



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_0524_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:	05/24/2023

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B. Project Description

This is a request by Lucido & Associates on behalf of Three Lakes Golf Club LLC for a Revised Major Final Site Plan to add a golf clubhouse and 14 accessory golf cottages, along with the supporting infrastructure, along with minor changes in lake area the approved Three Lakes Golf Club. The approximately 1,219-acre site is located on both the west and east sides of Kanner Highway, north of Bridge Road, in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation.

A utility waiver to allow an increase in the maximum cumulative flow of on-site wastewater treatment and disposal from 2,000 to the maximum allowance of 5,000 gallons per day (GPD) has been requested.

Confirmation of the GPD rates requires confirmed by the Department of Health.

C. Department Review and Assessment

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Pete Walden	219-4923	Comply
G	Dev. Review/Site Design	Pete Walden	219-4923	Comply
H	Commercial Design	Pete Walden	219-4923	N/A
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Lisa Wichser	223-7945	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Utilities/Water/Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Michael Grzelka	288-5920	Comply
R	Health Department	Nicholas Clifton	221-4090	Comply
R	School Board	Brian Allen	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	On-Going
T	Adequate Public Facilities	Pete Walden	219-4923	In-Progress

D. Action Required for Approval

This application meets the threshold requirements for processing as a revised major development. As such, a review of this application is required by County staff and final action by the Board of County Commissioners (BCC) at a public meeting.

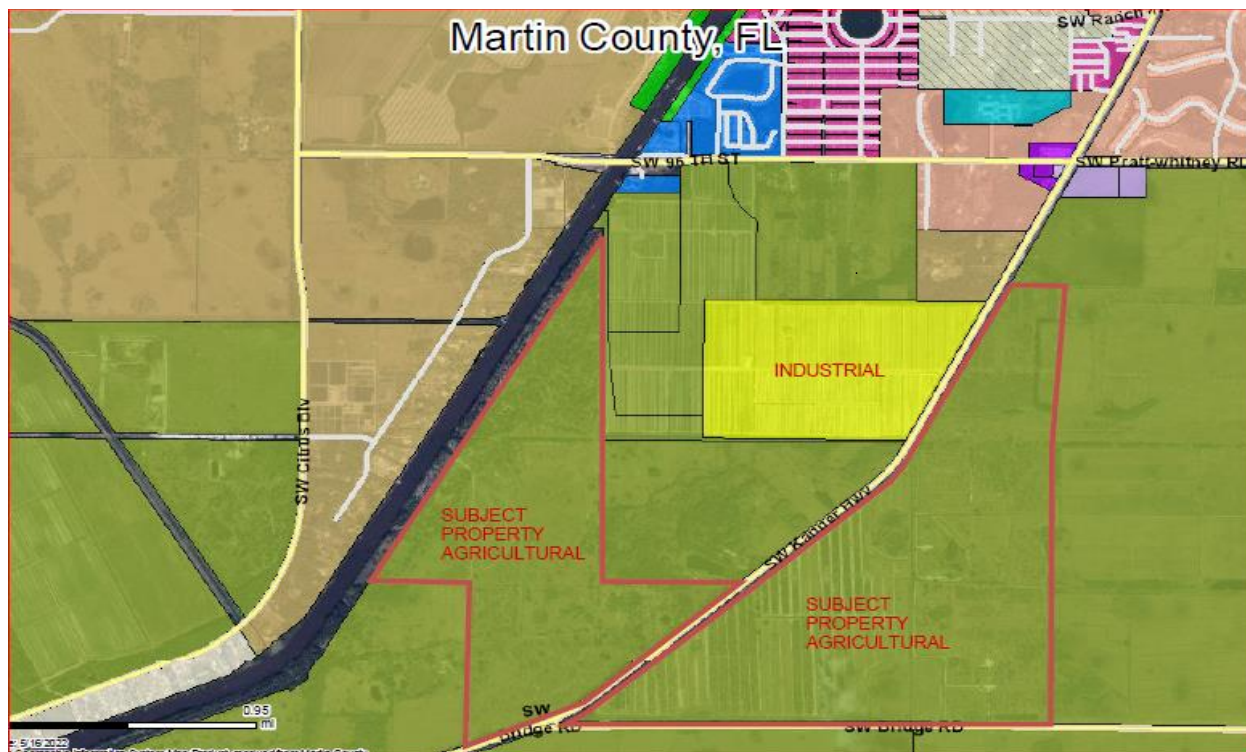
The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

E. Site Location and Information

[illegible]

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Existing Surrounding Uses: Industrial, Agricultural, St Lucie Canal



G. Compliance with Development Review, Land Use, Zoning, and Site Design Requirements – Growth Management



Findings of Compliance

For on-site sewage treatment and disposal systems outside the Primary Urban Service District the BCC may waive the 2,000 gpd limitation set forth in Policy 10.2A.8.1 above, to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5000 gpd.

G. Compliance with Development Review, Land Use, Zoning, and Site Design Requirements – Growth Management

Findings of Compliance

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 land use, zoning or procedural requirements issues associated with this application.

H. Compliance with Commercial Design (Article 20) and Community Redevelopment Requirements – Growth Management and Community Development

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

I. Compliance with Property Management Requirements - Engineering

Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

J. Compliance with Environmental and Landscaping Requirements - Growth Management

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. There are no proposed changes to the upland preserve areas with this final site plan amendment. It has been demonstrated the proposed lake reconfigurations on the west side of the project will no have an adverse effect on the wetlands and wetland hydrology.

Landscaping

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

K. Compliance with Transportation Requirements - Engineering

Finding of Compliance

The Traffic Division of the Public Works Department finds this application in compliance.

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated January 2023. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 31 directional trips during the PM peak hour. Staff finds that SE Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SE Bridge Road is 730. The project impact is 4.25% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2030).

L. Compliance with County Surveyor - Engineering

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

M. Compliance with Engineering, Storm Water, and Flood Management, Parking and Loading, and Roadway Design Requirements – Engineering Services Division

Findings of Compliance

The Engineering Department finds this application in compliance provided the Development Order includes the following conditions:

Temporary construction access(es) to the Three Lakes Golf Club from SR-76 (SW Kanner Highway) shall be identified on the construction plans for the Three Lakes Golf Club and shall be permitted by the Florida Department of Transportation prior to the scheduling of the pre-construction meeting.

The construction of the required improvements on SR-76 (SW Kanner Highway) at the Maintenance Access entrance, consisting of the left and right turn lanes and drainage improvements, shall be completed and accepted by the FDOT prior to the issuance of a Certificate of Occupancy for either the Maintenance Office and Repair Services building, the Fertilizer / Chemical Storage building, or the Equipment Storage building at the maintenance facility. The required drainage improvements shall include separating and diverting the runoff from the limits of the turn lanes in the FDOT right-of-way from the Three Lakes Golf Club.

The construction of the required improvements on SR-76 (SW Kanner Highway) at the Main Entrance Gate and the Service Access entrance, consisting of the left and right turn lanes and drainage improvements, shall be completed and accepted by the FDOT prior to the issuance of a Certificate of Occupancy for either the Clubhouse or any of the Cottages. The required drainage improvements shall

include separating and diverting all the runoff in the FDOT right-of-way from the Three Lakes Golf Club.

Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9 – Stormwater Management: The applicant has demonstrated that the stormwater from the improvements are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10 - Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 22.50-feet NAVD 88 is set at or above the maximum predicted stage of the 100-year 3-day storm event (22.02-feet NAVD 88); therefore, the applicant demonstrated compliance with Division 10.

Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities

Division 19 – Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connections to SR-76 (SW Kanner Highway).

N. Compliance with Addressing and Electronic File Submission Requirements – Growth Management and Information Technology

Finding of Compliance

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable

addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

- *Please note that the current SW Kanner Hwy address for the Founder's House will change once this revised final site plan is approved. Also, any SW Kanner Hwy addresses on our other parcels will be removed when required per our land development regulations.*

Electronic Submission - Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2022)

O. Compliance with Utilities, Water, Wastewater, Wellfields and Groundwater Requirements - Utilities

Water and Wastewater

Water and wastewater service is to be supplied by private wells and septic systems.

Wellfield and Groundwater - Finding of Compliance

This application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Compliance with Fire Rescue and Emergency Management Requirements – Fire Department

Fire Rescue - Finding of Compliance

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

INFORMATIONAL:

Item #1: Water Supply Needed Fire Flow Requirement for Buildings

- Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004.

Item #2: Florida Fire Prevention Code

- 18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2

Item #3: BDA requirements

- Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.
- Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us
- If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.
<https://www.martin.fl.us/resources/bda-codes-and-standards>

Item #4: NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

- The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
- All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Emergency Management - Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

Q. Compliance with Americans with Disability Act (ADA) Requirements - General Services

Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

R. Compliance with Martin County Health Department & Martin County School Board

Findings of Compliance

Item #1: Water and Wastewater

Water and wastewater treatment will be provided by way of an individual well and septic tank systems for the clubhouse buildings, cottages, comfort stations, maintenance, and guardhouse building. These facilities will be permitted in accordance with the Florida Department of Health regulations and Martin County's Comprehensive Plan policies for on-site sewage treatment and disposal facilities.

Policy 10.2A.8.9. requires for on-site sewage treatment and disposal systems outside the Primary Urban Service District, a BCC waiver of the 2,000 gpd limitation set forth in Policy 10.2A.8.1. to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5,000 gpd.

- The applicant has applied for the waiver in a form prescribed by the County Administrator providing a concise statement that justifies a waiver of the 2,000 gpd flow limitation.
- All permits from the Department of Health are required to be obtained prior to any vertical construction

Item #2: Existing Pool Removal

The existing residential pool will need to be demolished or converted and permitted to meet Public Community Pool standards.

- An application must be submitted to the FL- DOH per Chapter 64E-9 FAC. This includes submittal of construction plans to this office prior to submittal to the building department.

Item #3 Well Construction

Well construction permitting must meet Chapter 62-532 FAC and be approved by FL-DOH Martin County. A Consumptive Use Permit is required and must be approved by SFWMD.

Public potable wells will need to meet the setbacks and standards of Chapter 64E-8 FAC.

Abandonments of existing septic systems would need to be done according to Chapter 62-6FAC

All onsite wastewater treatment and disposal systems (septic systems) will need to be permitted and installed in accordance with Chapter 62-6 FAC and Chapter 381 FS

Schools - Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

S. Compliance with Legal Requirements - County Attorney

Review On-Going

T. Determination of Adequate Public Facilities & Timetable Requirements – Growth Management

This development application is eligible for a Positive Evaluation of Adequate Public Facilities. The following evaluation summarizes the Positive Evaluation of Adequate Public Facilities:

Potable Water Facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County Utilities

Finding: Positive Evaluation

Reference: Section O of this staff report

Sanitary Sewer Facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County Utilities _ Health Dept

Finding: Positive Evaluation

Reference: Section O of this staff report

Solid Waste/Garbage Facilities (Section 5.32.D.3.c, LDR)

Service provider: Martin County Utilities

Finding: Positive Evaluation – In Place

Reference: Section O of this staff report

Stormwater Management Facilities (Section 5.32.D.3.d, LDR)

Service provider: Martin County Utilities

Finding: Positive Evaluation

Reference: Section M of this staff report

Community Park Facilities (Section 5.32.D.3.e, LDR)

Service Provider: Martin County Public Works

Finding: Positive Evaluation – In Place

Reference: Section J of this staff report.

Roads Facilities (Section 5.32.D.3.f, LDR)

Service Provider: Martin County Public Works

Finding: Positive Evaluation – In Place

Reference: Section K of this staff report

Mass Transit Facilities (Section 5.32.D.3.g, LDR)

Service Provider: Martin County Public Works

Finding: Positive Evaluation – In Place

Reference: Section K of this staff report

Public Safety Facilities (Section 5.32.D.3.h, LDR)

Service Provider: Martin County Sheriff and Fire Departments

Finding: Positive Evaluation -In Place

Reference: Section P of this staff report

Public School Facilities (Section 5.32.D.3.i, LDR)

Service Provider: Martin County School District

Finding: N/A No Residential Development

Reference: Section R of this staff report

**A "positive" evaluation means that the project passes the evaluation test. (A "negative" evaluation means that the project fails the evaluation test.) A master site plan development order with a Positive Evaluation of Adequate Public Facilities does not authorize site development, is specific to the development order, and is assignable or transferable only to the extent the development order is assignable or transferable. Maintenance of a valid development order is essential to the maintenance of a valid evaluation. An Evaluation of Adequate Public Facilities runs with the land, consistent with the development order on which it was based. A positive evaluation does not confer concurrency rights and is not binding on the County (Section 14.5.D., CGMP; Section 5.32.C.5, LDR)*

U. Post Approval Submittal Requirements

Approval of the development order is conditioned upon submittal of all required documents and unpaid fees to the Growth Management Department within 60 days of the final action granting project approval.

You will receive a letter transmitting a list of post approval items that need to be submitted. The list will include the documents and fee amounts specific to the approved development order.

All documents shall be submitted in a single paper copy packet and arranged in the order listed below, AND in pdf format saved to a flash drive. Large format plans (24" x 36") must be rolled, not folded, and submitted digitally on a flash drive in the original .dwg/CAD format.

Post Approval Submittal Requirements

- ☐ **Post Approval Submittal List.** One 8" X 11" copy of the list you receive from Growth Management, along with any comments provided to explain document exclusions or adjustments included in your submittal, if applicable.
- ☐ **Post Approval Fees including 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 and dropped off at the Growth Management Department.
- ☐ **Digital Application.** One digital pdf copy of the submitted and approved Development Application, without bookmarks, including all exhibits and attachment.
- ☐ **Warranty Deed and Unity of Title.** One 8" x 11" copy of the recorded warranty deed if a title transfer has occurred since approval of the Final Site Plan. If a title transfer has not occurred, provide one 8" x 11" original certified letter stating that no transfer has occurred.

- ❑ **Engineer Certification.** One 8" x 11" original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
- ❑ **Site Plan.** One 24" x 36" rolled, paper copy of the approved Revised Final Site Plan **-AND-** one digital copy, saved on a flash drive in AutoCAD (.dwg) format. Ensure the site plan includes a footnote identifying any alternative compliance measure that has been granted.
- ❑ **Landscape Plan.** One 24" x 36" rolled, paper copy of the approved Landscape Plan, signed and sealed by a landscape architect licensed in the State of Florida.
- ❑ **Construction Plans and Schedule.** Two 24" x 36" rolled, paper copies of approved construction plan(s) with the anticipated schedule for construction start and completion **-AND-** one digital copy of the approved construction plan(s), saved on a flash drive in AutoCAD (.dwg) format.
- ❑ **Cost Estimate.** Two 8.5" X 11" originals of the Cost Estimate Worksheets, signed and sealed by the Engineer of Record licensed in the State of Florida. Worksheet is provided on the Martin County website.
- ❑ **USB/Flash Drive.** One blank USB flash/thumb drive, which will later be used to provide the applicant with the approved signed and stamped plans.

V. Local, State, and Federal Permits

Approved Development Order(s) are conditioned upon the applicant submitting approved permits for all applicable Local, State, and Federal Permits to Martin County, prior to scheduling the pre-construction meeting.

W. Fees

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
Application	\$13,800	\$13,800	\$0
Advertising*	TBD	TBD	TBD
Recording*	TBD	TBD	TBD
Inspection	\$4,000	\$0	\$4000
Impact Fees*	TBD	TBD	TBD

- * Advertising fees will be determined once the ads have been placed and billed.
- * Recording fees are determined by the county clerk and remitted to Growth Management.
- * Impact fees are remitted to the county at time of building permit.

X. Development Team Contact Information

Owner/Applicant: Three Lakes Golf Club LLC
501 Fern Street

West Palm Beach, FL, 33401
Mike Davis
908-217-4720
mike@faziodavis.com

Agent: Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994
Morris Crady
772-220-2100
mcrady@lucindodesign.com

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan`
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA.... Water/Wastewater Service Agreement

Z. Attachments