

Request for revised final site plan approval

THREE LAKES GOLF CLUB

Requested by: Lucido and Associates, Morris A. Crady, AICP

Approved site plan

- Three lakes Golf Club received approval on September 27th, 2022
- Site is approximately 1,216 acres.
- Located on the east and west side of SW Kanner Highway and adjacent to the C-44 Canal.
- Includes 2 golf courses, practice facilities, maintenance facilities, golf shelters and an existing residence utilized for a temporary club house.
- 131 acres+- of lakes to manage stormwater, irrigation via the C-44 canal.
- Open space provided at 98%.

Revised Site plan

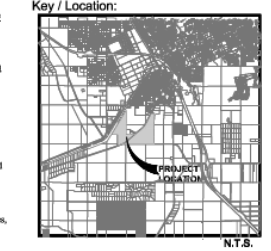
- 29,825 sq. ft. golf club house
- 14 golf cottages
- Lakes modified to 141 acres
- CO phasing of infrastructure
- Waiver for 5,000 GPD for OSTDS
- Open space 97%
- Existing PAMP unchanged
- A parking rate adjustment is requested



South Florida
Gateway

Three Lakes

Three Lakes



Project Team:

City Engineer:
Kimberly
1000 E. Congress Ave., Suite 201
Fort Lauderdale, FL 33304

Traffic Engineer:
Offshore Engineering and Planning
22 SE Riverside Street
Fort Lauderdale, FL 33304

Environmental:
EPA Consultants, Inc.
1000 E. Congress Ave., Suite 201
Fort Lauderdale, FL 33304

Architect:
Jill Heston
1 Union St.
San Francisco, CA 94111

Field & Design:
Field & Design Golf Design

Land Planning:
Lucido & Associates, Inc.
701 SE Ocean Blvd., Suite 100
Fort Lauderdale, FL 33304

Three Lakes Golf Club

Martin County, Florida

Revised Final Site Plan

Date By Description
12.20.22 MRY Initial Submittal
03.29.23 MRY Response to comments
04.20.23 MRY Response to comments

Scale: 1" = 600'

North Arrow:

Legend:

0 250' 500' 1,000'

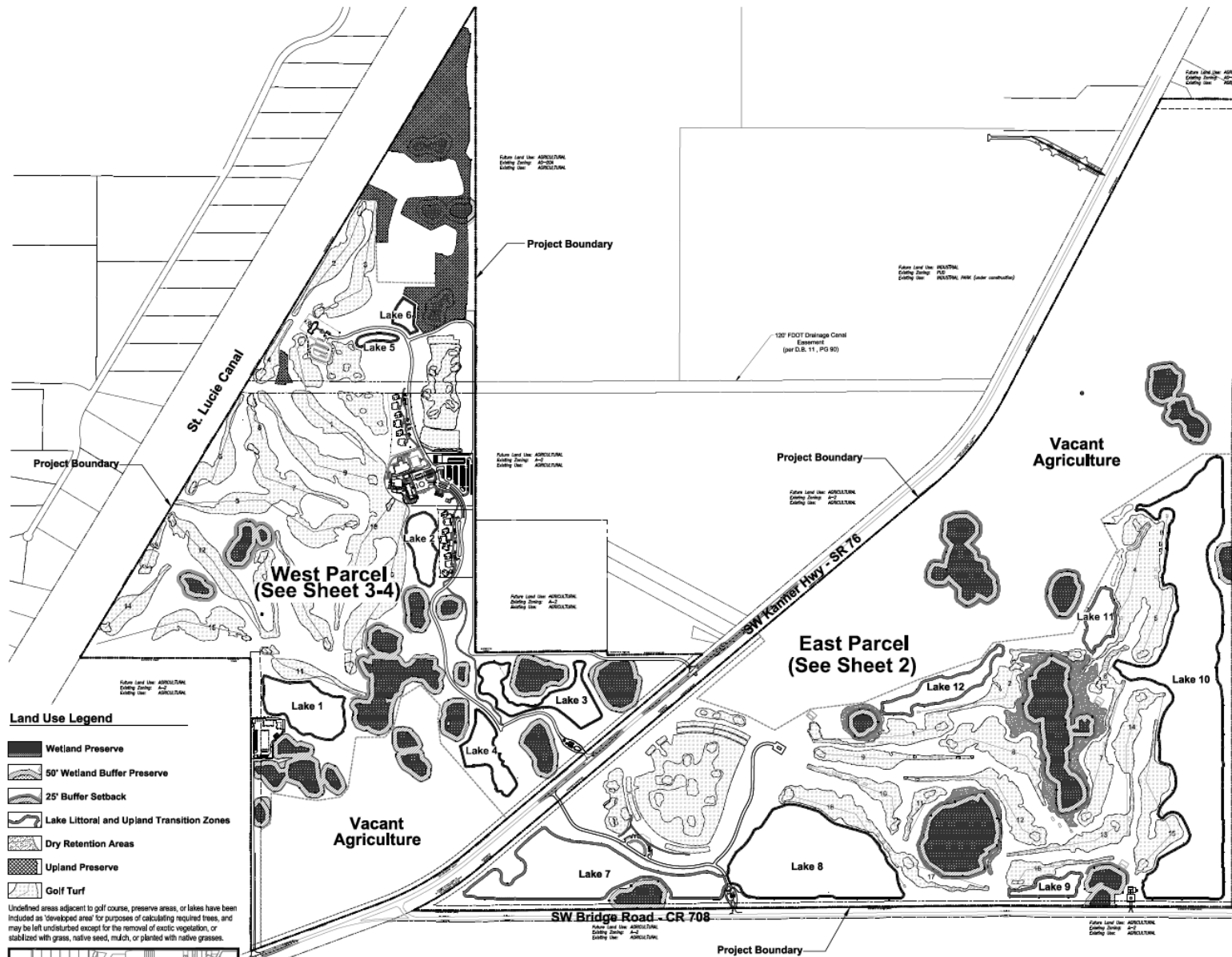
REG. # 1018
Thomas P. Lucido

Designer: MRY
Manager: MC
Project Number: 21-390
Municipal Number: --

Computer File: Three Lakes - Final Site Plan REVISED.dwg

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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 25' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Upland Preserve
- Golf Turf

Undefined areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



GENERAL NOTES:

- Preserve areas shall be designated with a preserve area sign located at a distance and spacing no less than every 500' ft along the perimeter of the preservation area.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and storm water management areas as provided on the plans approved with the development order.
- All preserve areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
- It shall be unlawful to alter the approved slopes, contours, or cross sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors, or assigns to maintain the required ownership and coverage of the reforested upland and planted littoral and upland transition areas, and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- Stormwater management areas abutting preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 25' Golf Course Buffer/Retreat area shall be composed of sand and/or native vegetation, and will not contain turf grass, fertilizer, and pesticides as required under Sec. 430(A), LMR.

Building Data

Total Building Area:	99,665 sf
Founder's House:	5,400 sf
Comfort Station:	1,000 sf
(200 of each x 5)	
Irrigation Pump House:	1,000 sf
Gate House:	940 sf
(470 of each x 2)	
Maintenance Facility:	25,200 sf
Office and Repair Services:	15,000 sf
Equipment Storage:	5,000 sf
Fertilizer/Chem Storage:	3,200 sf
General Service Area:	2,000 sf
Cottages:	34,496 sf
Golf Club House:	29,825 sf
Temporary Sales Center:	2,900 sf

Parking Data

Parking Required:	241 sp
(2) 18-Hole Golf Courses (3 sp/green)	108
(1) 9-Hole short course (2 sp/green)	27
(2) Driving Ranges (1.3 sp/tee - 60 tees)	78
(14) Cottages (2 sp/cottage)	28
Parking Provided:	296 spaces (incl. 16 ADA sp)
(Includes 88 previous parking spaces)	
Parking provided does not include temporary parking spaces	
*25% parking rate adjustment per Section 4.2.25	

Preserve Data

Wetland Preserve Area:	57.10 ac
50' Wetland Buffer Preserve:	48.12 ac
Upland Preserve Required (82.80 x 30%):	24.84 ac (30%)
Upland Preserve Provided:	24.84 ac (30%)
*There are no existing upland preserve areas within the East Parcel boundary.	

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet):	43,533
Required Littoral Area (43,533 x 10):	9,99 ac/435,330 sf
Provided Littoral Area:	9,99 ac/435,330 sf
Required Upland Transition Area (43,533 x 10):	9,99 ac/435,330 sf
Provided Upland Transition Area:	9,99 ac/435,330 sf

Certificate of Occupancy (CO)
Sub-phasing Plan:

CO Sub-Phase 1 - West Maintenance Facility
Care Infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to maintenance facility, Lake 1 temporary drainage and pump for fire protection.

CO Infrastructure requirements: Paved access road from SW Kanner Highway to maintenance facility, completion of Lake 1 including lake littoral and upland transition zone landscaping, permanent drainage improvements and fire protection, well and septic tank installation and required landscaping within maintenance facility development boundary per approved landscape plan.

CO Sub-Phase 2 - West Golf Course (West Parcel) and Short Course
Care Infrastructure required for building permit issuance: Not applicable.

CO Infrastructure requirements: Paved access road from SW Kanner Highway to Founder's residence, construction of ADA paved parking and temporary stabilized parking spaces, conversion of existing pool to landscape feature, completion of all lakes on west golf course (i.e. west parcel) including lake littoral and upland transition zone landscaping, completion of all preserve area management plan requirements on west parcel, permanent drainage improvements and fire protection, required landscaping within development boundary per approved landscape plan.

CO Sub-Phase 3 - West Golf Course Cottages
Care Infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to respective cottage, temporary drainage and fire protection.

CO Infrastructure requirements: Paved access road from SW Kanner Highway to respective cottage, permanent paved parking and ADA spaces, well and septic tank installation, permanent drainage and fire protection and required landscaping within cottage development boundary per approved landscape plan.

CO Sub-Phase 4 - West Golf Course Permanent Clubhouse
Care Infrastructure required for building permit issuance: Stabilized access road from SW Kanner Highway to permanent clubhouse, temporary drainage and fire protection.

CO Infrastructure requirements: Paved access road from SW Kanner Highway to permanent clubhouse, permanent paved parking and ADA spaces, well and septic tank installation, permanent drainage and fire protection for all structures and required landscaping within clubhouse development boundary per approved landscape plan.

CO Sub-Phase 5 - South Golf Course (East Parcel) and Practice Facilities
Care Infrastructure required for building permit issuance: Not applicable.

CO Infrastructure requirements: Required turn lanes in SW Bridge Road right-of-way and paved access road from SW Bridge Road to paved parking and ADA spaces at practice facility, completion of all lakes on south golf course (i.e. east parcel) including lake littoral and upland transition zone landscaping, completion of all preserve area management plan requirements on east parcel, permanent drainage improvements and required landscaping within development boundary per approved landscape plan.

Note: Sub-phases may proceed out of order as long as care infrastructure and CO requirements are in place as described in each sub-phase.

Parcel Data

Existing Zoning:	AG-20A, General Agriculture
Proposed Zoning:	N/A
Future Land Use Designation:	Agricultural
Proposed Future Land Use:	Agricultural
Existing Use:	Vacant (Agriculture)
Proposed Use:	Golf Course/Vacant Agriculture
Parcel Control Number:	14-39-00-000-00010-3

Site Area Data (East and West Parcels):

Total Site Area:	1,216.74 ac (100%)
West Parcel Site Area:	483.79 ac (41%)
East Parcel Site Area:	732.95 ac (59%)
Vacant Agriculture:	394.54 ac (32%)
Wetland Preserve:	57.10 ac (4%)
50' Wetland Buffer Preserve:	48.12 ac (4%)
Upland Preserve:	24.84 ac (2%)
Total Development Area:	692.13 ac (56%)
Golf Course Facilities:	551.01 ac (80%)
Lake Area:	141.12 ac (20%)
Impervious Area:	225.99 ac (18%)
Wetland Preserve:	57.10 ac
Lakes:	141.12 ac
Pavement (Roadway, Parking, Sidewalk, Covered Walkway, Loading Areas, Temp Parking, Terrace, Patio):	25.10 ac
Buildings (99,665 sf):	2.28 ac
Previous Area:	990.75 ac (82%)
50' Wetland Buffer Preserve:	48.12 ac
Upland Preserve:	24.84 ac
Native Landscape/50' Perimeter Buffers:	24.58 ac
25' Golf Course Buffer/Setback:	11.70 ac
Dry Retention:	10.83 ac
Golf Course Area:	384.18 ac
Landscape Area:	111.88 ac
Vacant Agriculture:	394.54 ac
Open Space Required:	606.45 ac (50%)
Open Space Provided:	1,186.97 ac (97%)
*No per Golf & LMR 435,330 wetland and landscaped water bodies may be used in calculating open space as long as a minimum of 40% of the total property consists of open space.	

LPA

Pursuant to Sec. 10.5 Table 10.5.F.9
A review of this application was not
required by the LPA

Development review staff have found the application to be in compliance with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report. Therefore staff recommends approval of the revised final site plan



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
FINAL STAFF REPORT
(Round #1)

A. Application Information

**Three Lakes Golf Club
Revised Major Final Site Plan**

Property Owner:	Three Lakes Golf Club LLC
Applicant:	Three Lakes Golf Club LLC
Agent for the Applicant:	Lucido & Associates
County Project Coordinator:	Peter Walden, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-007
Record Number:	DEV2022120013
File Name:	2023_0504_B115-007_Staff_Report_Final
Dev Review Application:	01/09/2023
Transmitted:	01/10/2023
Final Staff Report:	02/15/2023
Resubmittal received:	03/30/2023
Transmitted:	03/30/2023
Date of Report:	04/07/2023
Revised Report:	05/04/2023
Revised Report:	05/23/2023

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 the revised final site plan for the Three Lakes Project, including the parking rate adjustment.

Move that the Board approve the request for a Utility Waiver to allow on-site wastewater treatment and disposal systems cumulative flows not to exceed 5,000 GPD.