



## Agenda Item Summary

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**File ID:** 22-1058

**PHQJ-1**

**Meeting Date:** 8/16/2022

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**PLACEMENT:** Public Hearings - Quasi-Judicial

**TITLE:**

**REQUEST FOR A ZONING DISTRICT CHANGE BY THREE LAKES GOLF CLUB, LLC (B115-006)**

**EXECUTIVE SUMMARY:**

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district. Included in this application is a request for a Certificate of Public Facilities Exemption.

**DEPARTMENT:** Growth Management

**PREPARED BY:** **Name:** Peter Walden, AICP

**Title:** Deputy Growth Management Director

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

**PRESET:**

**PROCEDURES:** Quasi-Judicial

**BACKGROUND/RELATED STRATEGIC GOAL:**

This is a request by Three Lakes Golf Club, LLC for a proposed amendment to the County Zoning Atlas for an agricultural district classification. The proposed amendment is to change the existing zoning district on an approximate 1,218-acre undeveloped parcel of land, from A-2, Agricultural District and A-1, Small Farms District, to AG-20A, General Agricultural District or the most appropriate district.

The site includes approximately 500 acres on the west side of SW Kanner Highway and is adjacent to the St. Lucie Canal and an approximate 700-acre parcel located east of SW Kanner Highway on the north side of SW Pratt-Whitney Road.

The land use designation for the property on the Future Land Use Map of the County's Comprehensive Growth Management Plan is Agricultural, which has a maximum density allowance of one unit per 20 acres.

The current zoning districts on the property are A-2, Agricultural District and A-1, Small Farms District, both Category "C" districts in the current Article 3 zoning code. The A-1 Small Farms district

is inconsistent with the future land use designation. Therefore, the request to rezone is considered mandatory.

The following supporting documents are attached:

Staff Report	Draft Resolution to Approve	Application Materials
Disclosure of Interest	Notice to Surrounding Properties	Legal Ad
Sign Posting Affidavit	Draft Resolution to Deny	Staff Presentation

### **ISSUES:**

None

### **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 its attachments including the staff report as Exhibit 1.
- Move that the Board approve the request for rezoning from the A-1, Small Farms District and the A-2, Agricultural district to the AG-20A, General Agricultural District.

#### **ALTERNATIVE RECOMMENDATIONS**

None

### **FISCAL IMPACT:**

#### **RECOMMENDATION**

The applicant has paid the \$1,000.00 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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