



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THREE LAKES GOLF CLUB PUD PHASE 2 FINAL SITE PLAN

Applicant:	Three Lakes Golf Club, LLC (Michael Loughran)
Property Owner:	Three Lakes Golf Club, LLC
Agent for Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	B115-004
Record Number:	DEV2022010004
Report Number:	2024_0322_B115-004_DRT_STAFF_FINAL
Application Received:	12/08/2021
Transmitted:	12/08/2021
Date of Report:	03/22/2022
Application Received:	08/17/2023
Transmitted:	08/17/2023
Date of Report:	03/22/2024

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of Three Lakes Golf Club, LLC for approval of the Three Lakes Golf Club PUD, Phase 2 final site plan. The proposed Phase 2 development is approximately 282.14-acres and is located primarily in the northeast area of the approximate 1,217-acre property. Development includes the North Course, Performance Center, 8 golf cottages, east golf maintenance building, Golf Training Center, ROW improvements, landscaping and infrastructure. The property is located west and east of Kanner Highway approximately 2.4 miles southwest of Interstate 95 at 10980 SW Apogee Drive in Stuart. Included with this application is a request for a Certificate of Public Facilities Reservation.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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	Brian Elam	772-288-5501	Non-Comply
F	ARDP	Samantha Lovelady	772-288-5664	N/A
G	Development Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design	Brian Elam	772-288-5501	N/A
H	Community Redevelopment	Brian Elam	772-288-5501	N/A
I	Property Management	Ellen MacArthur	772-221-1334	N/A
J	Environmental	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	772-288-5909	Non-Comply
K	Transportation	Lukas Lambert	772-221-2300	Comply
L	County Surveyor	Tom Walker	772-288-5928	N/A
M	Engineering	Michael Grzelka	772-223-7945	Non-Comply
N	Addressing	Emily Kohler	772-288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater	James Christ	772-320-3034	Non-Comply
O	Wellfields	James Christ	772-320-3034	Comply
P	Fire Prevention	Doug Killane	772-419-5396	Comply
P	Emergency Management	Sally Waite	772-219-4942	N/A
Q	ADA	Michael Grzelka	772-223-7945	Comply
R	Health Department	Nicholas Clifton	772-221-4090	N/A
R	School Board	Juan Lameda	772-219-1200	N/A
S	County Attorney	Elysse A. Elder	772-288-5925	Review Ongoing
T	Adequate Public Facilities	Brian Elam	772-288-5501	Pending

D. Review Board action

This is an application for a PUD Final Site Plan with an approved Master Site Plan. Review and final action for this application is required by the Board of County Commissioner (BCC) at a public meeting MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number: 143940000000000103
 Address: 3535 SW Kanner Highway, Stuart FL
 Existing zoning: PUD
 Future land use: Rural Lifestyle
 Nearest major road: SW Kanner Highway
 Gross area of site: 1216.2 acres

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Agricultural, Single-Family	Agricultural	A-1, A-2, AG-20A
South	Agricultural	Agricultural	A-2, ROW
East	Agricultural	Agricultural	A-2, ROW
West	Agricultural	Agricultural	A-2, ROW

Figure 1: Location Map



Figure 2: Aerial

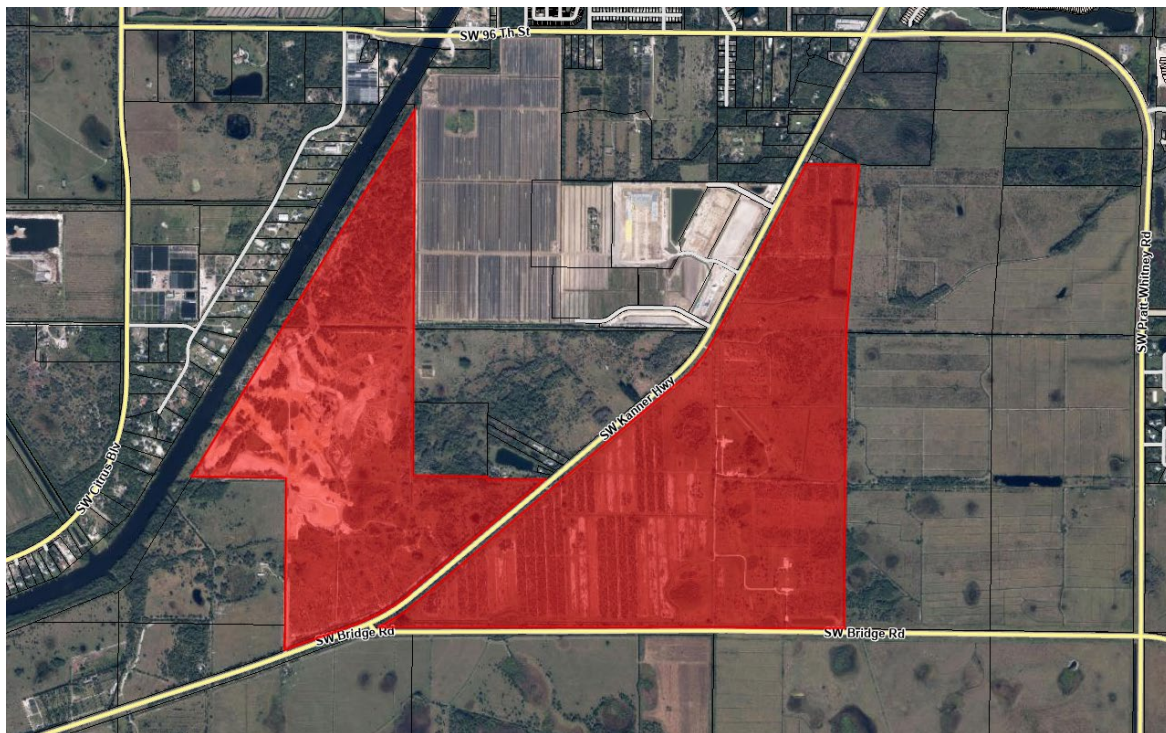
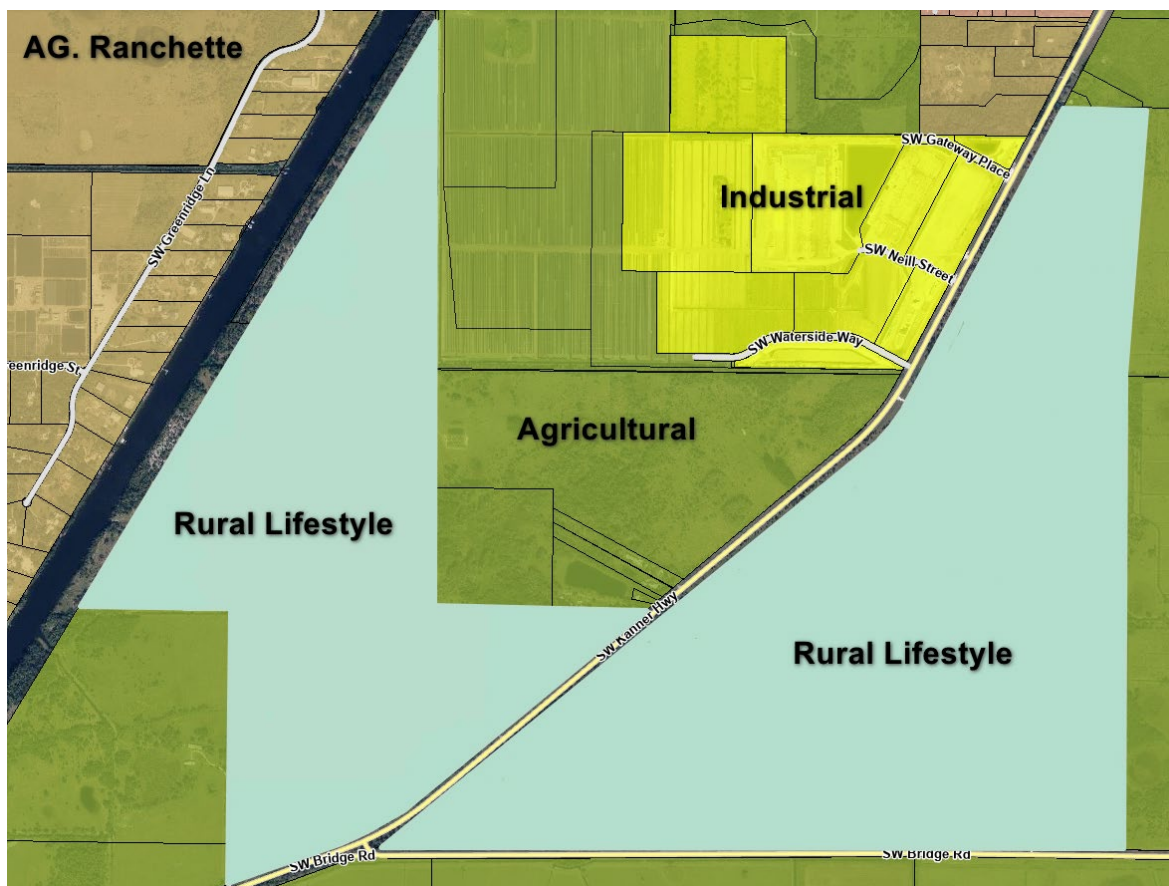


Figure 3: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Unresolved Issues:

Item #1.

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved Martin County, Fla., CGMP, § 1.3.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Unresolved Issues:

Item #1.

General

1. Provide an updated narrative that reflects the current approvals.
2. To assist with reviews, provide the approved, stamped, if possible, master/phasing plan and phase 1 final site plan in the next submittal in the bookmarked pdf. Label them as “Approved Master Plan”, “Approved Phasing Plan”, and “Approved Phase 1 Final Site Plan”.
3. Provide a legal description which is for the full Three Lakes PUD.

Item #2.

TITLE BLOCK

1. Name the drawing consistent with the Phase 1 final site plan - “Three Lakes Golf Club PUD, Phase 2, Final Site Plan”.
2. Provide revision dates with resubmittal.

Item #3.

SITE PLAN DATA

1. Remove “Proposed Zoning” and update “Existing Zoning” to PUD.
2. Remove “Proposed Future Land Use:” and update “Future Land Use Designation:” to Rural Lifestyle”.
3. Remove “Open Space Required” and “Open Space Provided”. Make note to refer to Master Site Plan for details on Open Space.
4. The approved phasing plan refers to 8 golf cottages being constructed in phase 2 yet 11 are identified in the “Building Data” table. Revise the site plan graphics and data tables for eight golf cottages.
5. The “Parking Data” table identifies 64 rooms yet 8 cottages with 6 maximum rooms would only be 48 rooms. Additionally, golf cottage Pods C and D, the cottages proposed for construction with phase 2, shown on sheets SP4 and SP5 identify only 24 rooms. Revise all information accordingly to be consistent.

6. Golf cottage Pods A and B were approved in Phase 1. Remove development area sheets SP2 and SP3 from this final site plan. Grey out these pods and distinguish that utility hookup only is part of this Phase 2.
7. Provide a note that all buildings will be setback a minimum of 50 feet.
8. Provide a table listing the maximum building height, four-stories or 40 feet.
9. Only provide impervious/pervious data related to what lies within the development area boundaries for the performance center SP-6.
10. SP1 “Total Site Area” includes Pod A and Pod B areas. Remove. Update data tables as required.
 - a. SP1 “Pervious Area” total shows 230.63 acres yet the North Course alone exceeds this at 261.16 acres.

Item #4.

SITE PLAN GRAPHICS

1. Update the graphics of the site plan to only show approved Phase 1 elements, with gray lines, and Phase 2 elements with clear outlines and black lines. Remove all Phase 3 development from the site plan. Phase 1 elements shown should only include what is shown on the approved Phase 1 site plan. The Phase 2 site data should only relate to phase 2 development areas.
2. Sheet SP6. Gray out the Phase 1 parking area and remove the proposed parking from the site area data. Provide only information regarding the development area that is within the boundaries of the development area. Update site data as required.
3. Identify all hatching in the legend. Phase 1 and phase 2 areas should be easily distinguishable.
 - a. Provide callouts to the phase 1 developments that are hooking up utilities.
 - b. Provide callouts on SP1 for all phase 2 development. List the scope of the phase 2 work as was described in the narrative or phasing plan.
4. Provide a gate and fence detail for SP7.
5. Is the maintenance facility site data on SP7 being duplicated on the North Course site data on SP8?
6. SP8 “Impervious Area” identifies 0.68 acres yet the total of its constituents totals more than 45 acres. Correct.
7. The total “Development Area” of the North Course on SP8 is 261.84 acres with the “Pervious Area” identified as 261.16 of these acres and the “Impervious Area” making up 45.53 acres but identified as 0.68 acres. Evaluate and correct this data.
8. Add the cart spaces to the proposed parking data on SP4. It appears the cart parking has a fence around it with a gate; provide a detail.
9. Proposed parking on sheet SP5 only identifies 9 cart spaces. List the 12 spaces related to the Golf Training Center.

10. Sheet SP8 callout for the East Maintenance facility says, "See Sheet 5". The East Maintenance facility is on SP7. Correct.

Information #1:

Land Clearing

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department.

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Unresolved Issues:

Item #1.

CONSTRUCTION PLANS

Between W-10 and W-11, there is a swale shown between these two wetlands and within wetland buffers. Is this swale/ditch existing? Is this design allowing direct discharge of untreated stormwater into the wetlands and is it designed to maintain adequate wetland hydrology? And finally, how is the wetland buffer being restored to meet county code if it's proposed to be part of the water management system? Please explain.

Please provide cross-sectional details for all wetlands within this phase. The detail shall show the wetland, wetland buffer, and the 25 foot no mow/no fertilizer zone and all associated elevations and setbacks to demonstrate compliance with county code.

Item #2.

LAND CLEARING AND EROSION CONTROL PLANS

The following shall be included on the land-clearing page:

- a. Locations of preserve area/construction barricades (orange mesh safety fence) to be installed on the preserve boundary.
- b. Construction details for the installation of erosion control devices and preserve area barricades.
- c. Location of protected trees and tree barricades that is consistent with the landscaping plans.

The erosion control and construction plans show a chain link fence to encompass all the wetland preserve areas. The idea of a fence is a good idea, but a permanent chain link fence will restrict wildlife utilization of the wetlands and cause preserve maintenance issues. Please either remove the fence around all preserve areas or consider the use of split rail fence instead. This type of fence will allow wildlife to pass through unobstructed and also serve as a clear demarcation of the preserve boundary.

Item #3.

PAMP SURVEY REQUIREMENTS FOR PRESERVE AREAS

Permanent survey markers installed on the preserve boundary are required by the PAMP guidelines to assist with field location of preserve areas. Please show the location of the permanent survey markers on the site plan.

Item #4.

LITTORAL PLANTING REQUIREMENTS

Construction Plans:

Please label and show all littoral and upland transition zones on the construction plans.

Cross sections, signed and sealed by a Florida registered engineer and/or land surveyor, as appropriate, showing:

- a. Elevation of existing ground;
- b. Peak elevation of proposed fill;
- c. Lowest point of proposed excavation;
- d. Typical side slopes; and
- e. The littoral, upland and transitional zones and elevations

Landscaping

Unresolved Issues:

Item #1.

ADDITIONAL LANDSCAPE CONDITION

LITTORAL PLANTING REQUIREMENTS

Landscape Plan:

- 1. Label width of littoral and upland transition zones. Label linear feet of each lake on the site plan.

2. The plant sizes for the typical upland transition zones as provided on the landscape plans specify 1 gallon size for saw palmetto and cocoplum at 5' on center; survival at this size is low and combined with their slow growth rate, not considered suitable. Though the Code does not specify required spacing for the upland transitional plantings, the Comprehensive Plan Policy 9.1F.3 does specify that understory shall have a minimum height of 18". The Comprehensive Plan Policy goes on to say that species shall be chosen and spaced such that the plants can be expected to cover at least 80 percent of the area within one year of the planting date and to be maintained in perpetuity. If the plantings do not meet this criteria, installation of additional plantings will be required.
3. Quantity of plants specified for the upland transition zones only provides for spacing of 5' O.C. The typical lake section includes grasses spaced at 3' O.C. Increase plant quantities and sizes to provide desired mix of species. It is again cautioned that failure to attain minimum height of installed shrub material as 18" or 80% coverage after one year (not 2 years as stated in the LAMP) will require installation of additional plant material.
4. Revise the Stormwater Maintenance Plan to include Martin County in the required approval agencies – "wetland vegetation that becomes established in the littoral zone. Do not cut, mow, use herbicide or grass carp to remove any vegetation in the littoral zone without South Florida Water Management District and Martin County approval."

Item #2.

PRESERVE AREA INTERFACE REQUIREMENTS

Please provide for the following planting requirements, pursuant to Sec 4.663.E., LDR:

1. A preserve area interface shall be established between required landscaping and stormwater treatment areas and preservation areas when preservation areas exist on a development site and when preserve areas abut a development site.
2. Provide specifications for native plantings in the dry retention areas proposed within the north course.

Item #3.

LANDSCAPE MATERIAL STANDARDS-GENERAL

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

1. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation. While it appears that sufficient native vegetation is being provided overall, correct Landscape Site Data criteria that states that only 50% of landscape is required.
2. What is to be the ground treatment of all the white areas on the plans?

Item #4.

LANDSCAPE NATIVE TREE PROTECT & SURVEY

A tree survey has been provided, however there are multiple trees to be preserved in place or relocated labeled as VEG4. Please identify these tree species.

Item #5.

CONSTRUCTION STANDARDS - TREE PROTECTION

1. Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. There appear to be potential conflicts between protected trees and the perimeter berm on the east and north boundaries.
2. The clearing plans indicate the whole site, except for preserves, is to be cleared and do not show trees or tree protection barricades. Landscape plans do not indicate location of berms or overlay with protected trees. What method is to be utilized to protect these trees from earthwork or equipment parking?

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Unresolved Issues:

Item #1.

STORMWATER MANAGEMENT REPORT AND CALCULATIONS

1. The pre-development runoff rate exceeds the 0.30 CFS/acre.
2. The site has an existing legal positive outfall. Discharge from the site after development shall have approximately the same rate of flow, volume, timing and quality as runoff that would have occurred following the same rainfall under predevelopment conditions. For both pre-development and post-development conditions, please include the time of peak, peak flow rate and the total discharge volume for the 25-Year, 3-Day and 3-Year, 1-Day storms.
3. The required treatment volume in the table in page 23 of 87 does not match the required treatment volume in the table in page 48 of 87.

4. It is understood the undeveloped basins will not be provided with water quality.
5. Clarify the provided lake area at CE for basin “basin 4b east canal”. The land use does not show any lake area. Clarify why basin “B-DITCH-A” is treated and “B-DITCH-B” is not.
6. Indicate the minimum finished floor elevation for the basins that will contain buildings.
7. Revise recovery calculations.
 - a. Clarify why are Lakes 7, 8, 10, and 16 considered as one waterbody for recovery.
 - b. Lake 14 appears to recover.
8. Confirm if the minimum 14-day wet season residence time for wet detention is met.
9. The Wetland recovery graphs show that SHWE is not maintained at wetland W-7. Please revise and resubmit accordingly.

Item #2.

THREE LAKES GOLF CLUB – NORTH – CONSTRUCTION PLANS

1. Revise cross-section A-A to be consistent with the construction plans. Currently bottom elevation and water control elevation values of Lake 17 are not consistent between construction plans and the typical cross sections.
2. Revise cross section A-A to show the minimum perimeter berm elevation. Currently the plan sheet mentions minimum perimeter elevation of 22.00’ whereas the section A-A shows 21.50’ as the highest elevation.
3. Please mention elevations for LAKE 17 on sheet C-201N as shown on the cross-section A-A on sheet C-1000N.
4. Lake 17 on sheet C-201 N is labelled as Lake 15 on “Final site plan Phase 2” sheet. Please clarify.
5. The perimeter berm location shown near Lake 17 (sheet C-202N) does not match with the cross-section H-H on sheet C-1002N. Please clarify.
6. Please add Perimeter berm location label on the plans near the maintenance facility as shown on Section I-I. Revise perimeter berm label on Section I-I to mention “minimum berm elevation”.
7. Section G-G and Section H-H shows 4:1 slope adjacent to the proposed berm but the slope between grades mentioned are currently more than 25%. Please review and revise the slopes to be 4:1 Max.
8. Please mention the plan sheet showing section B-B.
9. Please review and revise all the cross sections to match the information shown on the plan sheets.
10. Proposed discharge pipes into the proposed lakes currently seem like they are buried. Please clarify.

11. Lake numbers mentioned on the plan sheets do not match with the Final Site plan sheet included in the stormwater report (Example: comment #4 mentioned above). Please clarify.

Item #3.

THREE LAKES GOLF CLUB – SOUTH – CONSTRUCTION PLANS

1. Water control elevation of Lake 8 (sheet 202S) does not match with the elevation shown on section F-F (sheet C-1001S).
2. Revise section F-F (sheet 1001-S) to show the Littoral zone as shown on the plans.
3. Section I-I (sheet C-1002S) mentions the water control elevation as 18.00’ whereas the plan sheet mentions 19.00’.
4. Revise perimeter berm label for sections I-I (sheet C-1002S) and P-P (sheet C-1005S) to mention the “minimum berm elevation”.
5. Mention the slope used to match the existing grade for sections P-P (sheet C-1005S) and I-I (sheet C-1002S).
6. Mention bottom elevation of Lake 16-A (sheet C-207S).
7. Please clarify the location of berms for sections O-O and P-P. Currently the proposed berm locations are not the high points.
8. Stormwater runoff of the Maintenance Road (sheet C-307S) is currently proposed to discharge into offsite. Please clarify.
9. Weir top elevation for CS-SWMA-7 is mentioned as 19.75’ on C-1013S whereas the stormwater calculations (Post development ICPR report page-110) and plan sheet C-303S show the grate/weir top as 21.50’. Please clarify.

Development Order Condition:

The Owner is not authorized to haul fill off 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.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Unresolved Issues:

Item #1.

The name for the main gated entry street from SW Bridge Rd to the Performance Center must be changed. The suffix of Dr can remain the same. It is just the name that must be changed. (This is also a comment in the master plan review, B115-003).

Item #2.

Please name the northern most driveway/street that leads to the phase 3 employee housing and the phase 2 East Golf Maintenance facility. (This was also a comment in the master plan review). This will be an east/west running street. The following code will need to be used to choose a name for your street suffix: 4.768.B. East/West running streets shall be designated "street," "terrace," "place," "way" or some other designation beginning with a letter in the second half of the alphabet (N through Z).

Item #3.

On SP2, please label SW Apogee Dr.

Item #4.

On page SP3, please label SW Apogee Dr and SW Delivery St.

Electronic File Submittal

Findings of Compliance:

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. (2023)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Unresolved Issues:

DRAWINGS MUST BE APPROVED

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

Wellfield and Groundwater Protection

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

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.

**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 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance-based information such as pre-engineered systems.

The Needed Fire Flow Requirement must be in accordance with Florida Fire Prevention Code, N.F.P.A. 1, Chapter 18.4.5 (latest adopted edition). The Guide for Determination of Needed Fire Flow, latest edition, as published by the Insurance Service Office (ISO). All calculations must be demonstrated and provided.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney’s Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider - Martin County

Findings - pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider - Martin County

Findings - pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings - in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings - pending

Source - Engineering Services Department

Reference - see Section M of this staff report

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

Findings - in place

Source - Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings - pending

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - positive evaluation

Source - Engineering Department

Reference - see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	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.

Item	Description	Requirement
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Engineers Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
6.	Approved PUD Final Site Plan	One (1) 24" x 36" paper copy of the approved PUD Final Site Plan.
7.	Landscape Plans	One (1) 24" x 36" paper copy of the approved Landscape Plan.
8.	Digital Copy of PUD Final Site Plan	One (1) digital copy of PUD Final Site Plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Flash/Thumb Drive	One (1) blank USB flash/ thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Three Lakes Golf Club LLC
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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