



Agenda Item Summary

File ID: 23-0817

DPQJ-2

Meeting Date: 6/6/2023

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST FOR REVISED FINAL SITE PLAN APPROVAL FOR THE THREE LAKES PROJECT (B115-007)

EXECUTIVE SUMMARY:

This is a request for a Revised Major Final Site Plan approval for the Three Lakes Project. Revisions include the addition of a golf clubhouse, 14 golf cottages and associated infrastructure to the approximately 1,216-acre site located on SW Kanner Highway, approximately 2.5 miles west of I-95 in Stuart. Included is a request for a waiver consistent with Policy 10.2A.8.9, Comprehensive Growth Management Plan, Martin County Code (CGMP) allowing an increase in the maximum cumulative flow of on-site wastewater treatment and disposal systems from 2,000 to 5,000 gallons per day (GPD). Included is a request for a Certificate of Public Facilities Reservation.

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:

The Three Lakes Major Final Site Plan and Preserve Area Management Plan were approved by the Board of County Commissioners (BCC) on September 27, 2022. The project includes two 18-hole golf courses, practice facilities, maintenance facilities and the associated infrastructure on an approximately 1,216-acre site located on SW Kanner Highway, north of and adjacent to SW Bridge Road approximately 2.5 miles west of I-95 in Stuart.

The site was used as a private family retreat, tree farm and hunting preserve. There is existing native plant material that is being transplanted and repurposed on the site. Irrigation will be provided by water pumped from the C-44 canal to the onsite lake system.

A Utility Waiver is requested pursuant to Policy 10.2A.8.9, CGMP to allow additional on-site wastewater flows that exceed the maximum 2,000 GPD. The maximum allowed flows will not exceed 5,000 GPD and the Florida Department of Health will verify and permit the onsite sewage treatment

and disposal systems for the site.

A parking rate adjustment has been requested pursuant to Sec. 4.625.A, Land Development Regulations, Martin County Code (LDR). The additional parking spaces will be designed to be pervious pursuant to 4.627.D, LDR.

Pursuant to Sec.10.5.F.9, LDR., a review of this application was not required before the Local Planning Agency. Final action on this application is by the BCC at a public meeting. No public noticing is required.

The following supporting materials are attached:

Staff Report
Revised Final Site Plan
Utility Waiver
Resolution to Approve
Approved Final Site Plan
Application Materials
Disclosure of Interest
Sign Posting Affidavit
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 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.

ALTERNATIVE RECOMMENDATIONS

None

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:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☐ Other:

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