



TRANSMITTAL

(HAND DELIVERY)

Date:	January 9, 2022		
To:	Allison Rozek, Principal Planner Martin County Growth Management Department		
From:	Morris Crady <i>M. Crady</i>		
Subject:	Three Lakes Golf Club – Application for Revised Final Site Plan	Project No.	22-345
	M.C. Project No. B115-007		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$9,127.00 payable to the Martin County Board of Commissioners. We have also provided the original application package, an additional set of the 24 x 36 plans and a CD with PDF copies of the application.

Item #1: APPLICATION:

RESPONSE: The application form has been updated to reflect 8 separate parcel control numbers as noted in the updated legal description enclosed, however, Parcel 4 (Parcel ID #30-39-41-000-002-00000-5) is only reflected in the title commitment policy (per OR BK 1514, PG 2556). It is not identified on the county parcel assessment map as an affected parcel within the final site plan property boundaries.

Item #2: ADEQUATE PUBLIC FACILITIES:

RESPONSE: See enclosed Adequate Public Facilities statement requesting an amended Certificate of Public Facilities Reservation.

Item #3: EXCAVATION FILL AND HAULING:

RESPONSE: See enclosed combined signed & sealed copy of Excavation, Fill & Hauling form.

Item #4: TRAFFIC IMPACT ANALYSIS:

RESPONSE: See enclosed updated signed and sealed traffic impact analysis report.

Item #5: PHASING PLAN:

RESPONSE: All references to phasing has been removed from all plans.

Item #6: ELECTRONIC FILES – SITE PLAN:

RESPONSE: Due to file conversion issues, the Landscape plans and Revised final site plans are not included in the PDF combined files. Both the Landscape plans and Revised final site plans are added to the CD separately. See corrected electronic file enclosed.

Item #7: CONSTRUCTION PLANS:

RESPONSE: All references to phasing has been removed from all plans.

Item #8: LANDSCAPE PLANS:

RESPONSE: All references to phasing has been removed from all plans.

Item #9: DISCLOSURE OF INTEREST AFFIDAVIT:

RESPONSE: See corrected disclosure of interest affidavit enclosed.

Please note the project sign has been ordered and the certification will be submitted upon installation.

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



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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December 29, 2022

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

Record No: DEV2022120013

Project Number: B115-007

RE: **Completeness Review**
Three Lakes PUD Revised Final Site Plan

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Allison Rozek, Principal Planner will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to the project coordinator's attention.

Although the review was determined complete, **the following items need additional attention:**

Item 1: APPLICATION: Please use the newest version of the application available on the Martin County website.

Comment: The application lists seven parcels; however, the legal description provided lists eight parcels. Please clarify whether the Revised Final Site Plan contains seven or eight parcels. If eight, please provide the 8th parcel number.

Item 2: ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specifying a reservation, deferral, or an exemption.

Comment: In addition to the request statement located in the subject line of the cover letter, please provide, under separate cover, a letter requesting a Certificate of Public Facilities Reservation.

Item 3: EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business.

Comment: Because this project is being carried out in 1 phase, please combine ex & fill data if the fill will be utilized for this project.

Item 4: TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business.

Comment: Please provide the required traffic analysis, signed & sealed.

Item 5: PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

Comment: This project is being carried out in one phase; therefore, please remove all references to "phases" on the site and construction plans.

Item 6: ELECTRONIC FILES- SITE PLAN: in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.

Comment: Please correct the digital version of the Revised Final Site Plan which, as submitted, contain blocks instead of letters in the data tables (most likely occurred during file conversion).

Item 7: CONSTRUCTION PLANS: signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)

Comment: This project is being carried out in one phase; therefore, please remove all references to "phases."

Item 8: LANDSCAPE PLANS

Comment: Please correct the digital version of the Landscape Plan which, as submitted, contains blocks instead of letters in the data tables (most likely occurred during file conversion).

Item 9: DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form.

Comment: The affidavit lists the property owner as a Florida Limited Liability Corp, whereas the warranty deed lists the property owner as a Delaware Limited Liability Corp. Please update the documentation with the correct information, checking for consistency among documents.

Please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$9,127.00** (check payable to Martin County Board of County Commissioners), to the Growth Management Department, Development Review Division. Each set of plans must duplicate the application submitted for completeness review and must be original signed and sealed documents.

The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the application review process. At the end of the review period, you will be provided with a completed staff report.

In the meantime, it is required that a sign be erected on the subject property. The project number **B115-007** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance with the notification requirements.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Schilling for".

Paul Schilling
Growth Management Director

PS:AR:jvs

cc: Three Lakes Golf Club, LLC



**THREE LAKES GOLF CLUB
REVISED FINAL SITE PLAN**

**ADEQUATE PUBLIC FACILITIES
STATEMENT**

The 1,216.75 -acre (+/-) subject property is located on both sides of 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 is designated in the Comprehensive Plan for Agricultural future land use and located outside the primary and secondary urban service district boundary. On September 27, 2022, the Board of County Commissioners approved a major final site plan application for the construction of two golf courses in accordance with the existing AG-20A zoning district requirements.

The purpose of this revised final site plan application is to obtain approval of the permanent golf clubhouse and 14 accessory golf cottages along with supporting infrastructure improvements.

Certificate of Public Facilities Reservation

By way of the revised final site plan application, the applicant is requesting an amended Certificate of Public Facilities Reservation consistent with the revised final site plan.



December 21, 2022
(updated January 5, 2022)

HAND DELIVERY

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

Re: Three Lakes Golf Club – Application for Revised Final Site Plan Approval with Certificate of Public Facilities Reservation (Our ref. #22-345)

Dear Paul:

On behalf of the property owner, Three Lakes Golf Club, LLC, please accept this correspondence and the enclosed materials as a formal application for revised final site plan application for Three Lakes Golf Club. As you know, the Three Lakes Golf Club project, which includes two 18-hole golf courses on 1,216.75 acres located north of the Bridge Road /Kanner Highway intersection, was approved by the County Commission on September 27, 2022 and is currently under construction.

The purpose of this revised final site plan application is to obtain approval of the permanent golf clubhouse and 14 accessory golf cottages along with supporting infrastructure improvements.

The existing project is consistent with the requirements applicable to a “by-right” golf course within the existing Agricultural future land use and AG-20A zoning district 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 (gpd). The proposed revised final site plan is consistent with the existing zoning district requirements and the criteria in Comprehensive Plan Policy 10.2A.8.9 which allow an increase in the maximum cumulative flow to 5,000 gpd.

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 (the additional copy of the 24 x 36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Owner’s notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- The recorded special warranty deeds for the west and east parcels;
- The no property transfer statement;
- The legal description;
- The copyright permission forms;
- The current aerial map;
- The parcel assessment/location map with the subject property outlined;

- Current aerial-location map;
- Current future land use map;
- Current zoning map;
- Recorded unity of title;
- Signed & sealed traffic impact analysis;
- Recorded Final Site Plan Development Order, including Amended Preserve Area Management Plan, Environmental Assessment and Lake Area Management Plan;
- Stamped-approved final site plan;
- Utility service letters;
- Utility waiver request;
- Master septic tank plan (full size);
- The proposed revised final site plan, and electronic copy of same;
- The proposed water sources including irrigation and potable water;
- Signed & sealed engineer's opinion of probable excavation, fill & hauling;
- Stormwater maintenance plan;
- Architectural elevations/preliminary floor plans (Golf Clubhouse and Cottages, 11x17);
- Landscape plans (Golf Clubhouse and Cottages);
- Signed & sealed stormwater report;
- Signed & sealed boundary survey*, and electronic copy of same; and
- Signed and sealed construction plans including land clearing page.

*Please note an updated boundary survey has been provided but the topographic survey has not been updated since the project is currently under construction.

Exceptions to Standard Application Checklist:

Evacuation plan - Not applicable. The property is not located in a hurricane surge area.

School impact worksheet- Not applicable. The project includes no residential units.

Fire wildfire scoresheet – Not applicable. Most of the site and adjacent properties have been previously cleared and maintained as agricultural crops or woodland pasture.

Land dedication requirements – Donation of Bridge Road right-of-way was provided with existing development order.

Utilities water & wastewater agreement information – Potable water and wastewater treatment will be provided by individual wells and septic tanks systems not exceeding a cumulative total of 5,000 gpd.

Utility certification – See response above.

Utility calculations – See response above.

Landscaping Alternative Compliance – Alternative landscape compliance is not proposed.

Tree survey – A protected tree survey and mitigation plan was provided for the entire project and approved as part of the golf course landscape plans.

Environmental Waiver – A waiver for access was approved with the existing development order.

CRA Alternative Compliance – The project is not located in a CRA.

Groundwater model – Not applicable. Irrigation water will be provided by way of permits issued by the South Florida Water Management District (SFWMD) allowing the withdrawal of surface water from the C-44 Canal.

List of surrounding property owners – Not required for revised final site plan applications.

Lighting plan – A lighting plan is not required or proposed.

Upon your determination of completeness, we will submit the required application fee of \$9,127.00 and the additional sets of 24x36 plans to begin the development review process.

Paul Schilling
December 21, 2022
Page 3 of 3

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MAC', is positioned above the printed name.

Morris A. Crady, AICP
Senior Partner

Encl.

Copy to: Development team



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

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A. GENERAL INFORMATION

Type of Application: Revised Major Final Site Plan



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: 9-9-2021

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: B115-004

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

30-39-41-000-002-00000-5

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

Address: 701 SE Ocean Blvd.

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

Address: 301 SE Ocean Blvd.

City: Stuart, State: FL Zip: 34994

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

Civil Engineer (Name or Company): Bowman Consulting

Company Representative: Lisa Leonard

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

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: rraynesjr@gunster.com

Environmental Planner (Name or Company): EW Consultants

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Blvd.

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. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:


When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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.

F. 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

11/7/2023
Date

Morris A. Crady
Printed Name

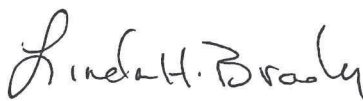
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of January, 2023, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)
Linda H. Brady



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 Revised Final Site Plan 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.


Applicant Signature

December 16, 2022
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 16 day of December, 20 22, by Morris A. Crady.

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


Notary Public Signature

Linda H. Brady
Printed name

STATE OF: FLORIDA at-large





PROJECT NARRATIVE Three Lakes Golf Club

Revised Final Site Plan Application
January 5, 2022

EXISTING PROPERTY CHARACTERISTICS

The 1,216.75 -acre (+/-) subject property is located on both sides of 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. On September 27, 2022, the Board of County Commissioners approved a major final site plan application for the construction of two golf courses in accordance with the existing AG-20A zoning district requirements.

The existing project includes the construction of 2 golf courses, practice facilities, maintenance facilities, golf shelters and the use of an existing single-family home for the owners and guests. It was approved with on-site wastewater treatment and disposal systems (i.e. septic tanks) not exceeding a cumulative flow of 2,000 gallons per day (gpd).

SURROUNDING PROPERTY CHARACTERISTICS

The property is surrounded by similar lands that also retain the Agricultural future land use designation and A-2 zoning district.

REVISED FINAL SITE PLAN APPLICATION

The purpose of this revised final site plan application is to obtain approval of the permanent golf clubhouse and 14 accessory golf cottages along with supporting infrastructure improvements.

The proposed revised final site plan is consistent with the existing zoning district requirements and the criteria in Comprehensive Plan Policy 10.2A.8.9 that allow an increase in the maximum cumulative flow of on-site wastewater treatment and disposal systems from 2,000 gpd to 5,000 gpd.

The project provides more than 95% open space including golf course areas, native landscape buffer areas, lakes, upland and wetland preserve areas, and required wetland buffer preserve areas that will be restored and managed in perpetuity pursuant to an approved Preserve Area Management Plan.

Approximately 180 acres of lakes will be constructed to manage storm water from the project site and to accept water from the St. Lucie Canal that would normally be discharged into the South Fork of the St. Lucie River. The canal water will be stored on site and used for irrigation of the golf courses. Based on the amount of open space, all irrigation and storm water will be retained on site and filtered through ground surface penetration and/or expansive lake littoral zones designed to provide habitat for native wildlife.

All jurisdictional wetlands will be protected by a 50' wide upland preserve buffer. An additional 25' setback is provided between the golf course use and the preserve areas to ensure no negative impacts to the preserve area by prohibiting turfgrass, irrigation, fertilizer or pesticide use within the 25' setback.

Primary access to the site will be by way of SW Bridge Road with secondary access points on SW Kanner Highway. To minimize interruptions to highway traffic, required turn lanes will be provided along with other right-of-way improvements including a bridle path on Bridge Road.

My Commission Expires: 11/7/22