



## Legislation Details (With Text)

**File #:** 21-0446  
**Type:** Departmental Quasi Judicial **Status:** Passed  
**In control:** Board of County Commissioners  
**On agenda:** 3/9/2021 **Final action:** 3/9/2021  
**Title:** MCARTHUR GOLF CLUB REQUEST FOR REVISED FINAL SITE PLAN APPROVAL (M189-006)  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. 2021\_0215\_M189-006\_Application\_Materials.pdf, 2. 32021\_0215\_M189-006\_Disclosure.pdf, 3. 2020\_1027\_M189-006\_sign cert.pdf, 4. Supplemental\_Memo.pdf, 5. 2021\_0302\_M189-006\_Staff Report\_Final.pdf, 6. 2021\_0301\_M189-006\_BCC\_Reso\_To\_Approve.pdf, 7. 2021\_0302\_M189-006\_Site\_Plan.pdf, 8. 2021\_0302\_M189-006\_PAMP\_Revised.pdf, 9. 2021\_0218\_M189-006\_LP.pdf, 10. 2021\_0301\_M189-006\_ResoDenial.pdf

Date	Ver.	Action By	Action	Result
3/9/2021	1	Board of County Commissioners	approved	Pass

**PLACEMENT:** Departmental - Quasi-Judicial

### TITLE:

**MCARTHUR GOLF CLUB REQUEST FOR REVISED FINAL SITE PLAN APPROVAL (M189-006)**

### EXECUTIVE SUMMARY:

McArthur Golf Club, LLC, requests approval of a revised major final site plan to add an 18-hole golf course to the existing McArthur Golf Club. The approximate 518-acre parcel is located west of the existing golf club and will add to the approximate 456 developed acres located west of and adjacent to US Highway One at the intersection of SE Osprey Street in Hobe Sound. Included is a Request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden, AICP  
**Title:** Principal Planner

**REQUESTED BY:** Lucido and Associates, Morris A. Crady, AICP

**PRESET:**

**PROCEDURES:** Quasi-Judicial

### BACKGROUND/RELATED STRATEGIC GOAL:

McArthur Golf Club, LLC has requested approval of a revised major final site plan to add an 18-hole golf course to the existing McArthur Golf Club. The approximate 518-acre parcel is located west of

the existing golf club and will add to the approximate 456 developed acres located west of US Highway One at the intersection of SE Osprey Street in Hobe Sound. Included is a Request for a Certificate of Public Facilities Reservation.

The MacArthur Club received master site plan approval for the existing golf course on April 10, 2001. The original approved plans were for an 18-hole golf course, clubhouse and golf cottages. The revised final site plan reduces the amount of golf cottages to 4 on the existing site but makes no other changes to the existing club and golf course.

The majority of the site is designated for Rural Density future land use and zoned RE-2A, Rural Estate District. A portion of the property has a Low Density future land use designation and is zoned A-1, Small Farms District. A separate application has been submitted to amend the County Zoning Atlas to change the zoning district classification from A-1 to RS-5, Low Density Residential District on the portion of the property with the Low Density future land use designation.

The existing McArthur Golf Club utilizes existing permitted wells supplemented by Irrigation Quality (IQ) water from South Martin Regional Utilities (SMRU). The new golf course has been designed to minimize water use by integrating preserve areas and native landscape areas.

The following supporting items are attached:

Application  
Disclosure of Interest  
Sign Posting Affidavit  
Supplemental Memo  
Staff Report  
Resolution to Approve  
Site Plan  
PAMP  
Landscape Plan  
Resolution to Deny

### **ISSUES:**

There are no unresolved issues with this application.

### **LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

### **RECOMMENDED ACTION:**

### **RECOMMENDATION**

Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.

Move that the Board approve the revised final site plan and PAMP for the McArthur Golf Club subject to any conditions included within the development order.

### ALTERNATIVE RECOMMENDATIONS

Move that the Board continue the request for revised final site plan to a date certain.

### FISCAL IMPACT:

### RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

### ALTERNATIVE RECOMMENDATIONS

None

### DOCUMENT(S) REQUIRING ACTION:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter          | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice                | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Other:                      | <input checked="" type="checkbox"/> Resolution |   |

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