, Div. 7, Sec. 3.412.

‡ Reference LDR, Art. 3, Div. 2, Sec. 3.12, Table 3.12.2, zoning district AR-5A, and LDR, Art. 3, Div. 7, Sec. 3.412.

the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

a. Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,

The subject property was designated as Agricultural, up to 0.05 units per acre on the original FLUM adopted in 1982. The requested AG-20A Zoning District implements the Agricultural Future Land Use policies of the CGMP. The granting of a zoning change to the Ag-20A Zoning District by the County will be consistent with the policies set forth in the CGMP.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

Zoning implementation policies and requirements are contained in LDR, Art. 3, Div. 2, Sec. 3.10A Zoning district categories. Pursuant to Article 3 there is 1 “straight” Category A zoning district available to implement the Agricultural future land use classification, which is the AG-20A Zoning District. Therefore, rezoning the subject property to the AG-20A Zoning District is consistent with the Comprehensive Plan. In addition to the “straight” zoning district, the PUD District is also available as another option. Pursuant to Section 3.10.B., LDR, the AG-20A district is intended to implement the policies of the CGMP for lands designated Agricultural on the FLUM of the CGMP. Therefore, rezoning the subject property to the AG-20A Zoning District is consistent with the Land Development Regulations. The granting of a zoning change by the County does not exempt the applicant from any of the County’s Land Development Regulations. The applicant must demonstrate full compliance with all regulations prior to any Development Order approval action taken by the County.

c. Whether the proposed district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use; and,

The subject site is located both east and west of SW Kanner Highway and north of and adjacent to SE Bridge Road and about 1 mile west of Interstate I-95.

The property is not in a Community Redevelopment Area. The area surrounding the subject site is predominately large acreage tracts of more than 100 acres.

The requested zoning change to the AG-20A Zoning District is compatible with the distribution of uses in the area and implements the future land use on the property.

d. Whether and to what extent there are documented changed conditions in the area; and,

The pattern of development which has focused on agricultural and residential uses is well established. A review of historical aerials and a comparison of the original future land use map to the current parcel configurations and development of the area indicate that conditions

have not substantially changed in the area since the adoption of the County's Future Land Use Map in 1982.

e. Whether and to what extent the proposed amendment would result in demands on public facilities; and,

The property is located outside the Primary Urban Services District. As such, the full range of urban services at service levels established by the CGMP is not available for the property. The request to rezone does not increase the maximum Density allowed by the Agricultural Future Land Use Designation therefore, the rezoning to AG-20A does not increase the demands on Public Facilities.

f. Whether and to what extent the proposed amendment would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources; and,

The proposed amendment to the zoning atlas is consistent with the Agricultural land use assigned to the FLUM in 1982. The permitted uses and Land Development regulations pertaining to the AG-20A Zoning District are well suited for the area and will conserve the value and development pattern that is well established.

g. Consideration of the facts presented at the public hearings.

The subject application requires a public hearing before the Local Planning Agency, who will make a recommendation on the request; and, before the Board of County Commissioners, who will take final action on the request. The two hearings will provide the public an opportunity to participate in the review and decision-making process.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Pete Walden	219-4923	Comply
G	Development Review	Pete Walden	219-4923	Comply
H	County Attorney	Elysse Elder	288-5443	Review Ongoing
I	Adequate Public Facilities	Pete Walden	219-4923	Exempt

Staff has reviewed this petition for a rezoning of property to the appropriate zoning district designation, has determined that the petition has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. The Board is advised that this application is in order and qualifies for an action of approval.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

D. Review Board action

This application is classified as an amendment to the official zoning map. Pursuant to LDR, Art. 10, Sec. 10.3.B., Martin County, Fla. (2019), a review of this application at a public hearing is required by the Local Planning Agency (LPA), which shall provide a recommendation for the Board's consideration. And, pursuant to Section 10.5.F., LDR, Martin County, Fla. (2019), final action on this request for an amendment to the official zoning map is required by the Board of County Commissioners (BCC) at a public hearing.

E. Location and site information

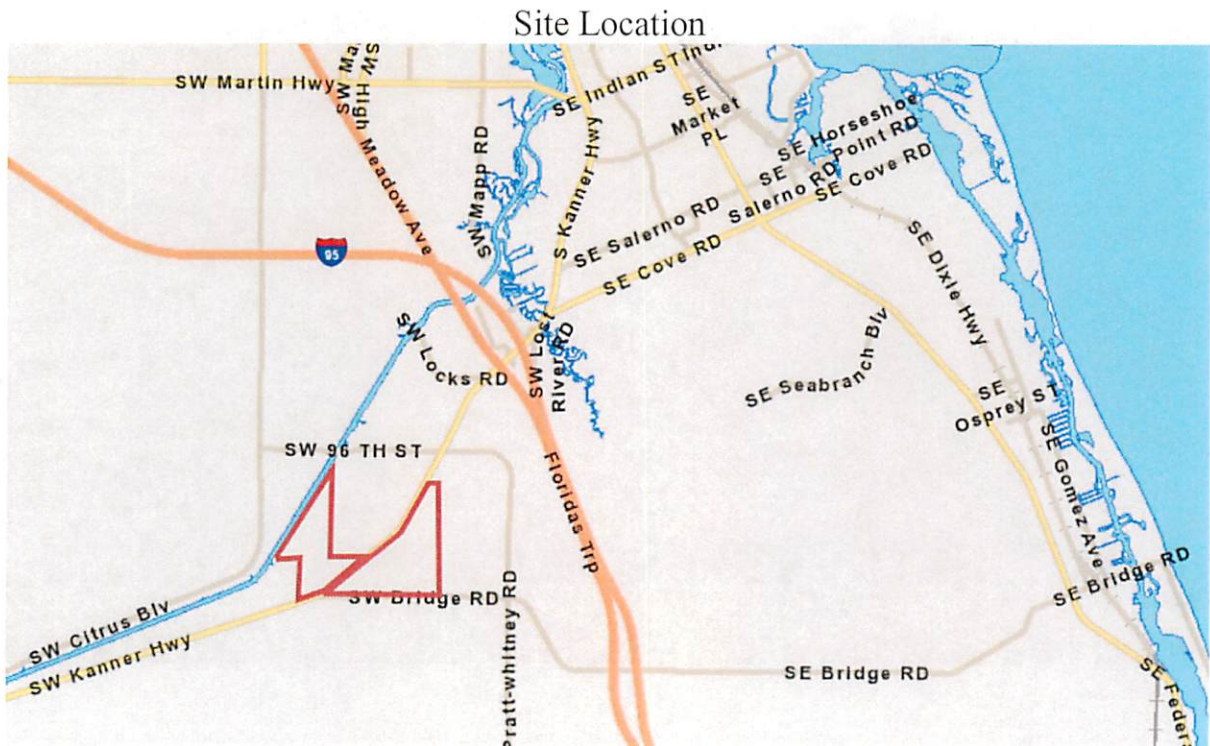
Parcel number(s) and address:

Existing Zoning:

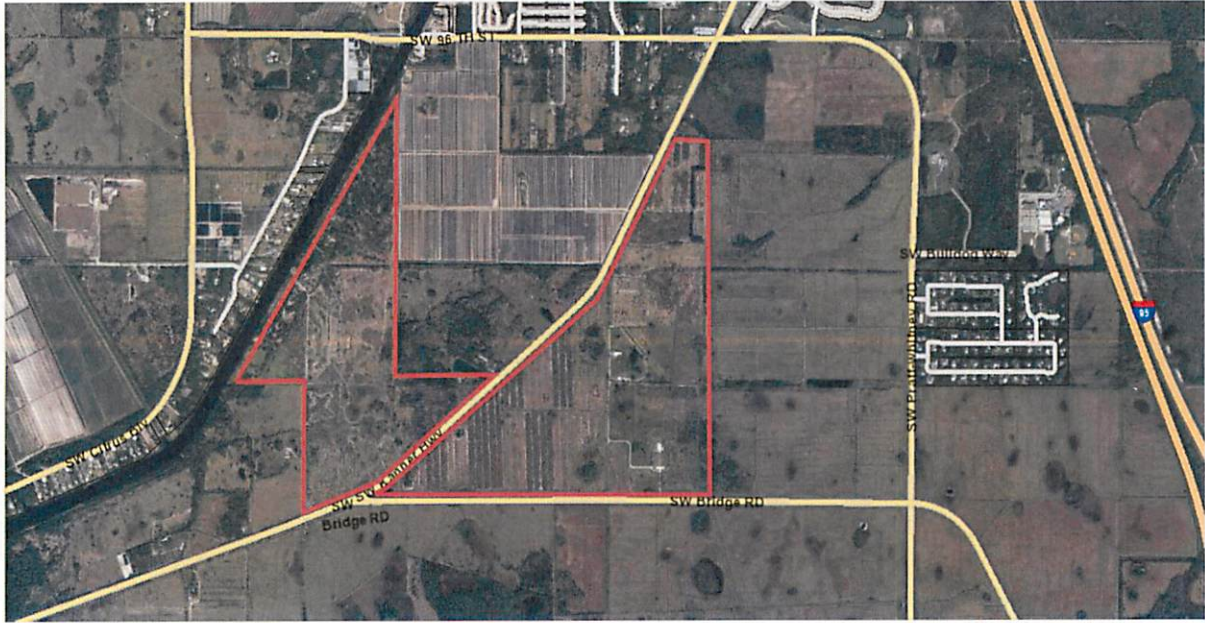
A-2, Agricultural District,

Future land use:

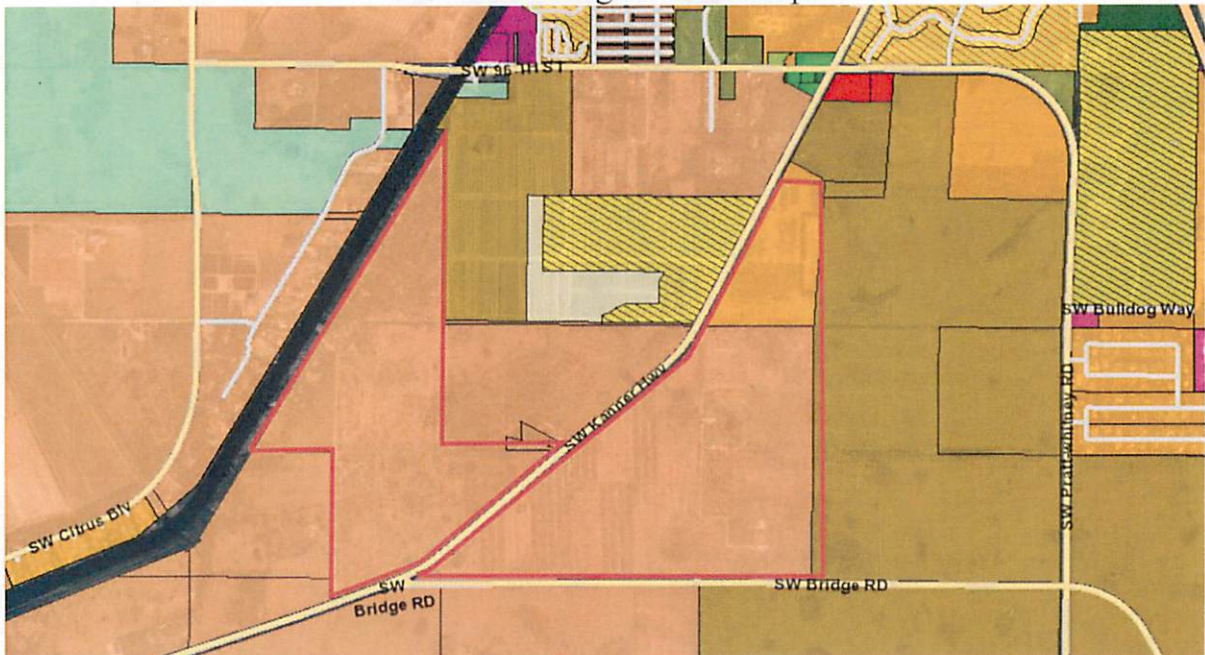
Agricultural up to 0.05 units per acre



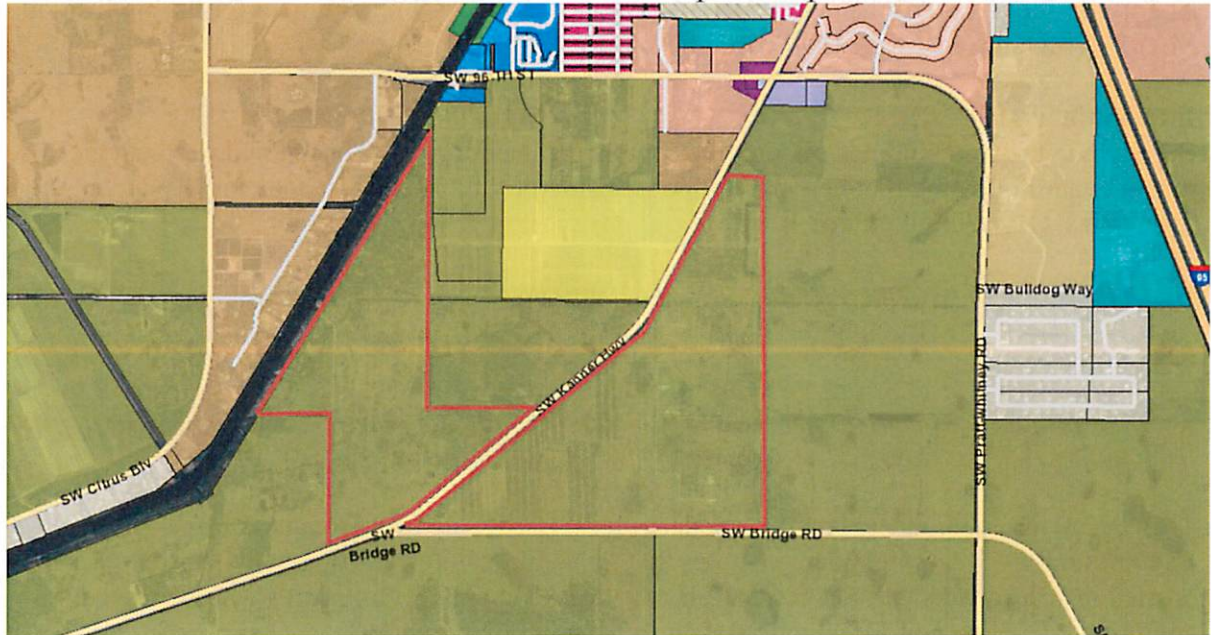
Aerial



Current Zoning Atlas Excerpt



Current Land Use Map Excerpt



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

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved Comprehensive Growth Management Plan requirements issues associated with this application.

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

The Growth Management Department Development Review Division staff has reviewed the application and, pursuant to the analysis provided in Section B of this report, finds this application in compliance with the applicable regulations. There are no unresolved land use, site design standards, zoning and procedural requirements issues associated with this application.

Additional Information:

Information #1:

Notice of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days prior to the public hearing by the applicant to all owners of real property located within 1,000 feet of the boundaries of the affected property. MARTIN COUNTY, FLA., LDR SECTION 10.6.E. (2019)

Information #2:

Notice(s) of public hearings regarding development applications shall be published by the County at least 14 days prior to the date of the public hearing in the legal advertisement section of a newspaper of general circulation in Martin County. The applicant shall reimburse the County for the cost(s) of the newspaper ad(s) as a post approval requirement for the application. MARTIN COUNTY, FLA., LDR SECTION 10.6.D. (2019)

Information #3:

Based upon the staff findings of compliance, this application will be scheduled for the next LPA meeting, and following that hearing will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

H. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

I. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR. Exempted development will be treated as committed development for which the County assures concurrency.

J. 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.

Item #1:

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 #2:

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.

K. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

L. Fees

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

Fee type	Fee amount	Fee payment	Balance
Application review	\$1,000.00	\$1,000.00	\$0.00
Advertising [§]			
Recording ^{**}			

[§] 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.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

M. General application information

Applicant: Three Lakes Golf Club, LLC
917 SW College Park Road
Port Saint Lucie, FL 34953

Agent: Guy Yudin & Foster, LLP
John Yudin
55 SE Ocean Boulevard
Stuart, FL 34994

N. 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
FLUM	Florida Land Use Map
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Agency
PUD	Planned Unit Development
SFWMD	South Florida Water Management District
W/WWSA	Waste Water Service Agreement

Prepared By:
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 22-

**REGARDING A CHANGE IN ZONING CLASSIFICATION
FROM A-2, AGRICULTURAL DISTRICT AND A-1, SMALL FARMS DISTRICT TO
AG-20A, GENERAL AGRICULTURAL DISTRICT FOR THREE LAKES GOLF CLUB LLC**

WHEREAS, this Board has made the following determinations of fact:

1. Three Lakes Golf Club, LLC submitted an application for a change in zoning district classification from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District, for the property described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on August 16, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

A. The zoning district classification of the property described in Exhibit A is hereby changed from A-2, Agricultural District and A-1 Small Farms District to AG-20A, General Agricultural District.

B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibit A is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.

D. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT AND
COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit A

THREE LAKES GOLF CLUB LEGAL DESCRIPTIONS

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF

RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE

SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

PCN #:	23-39-40-000-000-00010-4	14-39-40-000-000-00010-3	24-39-40-000-000-00010-2
	26-39-40-000-000-00010-7	24-39-40-000-001-00020-8	19-39-41-000-002-00000-8
	18-39-41-000-006-00060-8		



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	May 31, 2022		
To:	Pete Walden, Deputy Director Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	Three Lakes Golf Club Mandatory Rezoning Application (B115-006)	Project No.	21-390

In response to the attached completeness letter, please find enclosed the application fee check in the amount of \$1,000.00. The property owners list will be provided prior to the first public hearing.

RECEIVED
JUN 01 2022
GROWTH MANAGEMENT
DEPARTMENT



May 17, 2022

HAND DELIVERY

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

Re: Three Lakes Golf Club LLC – Mandatory Rezoning Application with Certificate of Public Facilities Exemption (Our ref. #21-390)

Dear Paul:

We are pleased to submit this application for a mandatory rezoning from A-2 and A-1 to AG-20A. As more specifically described in the enclosed project narrative, the property is designated for Agricultural Rural Density future land use and zoned A-2 and A-1. To bring the zoning into conformity with the future land use designation, a mandatory rezoning to AG-20A is required.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials:

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. The owner's notarized power of attorney for representation by Lucido & Associates;
5. The Disclosure of Interest Affidavit;
6. The recorded deeds documenting ownership by Three Lakes Golf Club LLC;
7. The no transfer statement;
8. The legal description;
9. Aerial map;
10. Parcel assessment map;
11. Future land use map; and
12. Zoning map.

A school impact worksheet is not applicable because we are not proposing any residential units or asking for a density increase. The list of surrounding property owners will be provided prior to the public hearing.

Upon a determination of completeness, we will submit the mandatory application fee in the amount of \$1,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,

Morris A. Crady, AICP
Senior Partner



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Three Lakes Golf Club

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: 9-9-21

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: B115

Previous Project Name if applicable: Three Lakes Golf Club

Parcel Control Number(s)

23-39-40-000-000-00010-4

19-39-41-000-002-00000-8

14-39-40-000-000-00010-3

18-39-41-000-006-00060-8

24-39-40-000-000-00010-2

26-39-40-000-000-00010-7

24-39-40-000-001-00020-8

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Three Lakes Golf Club LLC

Company Representative: Mike Davis

Address: 501 Fern Street

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

Phone: 908 217-4720 Email: Mike@FazioDavis.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

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

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Bowman Consulting

Company Representative: Richard Barnes, P.L.S.

Address: 301 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772 283-1413 Email: sbrickley@bowman.com

Civil Engineer (Name or Company): Bowman Consulting

Company Representative: Lisa Leonard, P.E.

Address: 301 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772 283-1413 Email: lleonard@bowman.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan O'Rourke

Address: 22 Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 772-781-4918 Email: seorourke@comcast.net

Architect (Name or Company): Hart Howerton

Company Representative: A. James Tinson, A.I.A.

Address: 10 East 40th Street, 39th Floor

City: New York, State: NY Zip: 10016

Phone: 212-683-5631 Email: jtinson@harthowerton.com

Attorney (Name or Company): Gunster

Company Representative: Bob Raynes

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rreyesjr@gunster.com

Environmental Planner (Name or Company): EW Consultants

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Commons Blvd., Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-9771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

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


Applicant Signature

5-17-22
Date

MORRIS A. CRADY

Printed Name

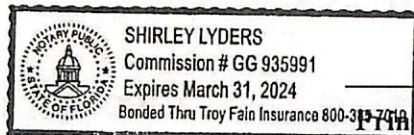
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of
[X] physical presence or [] online notarization this 17th day
of May, 2022, by MORRIS A. CRADY.

He X is personally known to me or ___ has produced _____ as
identification.




Notary Public Signature

Printed name

STATE OF: FLORIDA at-large



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Three Lakes Golf Club Mandatory Rezoning is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

M. Crady
Applicant Signature

5-17-22
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of May, 20 22, by Morris A. Crady.

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

Printed name

Shirley Lyders
Notary Public Signature



STATE OF: FLORIDA at-large



PROJECT NARRATIVE Three Lakes Golf Club

**Mandatory Rezoning from
A-1 and A-2 to AG-20A
May 17, 2022**

EXISTING PROPERTY CHARACTERISTICS

The 1,218-acre (+/-) subject property is located on both sides of South Kanner Highway, north of Bridge Road, approximately one mile west of I-95 in unincorporated Martin County, Florida. The project area includes an approximately 500-acre parcel west of Kanner Highway along the St. Lucie Canal (also known as the C-44 Canal or Okeechobee Waterway) and a 700-acre parcel east of Kanner Highway.

The property has been utilized as a private family retreat, tree farm and hunting preserve for several decades. It contains various single family structures, farm buildings and access paths scattered throughout the site among the various native wetlands and upland habitat that have been impacted by these activities.

The property is designated in the Comprehensive Plan for Agricultural future land use and located outside the primary and secondary urban service district boundary. The property is zoned A-1 and A-2, which are Category "C" zoning districts.

SURROUNDING PROPERTY CHARACTERISTICS

The property is surrounded by similar vacant lands that also retain the Agricultural future land use designation and A-2 zoning district. Some of the adjacent properties have also rezoned to AG-20A.

MANDATORY REZONING

The applicant/owner is intending to construct one 18-hole golf courses, practice range and short game practice facilities, an event center, golf shelters and a golf maintenance facility on the west side of the Kanner Highway. An additional 18-hole golf course is proposed on the east side of Kanner Highway with no buildings except for golf shelters. No residential units are proposed.

The project is consistent with the requirements applicable to a "by-right" golf course within the existing Agricultural land use designation including the use of on-site wastewater treatment and disposal systems (i.e., septic tanks) not exceeding a cumulative flow of 2,000 gallons per day.

Any development on the property other than agricultural uses requires a mandatory rezoning from the Category "C" zoning district, i.e. A-1 and A-2, which was assigned to the property in 1967, to a Category "A" zoning district, i.e. AG-20A, which is consistent with the Agricultural future land use that was assigned to the property in 1982. The mandatory rezoning to AG-20A is necessary to bring the property into conformity with the Comprehensive Growth Management Plan policies and current Land Development Regulations.

Three Lakes Golf Club LLC
501 Fern Street
West Palm Beach, FL 33401

November 1, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: **Three Lakes Golf Club LLC**
PCN # 14-39-40-000-00010-3 24-39-40-000-001-00020-8
23-39-40-000-00010-4 19-39-41-000-002-00000-8
26-39-40-000-00019-7 18-39-41-000-006-00060-8
24-39-40-000-00010-2

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Three Lakes Golf Club LLC** during the governmental review process of the Three Lakes Golf Club PUD site plan applications and Comprehensive Plan amendment applications.

Sincerely,

THREE LAKES GOLF CLUB LLC,
a Florida limited liability company

By: Katherine Block
Vice President, Manager

STATE OF FL
COUNTY OF Palm Beach

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of October, 2021, by Katherine Block, Manager of THREE LAKES GOLF CLUB LLC, a Florida limited liability company SHE ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)  DANIELLE BIMONTE
Commission # GG 274937
Expires November 7, 2022
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/7/22

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

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

(If more space is needed attach separate sheet)

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

Name	Address	Interest
SMR Martin Property Holdings, LLC, a Delaware limited liability company	501 Fern Street, Suite 105 West Palm Beach, FL 33401 Attn.: Katherine Block	48.5% indirect
Martin Golf, LLC, a Delaware limited liability company c/o Peter I. Cavallaro, Secretary	270 South Service Road Melville, NY 11747	48.5% indirect
Justin Metz	30 Hudson Yards, 83 rd Floor New York, NY 10001	3% (non-voting) indirect
Martin Property Holdings Co. I, LLC, a Delaware limited liability company	501 Fern Street, Suite 105 West Palm Beach, FL 33401 Attn.: Katherine Block	100%

(If more space is needed attach separate sheet)

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

Name	Address	Interest
NA		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application*
None				

(If more space is needed attach separate sheet)

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

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Kacut
- Vice President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 27 day of October, 2021, by KATHERINE BLOCH, who ☒ is personally known to me or ☐ has produced _____ as identification.



DANIELLE BIMONTE
Commission # GG 274937
Expires November 7, 2022
Bonded Thru Budget Notary Services

(Notary Seal)

Danielle Bimonte

Notary Public, State of Florida

Print Name: DANIELLE BIMONTE

My Commission Expires: 11/7/22

Exhibit "A"
(Disclosure of Interest and Affidavit)
(Legal Description)

THREE LAKES GOLF CLUB LEGAL DESCRIPTIONS

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF

RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE

SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
24-39-40-000-001-00020-8
19-39-41-000-002-00000-8
18-39-41-000-006-00060-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “Deed”) is made as of August 23, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended (“**Grantor**”), with an address at 3535 SW Kanner Highway, Stuart, FL 34997, to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company (“**Grantee**”), with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee and Grantee’s successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in Exhibit “A” attached hereto (the “**Property**”).

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

The Property is not the homestead of Grantor, nor is it contiguous to the homestead property of the Grantor. The Grantor’s homestead address is 3535 SW Kanner Highway, Stuart, FL 34997.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

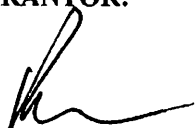
Signed, sealed, and delivered in the presence of:

GRANTOR:


 Print Name: _____

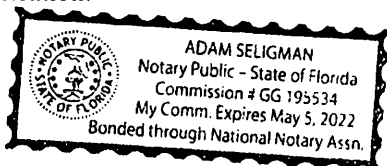
CONG H9 SGNFRATD/16

Print name: *Adam Seligman*


ROBERT V. KENNA, individually and as
 Trustee of the Robert V. Kenna Trust of 1990
 dated February 14, 1990, as amended

STATE OF Florida)
 COUNTY OF Marlin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

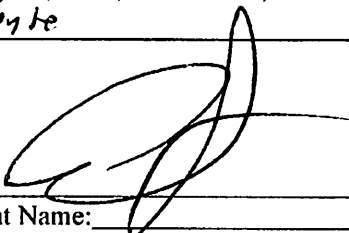

 Print Name: _____
 Notary Public, State of _____
 My Commission Number: _____
 My Commission Expires: _____

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 1:**

That portion of Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the right-of-way of State Road 76, LESS 60.00 acres more particularly described as follows to wit: Begin at the Southwest corner of said Section 24, also being a point in the North right-of-way line of State (now County) Road 708, based on Warranty Deed, as shown in Deed Book 55, Page 327; thence run North 89 degrees 45 minutes 40 seconds East, along the South line of Section 24 and the North right-of-way line of said State (now County) Road 708, a distance of 2,008.76 feet; thence run North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to a point in the Southeasterly right-of-way line of State Road 76; thence run South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2,540.92 feet to the beginning of a curve concave to the Northwest, having a radius of 3,250.36 feet; thence Southwesterly along the arc of said curve through a central angle of 14 degrees 59 minutes 52 seconds, a distance of 850.82 feet to the intersection with the South line of State (now County) Road 708; thence North 89 degrees 45 minutes 40 seconds East, along said South line of said Section 23 and the North right-of-way line of said State (now County) Road 708, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres more or less.

PARCEL 2:

The West 53.57 feet of Tract 2, all of Tract 3, all of Tract 4 lying East of the right-of-way of State Road 76 (Kanner Highway), all of Tracts 5 and 6 and the West 53.57 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tracts 11, 12, 13 and 14 and the West 53.57 feet of Tract 15 in Section 19 Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 3:

The South 331.62 feet of Tract 6 lying East of the right-of-way of State Road 76, the West 53.57 feet of the South 331.62 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tract 11, those portions of Tract 12 and 13 lying East of State Road 76, all of Tract 14 and the West 53.57 feet of Tract 15 in Section 18, Township 39 South, Range 41 East, of the plat of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 4:

Any part of Tracts 3 and 4, and the West 53.57 of Tract 2 in Section 30, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6, that lies Northerly of State (now County) Road 708.

PARCEL 5:

Being a parcel of land in Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the Southeasterly right-of-way line of State Road 76 and North of the Northerly right-of-way line of State Road 708, being more particularly described as follows:

Begin at the Southwest corner of said Section 24, thence run North 89 degrees 45 minutes 40 seconds East, along the South line of said Section 24, a distance of 2008.76 feet (said line also being the Northerly right-of-way line of State Road 708 as recorded in Deed Book 55, Page 327); thence North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to the intersection with the Southeasterly right-of-way line of State Road 76; thence South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2540.92 feet, to the Point of Curvature of a curve concave to the Northwest having a radius of 3250.36 feet; thence along the arc of said curve a distance of 850.82 feet through a central angle of 14 degrees 59 minutes 52 seconds to the intersection with the South line of Section 23 (said line also being the Northerly right-of-way line of State of Road 708; thence North 89 degrees 45 minutes 40" East, along the South line of Section 23, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres, more or less.



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
14-39-40-000-000-00010-3; 23-39-40-000-000-00010-4;
24-39-40-000-000-00010-2; 26-39-40-000-000-00010-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of August 23, 2021, by **ROBERT V. KENNA**, a married man, joined by his wife, **ODETTE MARIE BENDECK**, each with an address at 3535 SW Kanner Highway, Stuart, FL 34997, **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616, and **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616 (each a "**Grantor**" and, collectively, the "**Grantors**"), to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company, with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. ("**Grantee**")

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in Exhibit "A" attached hereto (the "**Property**").

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in any ways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and that Grantors hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under each Grantor, but not otherwise.

The Property is not the homestead of, nor is it contiguous to the homestead property of, any of the Grantors other than Robert V. Kenna.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Print Name:

CONCETTA SANFRATELLO

Print name:

Adam Seligman

ROBERT V. KENNA

Print Name:

CONCETTA SANFRATELLO

Print name:

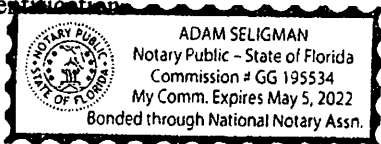
Adam Seligman

ODETTE MARIE BENDECK

STATE OF Florida)

COUNTY OF Martin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



Print Name:

Notary Public, State of _____

My Commission Number: _____

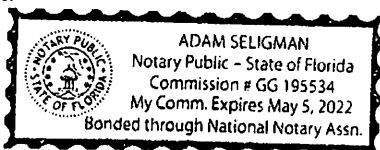
My Commission Expires: _____

[OFFICIAL NOTARIAL SEAL]

STATE OF Florida)

COUNTY OF Martin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ODETTE MARIE BENDECK**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



Print Name:

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

[OFFICIAL NOTARIAL SEAL]

Signed, sealed, and delivered in the presence of:

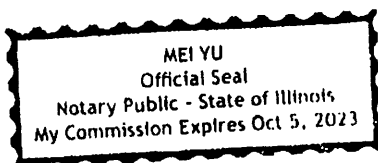
Mark Kozloff
Print Name: Mark Kozloff

Lara Kozloff
Print name: Lara Kozloff

Gale Kozloff
GALE KOZLOFF, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
Print Name: Mei Yu
Notary Public, State of Illinois
My Commission Number: _____
My Commission Expires: Oct 5, 2023

Signed, sealed, and delivered in the

presence of:

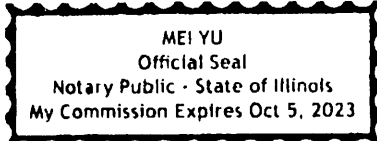
Mark Kozloff
 Print Name: Mark Kozloff

Gale Kozloff
 Print Name: Gale Kozloff

Gale Kozloff
 GALE KOZLOFF, individually and as Trustee
 of the Susan Kenna Trust created by the Robert
 Kenna Childrens' Trust Agreement dated
 December 30, 1985

STATE OF Illinois)
) ss:
 COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by GALE KOZLOFF, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
 Print Name: Mei Yu
 Notary Public, State of Illinois
 My Commission Number: _____
 My Commission Expires: Oct 5 2023

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 6:

That part of Section 14, lying East of the Easterly right-of-way line of the St. Lucie Canal, as shown on Sheet 7, Plat Book 2, Page 35; that part of the Northeast Quarter and the Northwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; the North 65.90 feet of that part of the Southwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; and the North 65.90 feet of the West 350 feet of the Southeast Quarter of Section 23, all in Township 39 South, Range 40 East, Martin County, Florida.

Together with the easement for ingress, egress and travel to and from State Road No. 76 and the lands described above, said easement being over, across, in and upon the West 100 feet of the SE 1/4, less the West 350 feet thereof, of Section 23, and that part of the NE 1/4 of Section 26, less the West 350 feet thereof, lying North of State Road No. 76, Township 39 South, Range 40 East, granted by Easement Grant dated January 21, 1975, from Susan Phipps Cochran, also known as Susan P. Cochran, and formerly known as Susan P. Santangelo to Palm Beach Trust Company and John Eugene Phipps, as Executors of the Will of Michael G. Phipps, deceased, recorded in Official Records Book 382, Page 1330, Public Records of Martin County, Florida.

PARCEL 7:

That part of the Southeast Quarter of Section 23, Less the West 350 feet thereof, lying North and West of State Road No. 76; that part of the Southwest Quarter of Section 24 lying North and West of State Road No. 76, LESS the following described parcel:

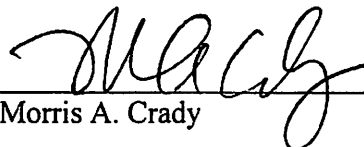
Begin at a concrete monument located at the point where the Northwesterly right-of-way line of State Road 76 intersects the Southerly boundary line of Tract 6, Section 24, Township 39 South, Range 40 East, Tropical Fruit Farms, Plat Book 3, Page 6, Public Records of Palm Beach (now Martin) County, Florida, thence run South 89 degrees 47 minutes 37 seconds West, along said Southerly line of Tract 6, a distance of 1021.35 feet to a concrete monument, thence run South 00 degrees 12 minutes 23 seconds East, a distance of 40 feet; thence run North 89 degrees 47 minutes 37 seconds East, a distance of 973.29 feet of said Northwesterly right-of-way line of State Road 76; thence run North 50 degrees 01 minutes 32 seconds East, along said right-of-way line a distance of 62.53 feet to the Point of Beginning.

PARCEL 8:

That part of the Northeast Quarter of Section 26, Less the West 350 feet thereof, lying and North and West of State Road No. 76; all in Township 39 South, Range 40 East, Martin County, Florida.

To the best of my knowledge and belief, there has been no transfer of the Three Lakes Golf Club, LLC property since the special warranty deeds were recorded in the Public Records of Martin County, Florida.

DATED THIS 5th DAY OF May, 2022.

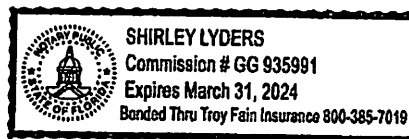

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 5th DAY OF May, 2022 BY MORRIS A. CRADY, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



THREE LAKES GOLF CLUB LEGAL DESCRIPTIONS

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF

RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE

SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

PCN #: 23-39-40-000-000-00010-4
26-39-40-000-000-00010-7
18-39-41-000-006-00060-8

14-39-40--000-000-00010-3
24-39-40-000-001-00020-8

24-39-40-000-000-00010-2
19-39--41-000-002-00000-8



July 20, 2022

Subject: **Three Lakes Golf Club LLC Rezoning (B115-006)** - Request for rezoning from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District or the most appropriate district for an approximate 1,218-acre undeveloped parcel. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The subject site is located on both sides of South Kanner Highway, north of and adjacent to Bridge Road, and approximately one mile west of I-95 in Stuart.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified above and as shown on the enclosed map, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

MEETING: Local Planning Agency
DATE: August 4, 2022
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: August 16, 2022
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please feel free to contact me directly or call the Growth Management Department at 772-288-5495. All written comments should be sent to Paul Schilling, Growth Management Department Director, (e-mail: pschilli@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

Morris A. Crady, AICP
Senior Partner

Attachment: Parcel Map
Current Aerial

Public Notices

effect for up to ten (10) years and would not apply to school, city or voter approved taxes.

Shall the Board of County Commissioners of St. Lucie County be authorized, for a period not to exceed ten years, to grant pursuant to Section 3, Article VII of the State Constitution, property tax exemption incentives to new businesses and expansions of existing businesses that are expected to create new, local, full-time jobs in the County?

Yes For Authority to grant exemptions

No Against Authority to grant exemptions

2. If the proposition is approved by a majority of the electors voting at the August 23, 2022 election, the Board of County Commissioners, at its discretion, by ordinance may exempt from ad valorem taxation up to one hundred percent (100%) of the assessed value of all improvements to real property made for or for the use of a new business and of all tangible personal property of such new business, or up to one hundred percent (100%) of the assessed value of all added improvements to real property made to facilitate the expansion of an existing business and of all tangible personal property acquired to facilitate such expansion of an existing business, provided that the improvements to real property are made or the tangible personal property is added or increased on or after the date the ordinance is adopted.

After motion and second, the vote on this resolution was as follows:

Sean Mitchell, Chair AYE
Frannie Hutchinson, AYE
Commissioner Chris Dzadosky AYE
Commissioner Linda Bartz AYE
Commissioner Cathy Townsend AYE

PASSED AND DULY ADOPTED this 5 day of April 2022.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
ATTEST:

/s/ Vera Smith
Deputy Clerk
BY: /s/ Sean Mitchell
Chair

APPROVED AS TO FORM AND CORRECTNESS:

BY: /s/ Daniel S. McIntyre
County Attorney

A majority vote shall pass the referendum. The dates of voting in the referendum shall be the same as in the Primary election on the same day. The polls will be open at the voting places from the date of said referendum from 7:00 A.M. until 7:00 P.M. on the same day.

All qualified electors residing within the County shall be entitled, qualified, and permitted to vote at such referendum.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
/s/ Sean Mitchell, Chair

AVISO DE REFERENDUM
EN EL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022

SE OTORGA AVISO POR LA PRESENTE QUE SE CELEBRARÁ UN REFERENDUM EL 23 DE agosto del 2022, en el Condado de St. Lucie, Florida, con el propósito de determinar la pregunta establecida en la siguiente resolución:

RESOLUCIÓN NO. 22-056
UNA RESOLUCIÓN QUE MODIFICA Y REFORMULA LA RESOLUCIÓN NO. 22-016 INDICANDO QUE TENDRÁ LUGAR UNA ELECCIÓN QUE PREVE LA COLOCACIÓN DE UNA PROPOSICIÓN QUE INDICA EXENCIONES DE IMPUESTOS DE AD VALOREM PARA EL DESARROLLO ECONÓMICO DEL CONDADO DE ST. LUCIE, FLORIDA, EL 23 DE AGOSTO DEL 2022. BOLETA DE ELECCIONES PRIMARIAS

CONSIDERANDO, que la Junta de Comisionados del Condado de St. Lucie, Florida, ha realizado las siguientes determinaciones:

1. Sección 196.1995, Estatutos de la Florida, establece que la Junta de Comisionados del Condado pueden celebrar un referendun para permitir que los votantes determinen si se otorga autoridad para el desarrollo económico, exenciones fiscales de Ad Valorem a empresas nuevas y en expansión en el Condado de St. Lucie bajo la Sección 3, Artículo VII de la Constitución del Estado.
2. Los votantes del Condado autorizaron anteriormente una exención de impuestos de Ad Valorem económico en 1992, 2002 y 2012.
3. Este consejo piensa que el dirigir una elección para proporcionar la colocación de una proposición que permita la propuesta para el desarrollo económico de las exenciones de impuestos de Ad Valorem para el Condado de St. Lucie en la Boleta de Selección de Elecciones Primarias el 23 de agosto del 2022 es en el mejor interés de la salud pública, la seguridad y el bienestar de los ciudadanos del Condado de St. Lucie, Florida.

Public Notices

4. El 15 de febrero del 2022, la Junta aprobó la Resolución 22-016, la cual la Junta desea modificar y reformular.

AHORA POR LO TANTO, SE RESUELVE POR PARTE DE LA Junta de Comisionados del Condado de St. Lucie, Florida:

1. Por la presente, esta Junta insta al servicio de Elecciones que coloque en la Boleta de Elecciones Primarias a tener lugar el 23 de agosto del 2022, la siguiente proposición para ser votada por los electores del Condado de St. Lucie;

INCENTIVO DE DESARROLLO ECONÓMICO EXENCIÓN DE IMPUESTOS AD VALOREM

La Exención de Impuestos Ad Valorem le da permiso al Condado alentar el establecimiento de nuevos negocios y la expansión de los negocios existentes al otorgar una exención de los impuestos a la propiedad en el Condado de hasta el 100 por ciento del valor de la propiedad de las mejoras y la propiedad personal para esos negocios. Cualquier exención existente permanecerá vigente por hasta diez (10) años y no se aplicará a los impuestos a la propiedad de los negocios existentes a los impuestos aprobados por los votantes.

(Se debe autorizar a la Junta de Comisionados del Condado de St. Lucie, por un periodo que no exceda los diez años, para otorgar a su discreción, una ordenanza que permita eximir de la tributación Ad Valorem hasta el cien por ciento (100%) del valor evaluado de todas las mejoras reales realizadas por o para el uso de un nuevo negocio y de todas las propiedades personales tangibles de dicho negocio, o hasta el cien por ciento (100%) del valor evaluado de todas las mejoras agregadas a bienes inmuebles existentes para facilitar la expansión de un negocio existente y el aumento neto en todas las propiedades personales tangibles adquiridas para facilitar dicha expansión, o que se agregue o aumente la propiedad personal tangible en o después del día que quede adoptada la ordenanza.

Después de la moción y segundo, la votación sobre esta resolución fue la siguiente:

Sean Mitchell, Presidente SI
Frannie Hutchinson, Vicepresidente SI
Comisionado Chris Dzadosky SI
Comisionado Linda Bartz SI
Comisionado Cathy Townsend SI

APROBADO Y ADOPTADO DEBIDAMENTE este día 5 de abril del 2022.

CONSEJO DE COMISIONADOS DEL CONDADO DE ST. LUCIE COUNTY, FLORIDA

ATTEST:

/s/ Vera Smith
Deputy Clerk
FOR: /s/ Sean Mitchell
Chair

APROBADO EN FORMA Y CORRECCIÓN:

FOR: /s/ Daniel S. McIntyre
County Attorney

Un voto mayoritario aprobará el referendun. Los lugares de votación para el referendun serán los mismos lugares que los de la Elección Primaria, ese mismo día. Las urnas estarán abiertas en los lugares de votación en la fecha de dicho referendun de 7:00 a.m. hasta las 7:00 p.m., de ese mismo día.

Todos los electores calificados que residan dentro del Condado tendrán el derecho, serán calificados y se les permitirá votar en dicho referendun.

CONSEJO DE COMISIONADOS DEL CONDADO DE ST. LUCIE COUNTY, FLORIDA

ATTEST:

/s/ Sean Mitchell, Chair

EDITA: July 20, 2022
August 3, 2022

EDITOR Fort Pierce Tribune

TIPO ANUNCIO: Legal column

PRUEBA A: St. Lucie County Attorney
Administration Building Annex
2300 Virginia Avenue
St. Lucie, FL 34982

FACTURA A: Board of County Commissioners
Administration Building Annex
2300 Virginia Avenue
St. Lucie, FL 34982

COPIAS A: County Administrator
Clerk of Circuit Court
Supervisor of Elections
Clerk's Secretary
Publish: July 20, Aug. 3, 2022
TNS2202234

Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Port Cove PUD (B006-008). Dejin Jensen, LLC request for Unit Development (PUD) zoning including a Master/Plan site plan for the development of 29 residential townhomes and the associated infrastructure on an approximately 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beaches 117 PUD. If the request is approved, the parcel would be removed from the Beaches 117 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation.

Location: The subject site is located on the south side of NE Dine Highway approximately 1/2 mile west of the roundabout at NE Dine Highway and NE Palmer Street in Rio.

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administration Center, 2401 SE Monterey Road, Stuart, Florida 34959

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in the proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34959, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must file a form of notice of the application in accordance with Section 10.6.E Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

If any person who decides to appeal any decision made with respect to any matter considered at any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martinfl.us or 2401 SE Monterey Road, Stuart, FL 34959.

THIS NOTICE DATED THIS 11TH DAY OF JULY 2022.

Pub July 20, 2022 TNS334672

NOTICE OF PUBLIC HEARINGS

Subject: Three Lakes Golf Club LLC Rezoning (B15-0006). Three Lakes Golf Club LLC request for rezoning from the A-2, Agricultural District and the A-1, Small Farms District to AG-20, General Agricultural District or the most appropriate district on an approximately 1,218-acre undeveloped parcel. Included in this application is a request for a Certificate of Public Facilities Exemption.

Location: The subject site is located on both sides of South Highway 1, north of and adjacent to Bridge Road, and approximately one mile west of I-95 in Stuart.

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, August 16, 2022

Place: Martin County Administration Center, 2401 SE Monterey Road, Stuart, FL 34959

Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Center, 2401 SE Monterey Road, Stuart, Florida 34959

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in the proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34959, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must file a form of notice of the application in accordance with Section 10.6.E Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

If any person who decides to appeal any decision made with respect to any matter considered at any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martinfl.us or 2401 SE Monterey Road, Stuart, FL 34959.

THIS NOTICE DATED THIS 8TH DAY OF JULY 2022.

Pub July 20, 2022 TNS331527

NOTICE OF PUBLIC HEARINGS

Subject: Palm Pike Crossing Lot 5 Phase IV Final Site Plan (B15-0006). Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation.

Location: The subject site is within the Palm Pike Crossing commercial subdivision located on the SW Corner of SW Meadowway and SW Highway 1 in Palm City.

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, August 4, 2022

Place: Martin County Administration Center, 2401 SE Monterey Road, Stuart, Florida 34959

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in the proceedings are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL 34959, no later than three days before the meeting date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must file a form of notice of the application in accordance with Section 10.6.E Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

Public Notices

NOTICE OF PUBLIC HEARINGS

Subject: Center, 2401 SE Monterey Road, Stuart, Florida 34959

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For further information, including copies of the agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Peter Walden, AICP, Deputy Growth Management Director, pwalden@martinfl.us or 2401 SE Monterey Road, Stuart, FL 34959.

THIS NOTICE DATED THIS 8TH DAY OF JULY 2022.

Pub July 20, 2022 TNS331512

IN THE COUNTY OF, OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA

CASE NO. 2022CC001615

WYNNE BUILDING CORPORATION
vs.
SPANISH LAKES
Plaintiff,

vs.
JEAN E. TOOMBS,
Defendant(s)

NOTICE OF ACTION

TO: JEAN E. TOOMBS, if living, and if dead, all unknown parties, heirs, devisees, grantees, assignees, lessors, creditors, trustees, or otherwise claiming by, through, under or against, JEAN E. TOOMBS (Defendant(s))

YOU ARE HEREBY NOTIFIED that a Complaint for Eviction and Foreclosure of landlord's lien has been filed against you pursuant to Florida Statute section 713.77, upon the following described property located in St. Lucie County, Florida:

A Mobile Home described as Vehicle ID #26314873A and B, Year 1983, Make TWIN, VIN #2031992 and 20554337, located at 60 Las Caritas, Ft. Pierce, FL 34951.

In the above styled Court, under said above style, and the you are required to serve a copy of your response or Pleading on the Plaintiff's attorney, ANDRES VELEZ, ESQ., at Wynne Building Corporation, 8000 South U.S. Highway 1, Suite 402, Port St. Lucie, FL 34952, and file the original Response or Pleading in the Office of the Clerk of the Circuit Court, 201 South Indian River Drive, Fort Pierce, Florida 34954, on or before the 15th day of August, A.D. 2022. If you fail to do so, a default judgment will be taken against you for the relief demanded in the Complaint.

Dated at Port St. Lucie, St. Lucie County, Florida, this 6 day of July, A.D. 2022

CLERK OF THE CIRCUIT COURT

By: /s/ Lori L. Foster
Port St. Lucie, Florida
TNS332926

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA
NOTICE OF SPECIAL BOARD MEETING FOR THE PURPOSE OF CONDUCTING STUDENT DISCIPLINE HEARINGS

July 18, 2022
The Martin County School Board hereby gives notice that it will hold a special meeting starting at 8:30 a.m. on July 27, 2022, at the Stuart Learning Center, 1050 SE 10th Street, Stuart, Florida, for the sole purpose of conducting student discipline hearings.

Any person participating in the hearings who requires a special accommodation to participate in this meeting may contact the Office of the Clerk of the Circuit Court at 772-216-1200 ext. 30222 at least 48 hours before the meeting.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SCHOOL BOARD, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE. WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
Publish: July 20, 2022
TNS329293



Public Sale

Notice is hereby given that Stor-Away, Inc., d/b/a Stor-A-Way, LLC, 34997, www.storawaymartin.com, is authorized to sell the personal property of the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

If any person who decides to appeal any decision made with respect to any matter considered at any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martinfl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meeting.

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vs.
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Plaintiff,

vs.
JEAN E. TOOMBS,
Defendant(s)

NOTICE OF ACTION

TO: JEAN E. TOOMBS, if living, and if dead, all unknown parties, heirs, devisees, grantees, assignees, lessors, creditors, trustees, or otherwise claiming by, through, under or against, JEAN E. TOOMBS (Defendant(s))

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Dated at Port St. Lucie, St. Lucie County, Florida, this 6 day of July, A.D. 2022

CLERK OF THE CIRCUIT COURT

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Port St. Lucie, Florida
TNS332926

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Publish: July 20, 2022
TNS329293



Place your classified ad today!

lucido&associates

**TRANSMITTAL
(VIA EMAIL)**

Date:	June 21, 2022		
To:	Pete Walden Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	Three Lakes Golf Course B115-005/006	Project No.	21-390

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project signs for your records. This sign posting is for both the mandatory rezoning and the final site plan applications.

Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Proposed Zoning Change & Development Application
Three Lakes Golf Course
File Number B115-005/006

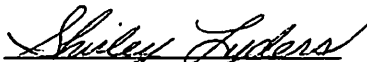
Dear Mr. Crady:

This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Public Notice Requirements.

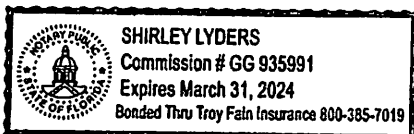

Doug Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21st DAY OF June, 2022 BY Doug Fitzwater, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.


Notary Public, State of Florida

MY COMMISSION EXPIRES





Sign 1- SW Kanner Highway



Sign 2- SW Kanner Highway



Sign 3- SW Bridge Road

Prepared By:
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[space above line provided for recording data]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 22-__

**[REGARDING DENIAL OF CHANGE IN ZONING CLASSIFICATION FROM FROM A-2,
AGRICULTURAL DISTRICT AND A-1, SMALL FARMS DISTRICT TO AG-20A,
AGRICULTURAL DISTRICT FOR THREE LAKES GOLF CLUB]**

WHEREAS, this Board has made the following determinations of fact:

1. Three Lakes Golf Club, LLC submitted an application for a change in zoning district classification from the current A-2, Agricultural District and the A-1, Small Farms district to AG-20A, General Agricultural District, for the property described in Exhibit A, attached hereto
2. The Local Planning Agency was scheduled to hear the application at a public hearing on August 4, 2022. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on August 16, 2022.
5. At the public hearing, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
MARTIN COUNTY, FLORIDA, THAT:**

A. The request by Three Lakes Golf Club, LLC. for a change in zoning district classification from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District is hereby denied because XXXX.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 16, 2022.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

BY: _____
CAROLYN TIMMANN, CLERK OF
COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
SENIOR ASSISTANT COUNTY ATTORNEY

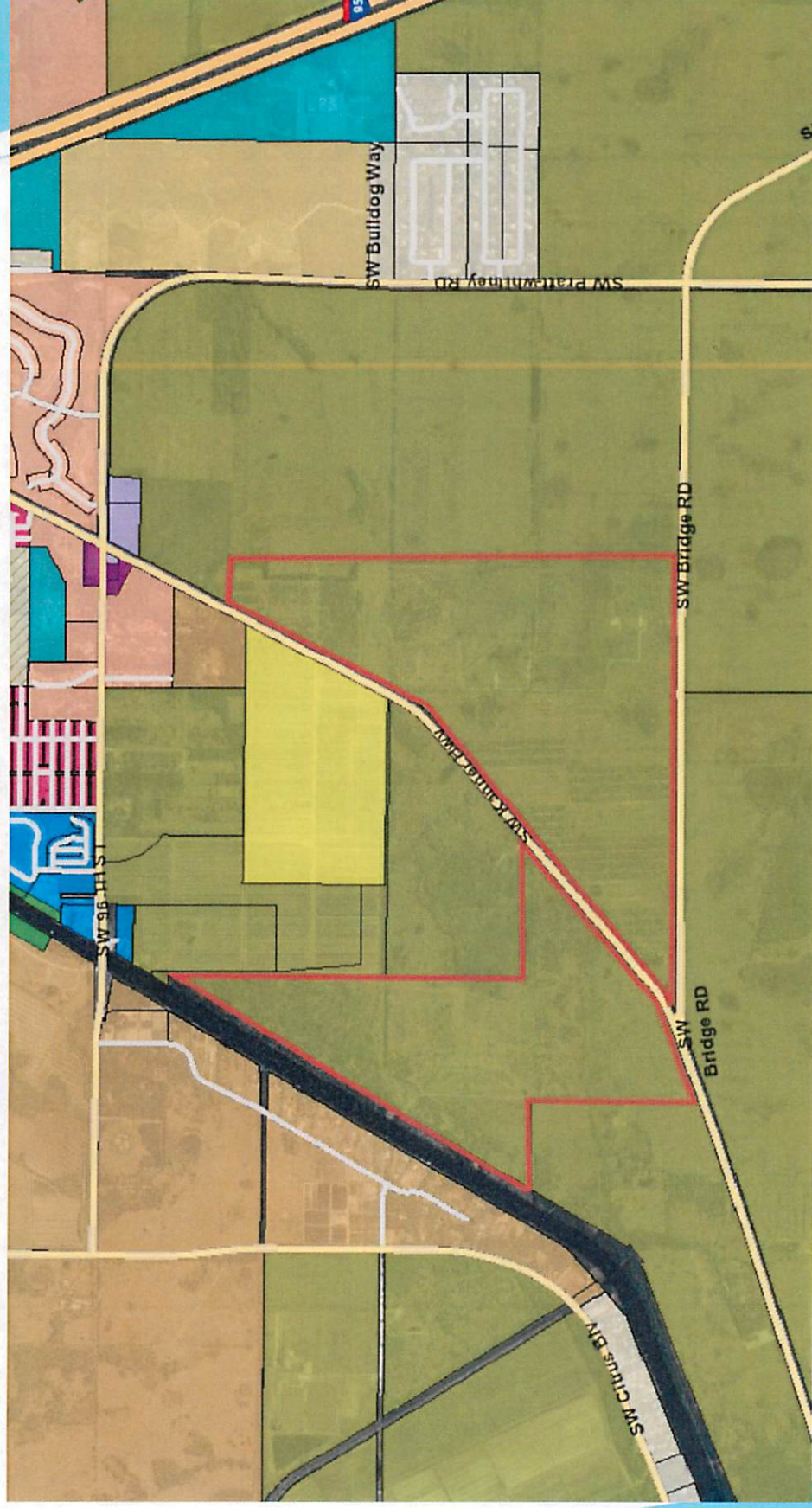
ATTACHMENTS:

Exhibit A, Legal Description

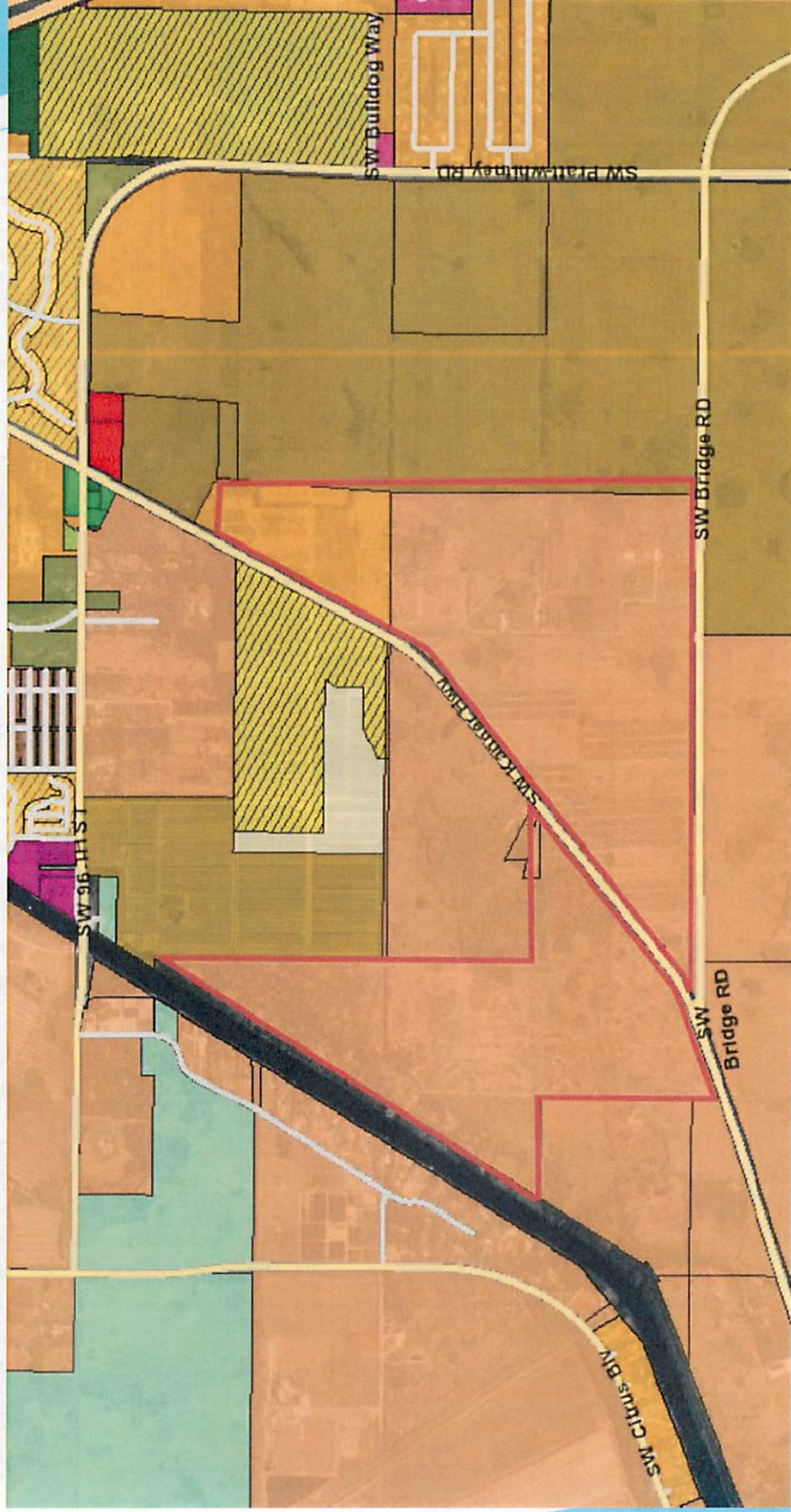
Exhibit A

Three Lakes Golf Club Rezoning

Existing land use is Agricultural



Existing Zoning A-2, Agricultural A-1, Small Farms District





A-1, Small Farms District is not consistent with the Agricultural land use

- ▶ Pursuant to Section 3.402. LDRs the rezoning is classified as mandatory

Development review staff have found the Application to be in compliance with applicable Land development regulations and Comprehensive Growth Management Plan policies.



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

A. Application Information

**THREE LAKES GOLF CLUB, LLC
REZONING**

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:	B115-006
Application Type and Number:	DEV2022050017
Report Number:	2022_0720_B115-006_STAFF FINAL
Application Received:	06/02/2022
Transmitted:	06/10/2022
Date of Report:	07/20/2022

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

B. Project description and analysis

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the county Zoning Atlas for an agricultural district designation (Section 3.2.E, Land Development Regulations). 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 is a request for a Certificate of Public Facilities Exemption.

Staff recommends:

Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.

Move that the Board approve the request for rezoning from the A-1, Small Farms District and the A-2, Agricultural District to the AG-20A, General Agricultural District for Three Lakes Golf Club.

County
EXHIBIT #2

Peter W. Walden, AICP
Deputy Growth Management Director
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 8/16/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

Experience

Public Sector Work History

Deputy Growth Management Director

2021-Present

- Oversee the review of all development projects and building permits.
- Assist the Growth Management Director with all aspects of the department.

Principal Planner, AICP Martin County, FL

2018- 2021

- Project Coordinator- development application and land development regulation review.
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management minor in Geography, Magna Cum Laude

Course work in: Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A, Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP