

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

RESOLUTION NUMBER 23-

**[REGARDING A MAJOR DEVELOPMENT REVISED FINAL SITE PLAN APPROVAL
FOR THREE LAKES GOLF CLUB
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. Three Lake Golf Club, LLC submitted an application for a revised final site plan approval for the Three Lakes Golf Club project (B115-007), located on lands legally described in attached Exhibit A.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice of hearing this Board held a public meeting of the application June 6, 2023.
4. At the public hearing, all interested parties were given an opportunity to be heard.
5. The revised final site plan for the Three Lakes Golf Club project is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.
6. The Three Lakes Golf Club project meets the requirements under Chapter 10, Comprehensive Growth Management Plan, Martin County Code, for a utility waiver.

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

A. The revised final site plan, attached as Exhibit B, for the Three Lakes Golf Club project is approved. Development of the Three Lakes Golf Club project shall be in accordance with the approved revised final site plan attached hereto as Exhibit B including the approved parking rate adjustment.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations (LDR), Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, LDR, Martin County Code, shall render approval of the revised final site plan for the Three Lakes Golf Club project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code. Payment of appropriate impact fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3) LDR, Martin County Code.

F. All permits for the Three Lakes Golf Club project must be obtained within one year of revised final site plan approval, by June 6, 2024. Development of the entire project must be completed within two (2) years of final site plan approval, by June 6, 2025. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

K. 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.

L. 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.

M. 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.

N. This development is outside the County's urban service boundaries and so the Board of County Commissioners has waived the sidewalk requirements along CR-708 (SW Bridge Road) and SR-76 (SW Kanner Highway) adjacent to this development and accepts equestrian facilities as appropriate for the area.

O. Prior to scheduling a pre-construction meeting, the Owner shall obtain a Right-of-way Use Permit from the County for the roadway improvements within the CR-708 (SW Bridge Road) right-of-way, including the turn lanes and equestrian facilities.

P. A Utility Waiver for an onsite sewage treatment and disposal system (OSSTDS) is approved as part of this development application. In no event shall the OSSTDS exceed the 5,000 gallons per day flow authorized in Chapter 10 of the Comprehensive Growth Management Plan.

Q. 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 6TH DAY OF JUNE, 2023.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

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

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Revised Final Site Plan

EXHIBIT A

THREE LAKES GOLF CLUB

LEGAL DESCRIPTION

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

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,

Exhibit A cont.

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

Exhibit A Cont.

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.

EXHIBIT A Cont.

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

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);

THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;

2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;

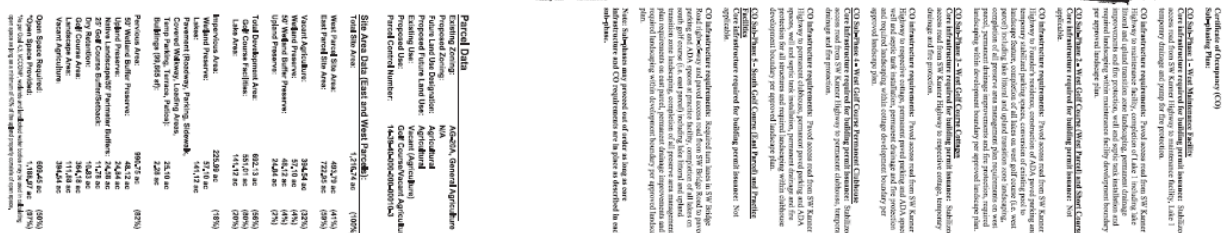
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;

4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.

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Project Team:

Chief Engineer 1015 Congress Ave., Suite 205 Chesley Beach, FL 32844	Tractor Engineer 2120 E. Highway 90, Suite 100 Tucson, AZ 85714	Engineer/Inspector 1000 E. University Commerce Blvd., Suite 200 Tucson, AZ 85714
Architect 1100 E. University Tucson, AZ 85714	Architect 1100 E. University Tucson, AZ 85714	Architect 1100 E. University Tucson, AZ 85714
Label Designer 1015 Congress Ave., Suite 205 Chesley Beach, FL 32844	Label Designer 1015 Congress Ave., Suite 205 Chesley Beach, FL 32844	Label Designer 1015 Congress Ave., Suite 205 Chesley Beach, FL 32844

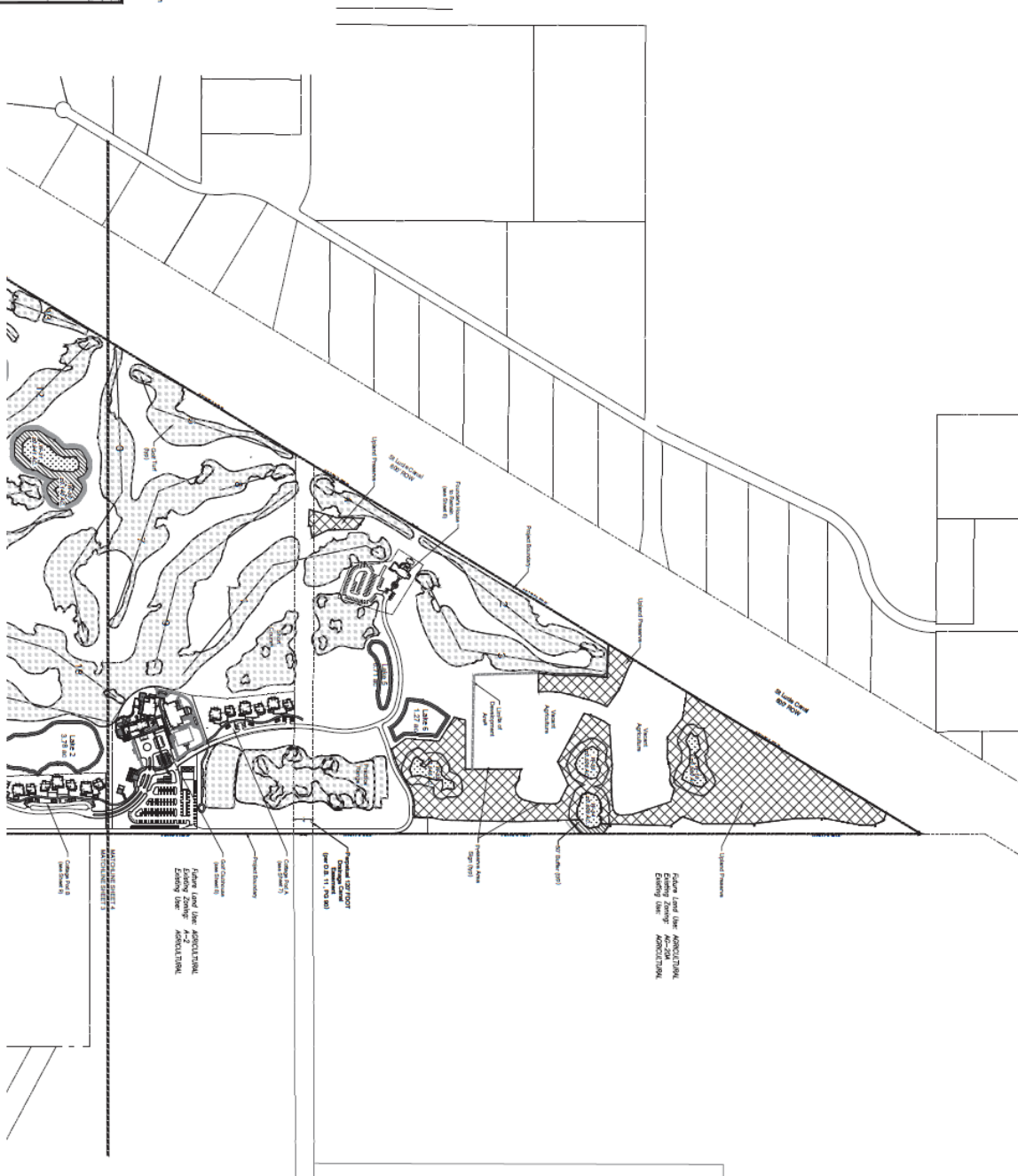
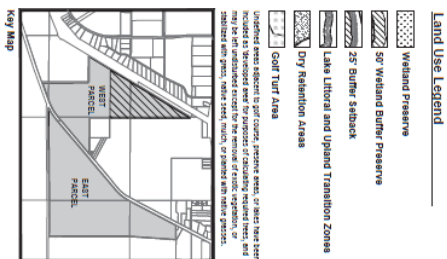
**Three Lakes
Golf Club**
Martin County, Florida

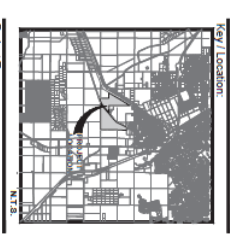
**Revised
Final Site Plan
West Parcel**

Date	By	Description
12/20/22	MRY	Initial Submittal
03/29/23	MRY	Response to comments
04/20/23	MRY	Response to comments



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[illegible]



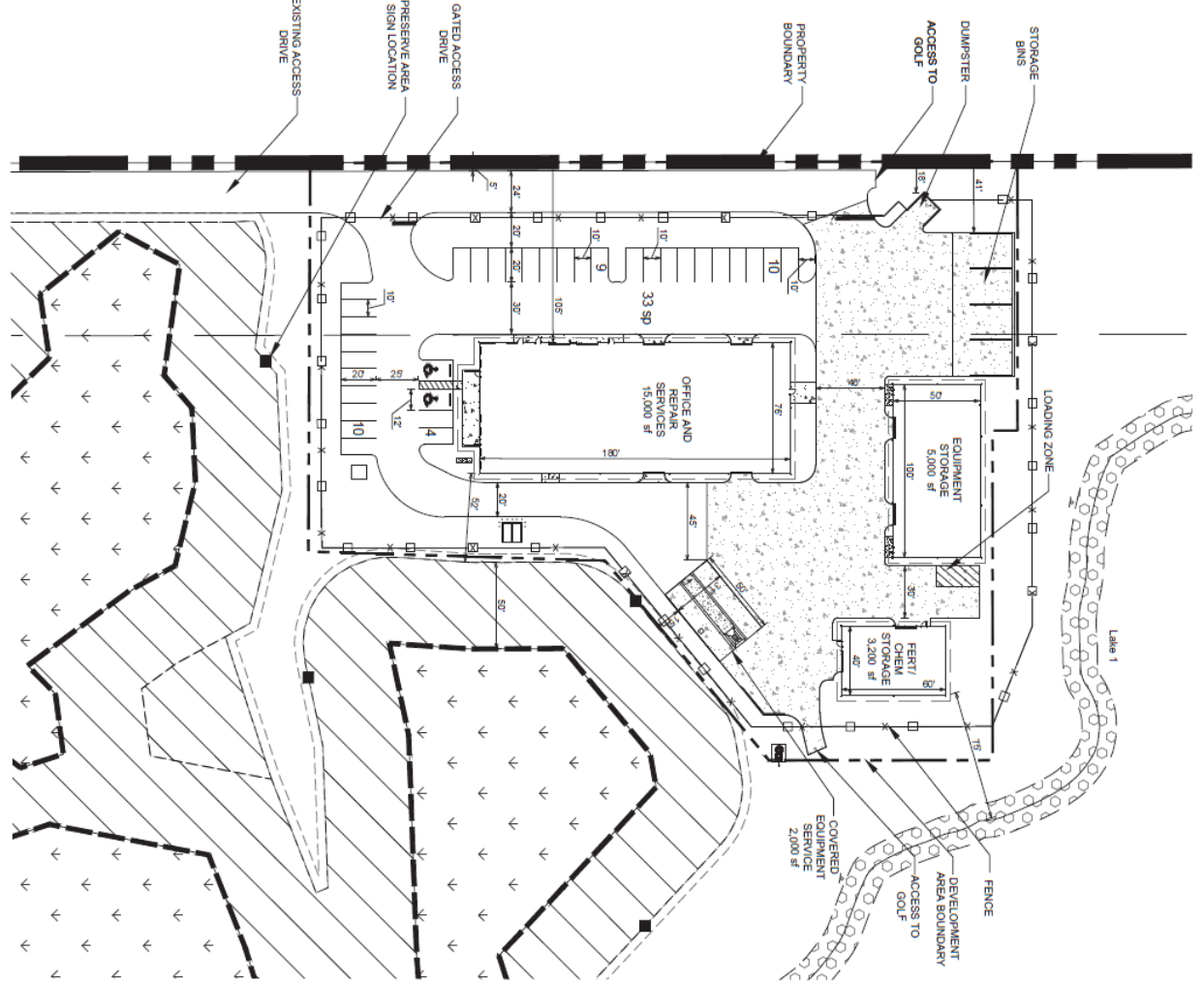
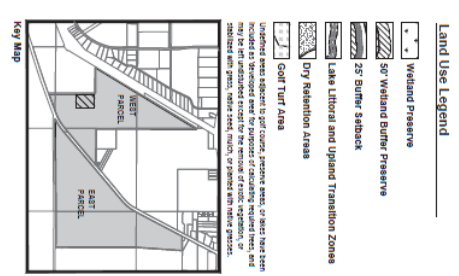
Project Team:
 Client: Three Lakes Golf Club
 Architect: Hudo & Associates
 Engineer: [Name]
 Surveyor: [Name]
 Planner: [Name]
 Designer: [Name]
 Draftsman: [Name]
 Date: 04.20.23

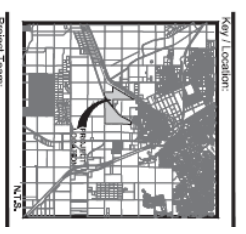
Three Lakes Golf Club Martin County, Florida Revised Final Site Plan West Parcel Maintenance Facility

DATE: 04.20.23
BY: [Name]
DESCRIPTION: [Description]
PROJECT NUMBER: 23-100
DATE: 04.20.23
REVISIONS: [Revisions]
DATE: 04.20.23
REVISIONS: [Revisions]

Site Area Data (West Parcel - Maintenance Facility)

Development Area:	2.50 ac (115,500 sq ft)
Parking Provided:	33 spaces
Impervious Area:	1.75 ac (77,575 sq ft)
Paved Area:	1.21 ac (52,725 sq ft)
Paved Area (Road, Parking, Sidewalk):	0.59 ac (25,200 sq ft)
Grass Area:	0.85 ac (37,575 sq ft)
Landscaping:	0.85 ac (37,575 sq ft)





Project Team:
Client: Three Lakes Golf Club
Architect: [Faint text]
Engineer: [Faint text]
Surveyor: [Faint text]
Prepared by: [Faint text]
Checked by: [Faint text]
Drawn by: [Faint text]
Date: [Faint text]

Three Lakes Golf Club

Revised Final Site Plan

West Parcel

Founder's House

North County, Florida

17-20-22 URF - Final Submittal

10-20-22 URF - Submittal to community

10-20-22 URF - Submittal to community

Date: 17-20-22 URF - Final Submittal

By: [Faint text]

Description: [Faint text]

SCALE: 1" = 20'

0 10 20 30

North

REG. # 1018

THURSDAY, FLA. 1018

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10-20-22 URF - Final Submittal

10-20-22 URF - Submittal to community

10-20-22 URF - Submittal to community

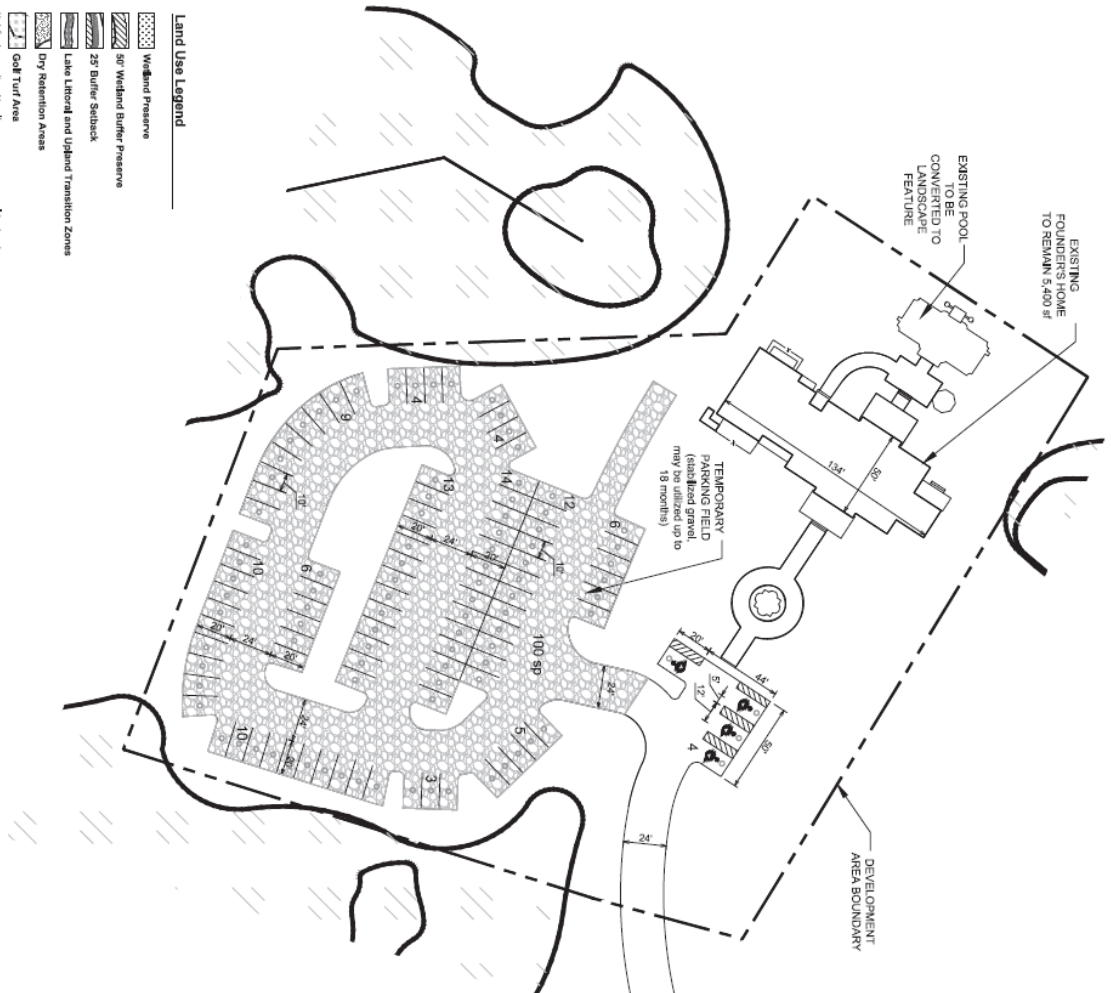
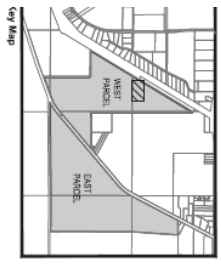
10-20-22 URF - Final Submittal

10-20-22 URF - Submittal to community

10-20-22 URF - Submittal to community

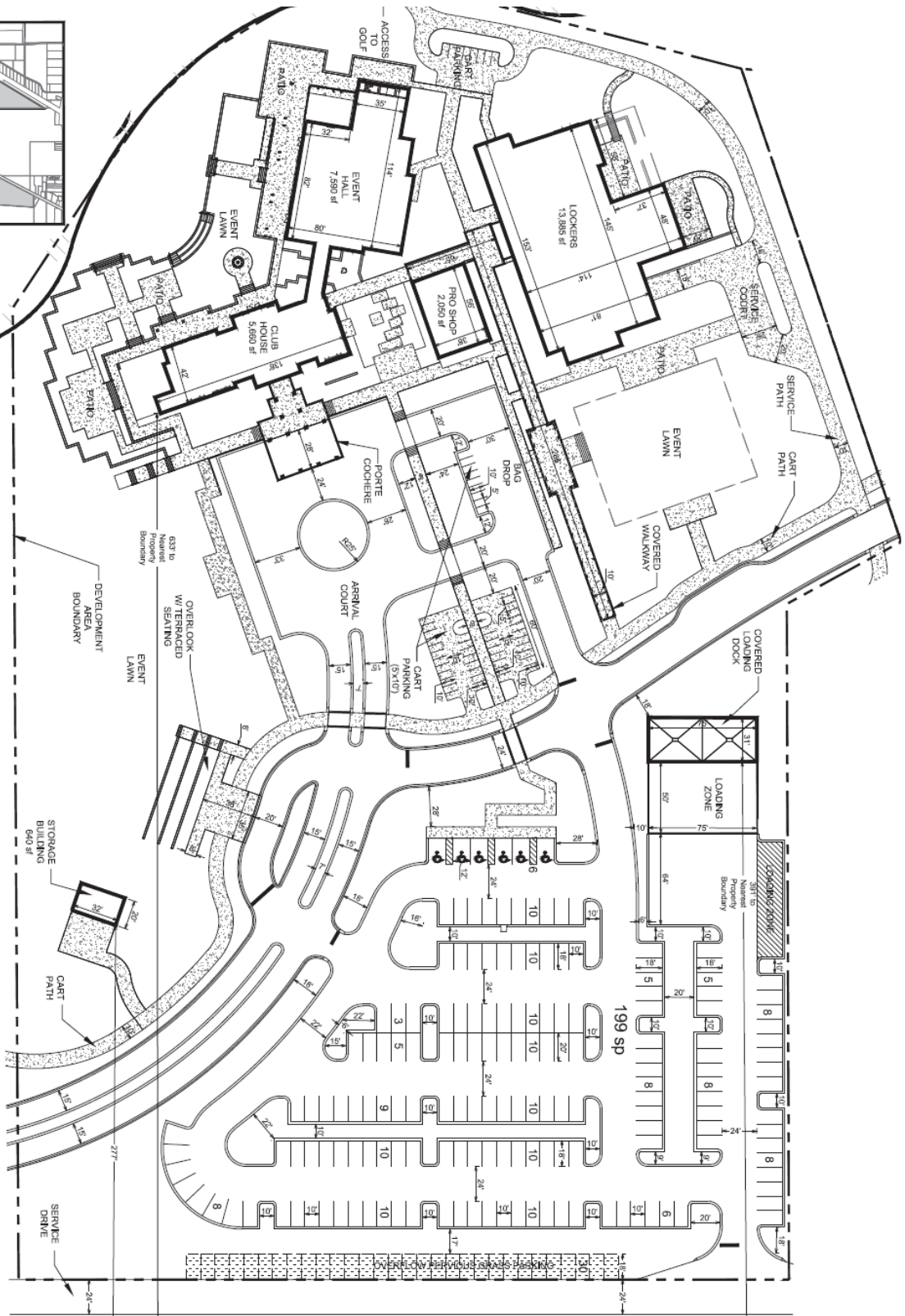
Site Area Data (West Parcel - Founder's House)
 Development Area: 2.83 ac (127,850 sq ft)
 Proposed Parking: 180 spaces (includes 4 ADA)
 Temporary (gravel): 4 sp
 Permanent (paved): 176 sp
 Impervious Area: 1,30 ac (58,900 sq ft)
 Pavement (Road, Parking, Sidewalk): 1,18 ac (51,588 sq ft)
 Building: 0.12 ac (5,400 sq ft)
 Previous Area: 1,43 ac (70,991 sq ft)
 Landscape: 1,43 ac (70,991 sq ft)
 Note: Shaded impervious parking will be offset to larger than 18 months

- Land Use Legend**
- Wetland Preserve
 - 50' Wetland Buffer Preserve
 - 25' Buffer Setback
 - Lake Littoral and Upland Transition Zones
 - Dry Retention Areas
 - Gold Turf Area
- Underlined areas adjacent to golf course, preserve areas, or other areas shown may not be constructed except for the purpose of access, maintenance, or other uses. All other areas shown may be constructed for other uses.





Site Area Data (West Parcel - Golf Clubhouse)
 (Notes are (ft/acre))
 Development Area: 199 spaces
 Proposed Parking: 199 spaces
 (Includes 6 ADA and 50 pervious spaces)
 4.42 ac (198,308 sq ft)
 Pavement (Road, Parking, Sidewalk): 2.29 ac (100,474 sq ft)
 Buildings: 0.69 ac (30,235 sq ft)
 Previous Area: 2.16 ac (94,263 sq ft)
 Landscaping: 2.16 ac (94,263 sq ft)



Three Lakes Golf Club
 Martin County, Florida
Revised Final Site Plan
West Parcel
Golf Clubhouse

By: Description
 12-20-22 ARV - Initial Submission
 03-29-23 ARV - Submittal to County
 04-23-23 ARV - Submittal to County

Scale: 1" = 30'

North Arrow

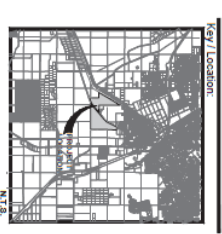
8 of 10

Project Name:
 Three Lakes Golf Club
 12-20-22 ARV - Initial Submission
 03-29-23 ARV - Submittal to County
 04-23-23 ARV - Submittal to County

Location:
 Martin County, Florida
 12-20-22 ARV - Initial Submission
 03-29-23 ARV - Submittal to County
 04-23-23 ARV - Submittal to County

Owner:
 Three Lakes Golf Club
 12-20-22 ARV - Initial Submission
 03-29-23 ARV - Submittal to County
 04-23-23 ARV - Submittal to County

Prepared By:
 J. L. L. Associates, Inc.
 12-20-22 ARV - Initial Submission
 03-29-23 ARV - Submittal to County
 04-23-23 ARV - Submittal to County



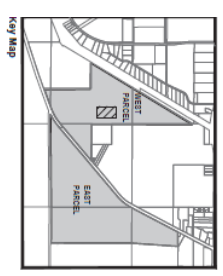
Project Team:
 Owner: Hudo & Associates
 Architect: Hudo & Associates
 Engineer: Hudo & Associates
 Surveyor: Hudo & Associates
 Landscape Architect: Hudo & Associates
 Construction Manager: Hudo & Associates
 General Contractor: Hudo & Associates
 Construction Manager: Hudo & Associates
 General Contractor: Hudo & Associates

Three Lakes **Golf Club** **Revised** **Final Site Plan** **West Parcel** **Cottage Pod B**

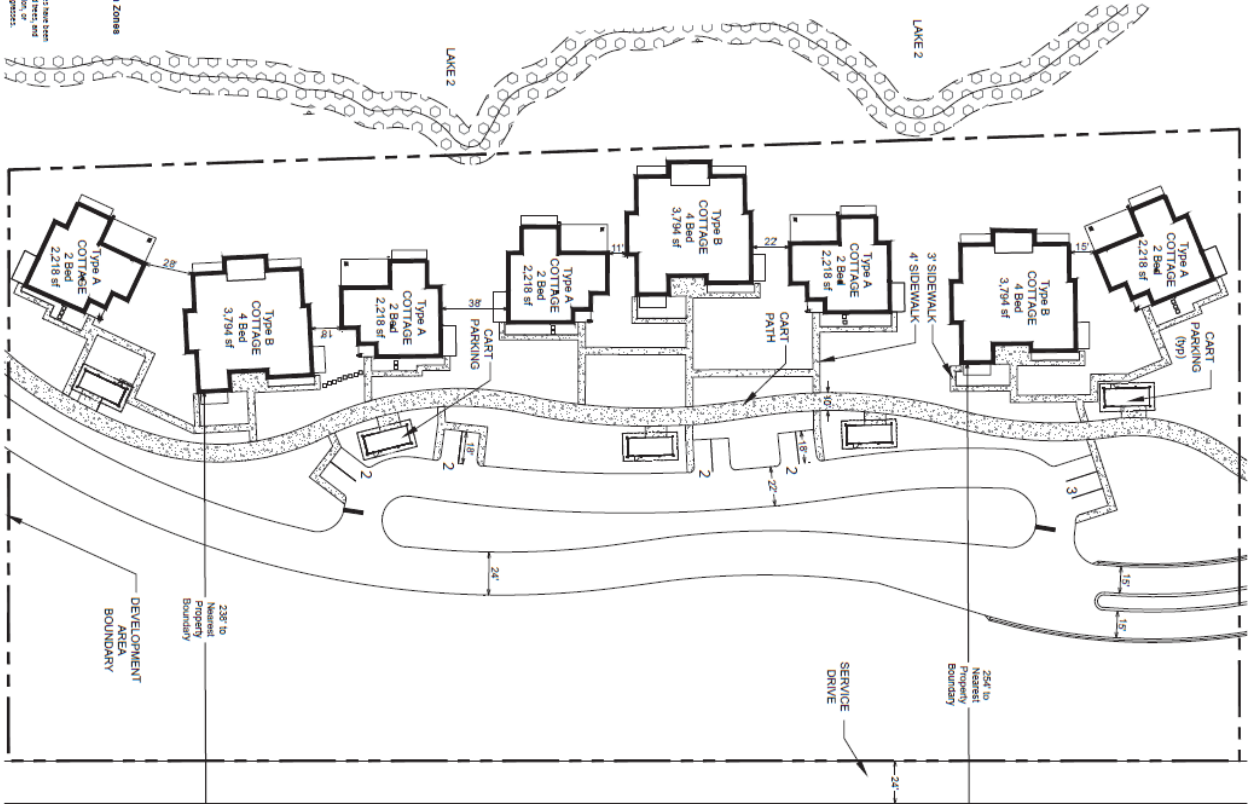
Date	By	Description
12/20/22	MBT	Initial Submission
12/20/22	MBT	Revised Submission
12/20/22	MBT	Revised Submission
12/20/22	MBT	Revised Submission

Site Area Data (West Parcel - Cottage Pod B)
 Proposed Parking: 541 ac (255,834 sq ft)
 Impervious Area: 1,67 ac (72,839 sq ft)
 Runoff: 6.38 ac (276,400 sq ft)
 Type 1 - 2,218 sq ft (4 units) = 8,872 sq ft
 Type 2 - 3,794 sq ft (2 units) = 7,588 sq ft
 Perforous Area: 3,74 ac (163,175 sq ft)
 Landscape: 3,74 ac (163,175 sq ft)

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- Land Use Legend**
- Wetland Preserve
 - 25' Buffer Subsoil
 - Lake Littoral and Upland Transition Zones
 - Dry Retention Areas
 - Golf Turf Area





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Date	By	Description
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Computer File Three Lakes • Find the Plan for Building



Proposed Parking: 39 spaces

Buildings: 0.00 ac (0 sf)