



**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	May 31, 2022		
<b>To:</b>	Pete Walden, Deputy Director Martin County Growth Management Dept.		
<b>From:</b>	Morris A. Crady, AICP		
<b>Subject:</b>	Three Lakes Golf Club Mandatory Rezoning Application (B115-006)	<b>Project No.</b>	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](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### 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**

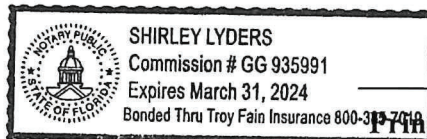
**STATE OF: FLORIDA**

**COUNTY OF: MARTIN**

I hereby certify that the foregoing instrument was acknowledged before me by means of  
[ ☒ ] 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**



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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 17<sup>th</sup> day of May, 2022, 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.



My Commission Expires: 11/7/22