

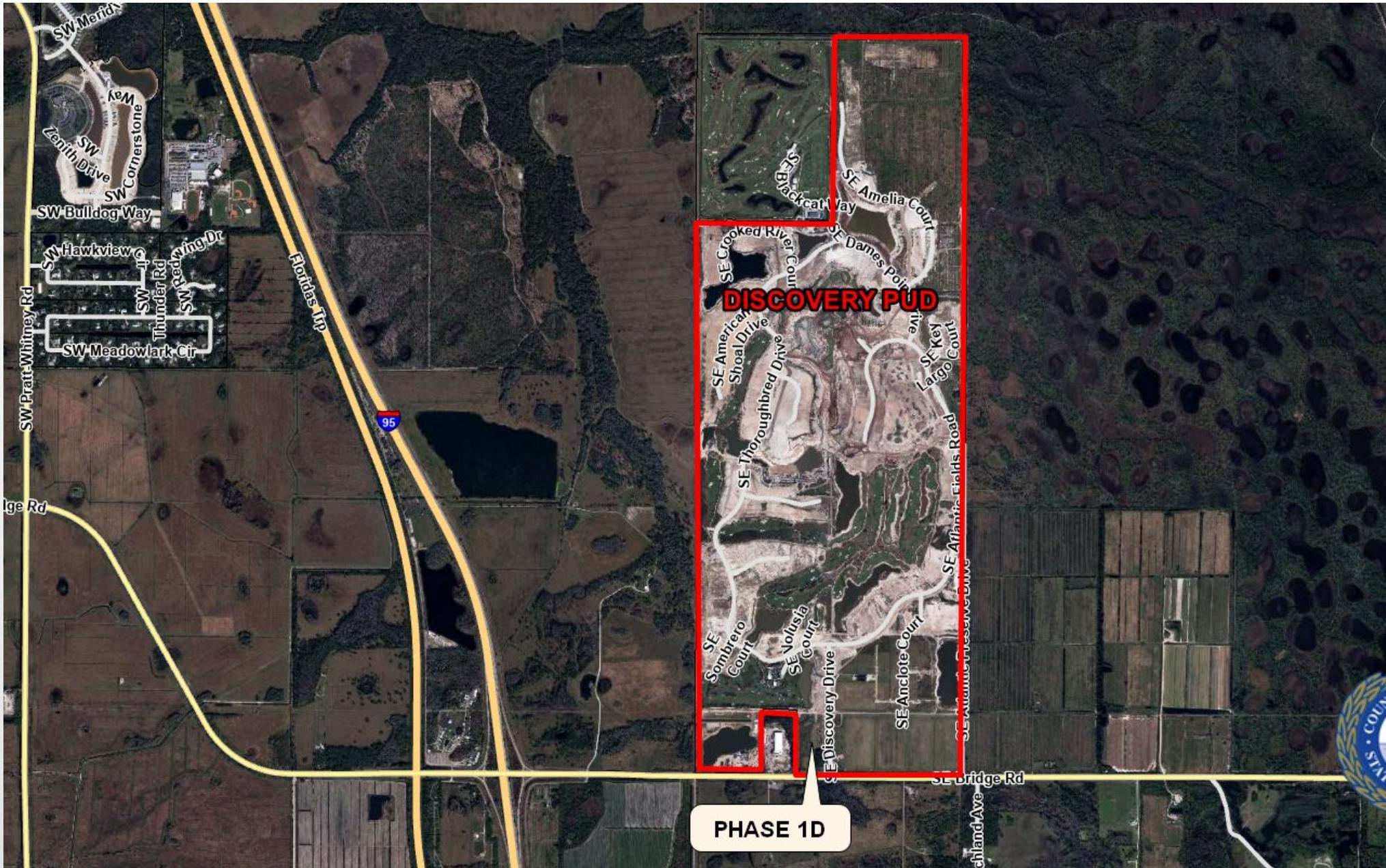
DISCOVERY PUD
PHASE 1D FINAL SITE PLAN
PASTURE RECREATION AREA
H123-033

Board of County Commissioners
Public Meeting
January 06, 2025

Owner: Atlantic Fields Club, LLC (Rick Melchiori)
Applicant: Atlantic Fields Club, LLC
Requested by: Lucido & Associates (Morris A. Crady, AICP)
Project Coordinator: Brian Elam, PMP, Principal Planner

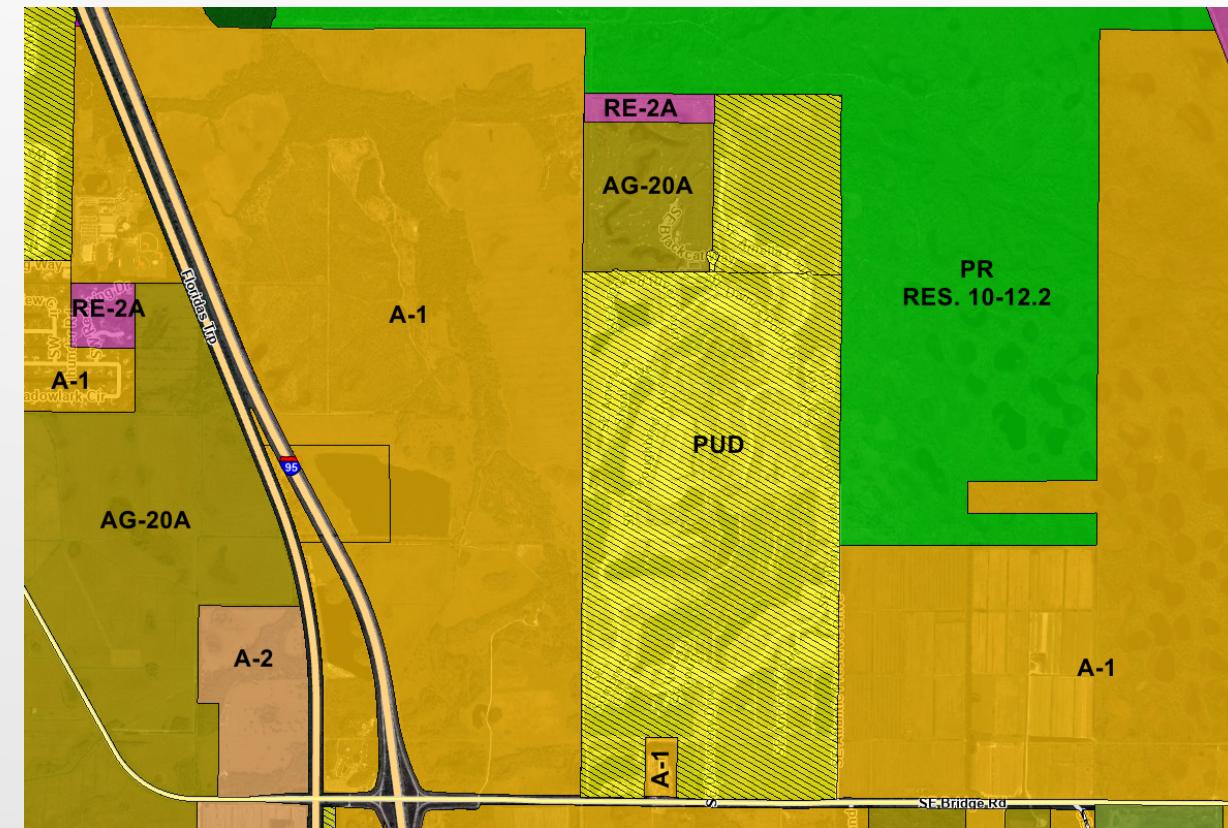


LOCATION MAP



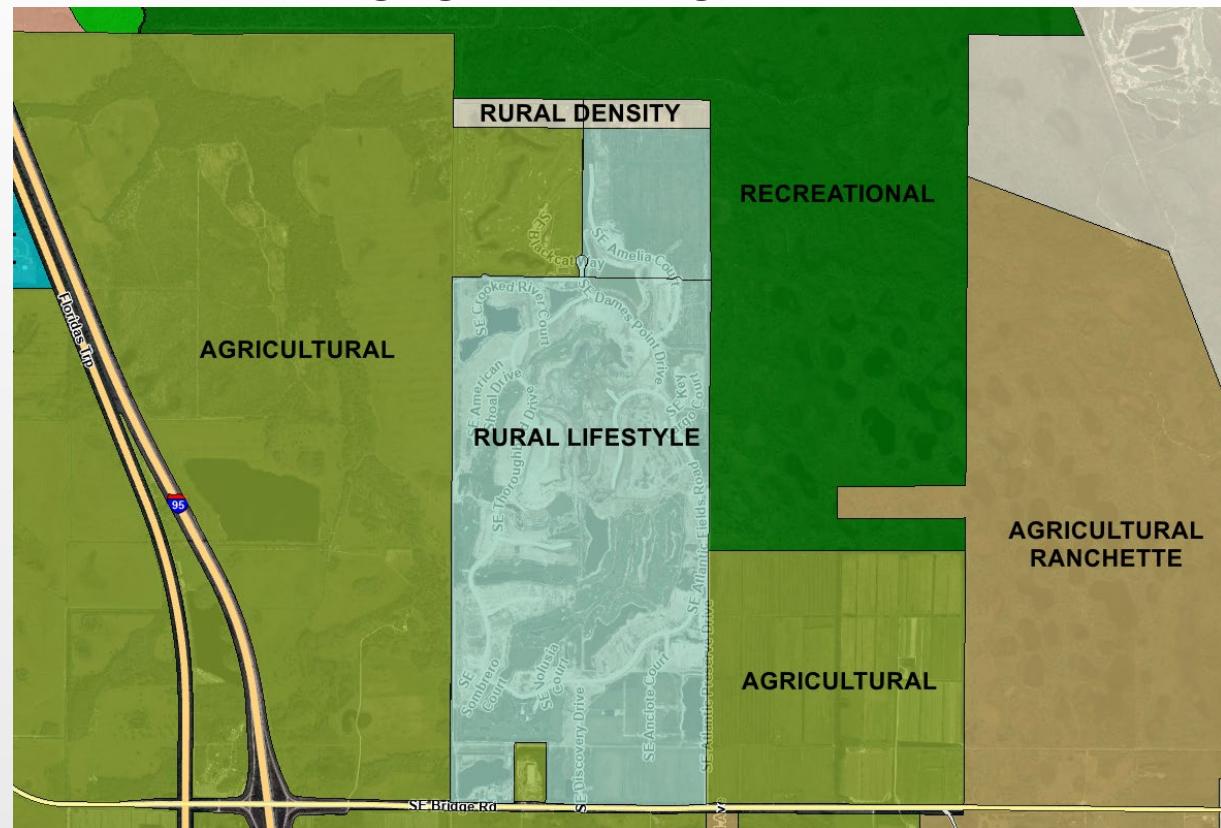
EXISTING FUTURE LAND USE AND ZONING

ZONING ATLAS



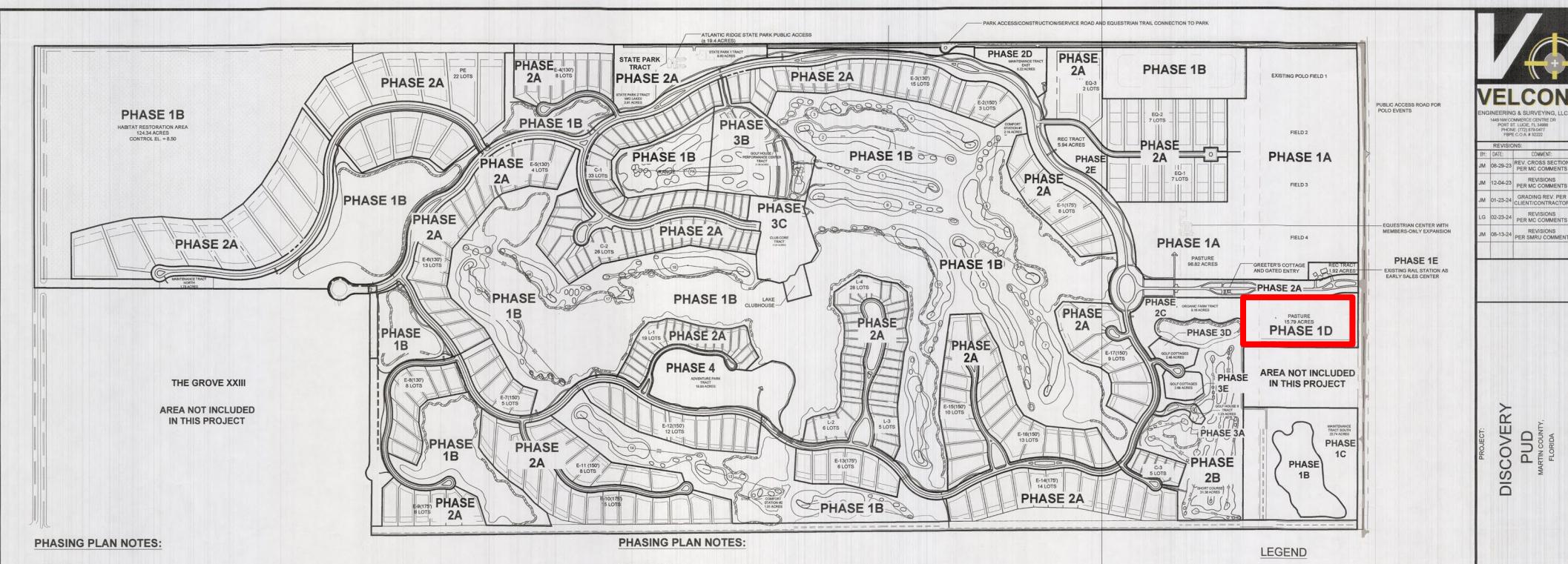
PUD

FUTURE LAND USE MAP

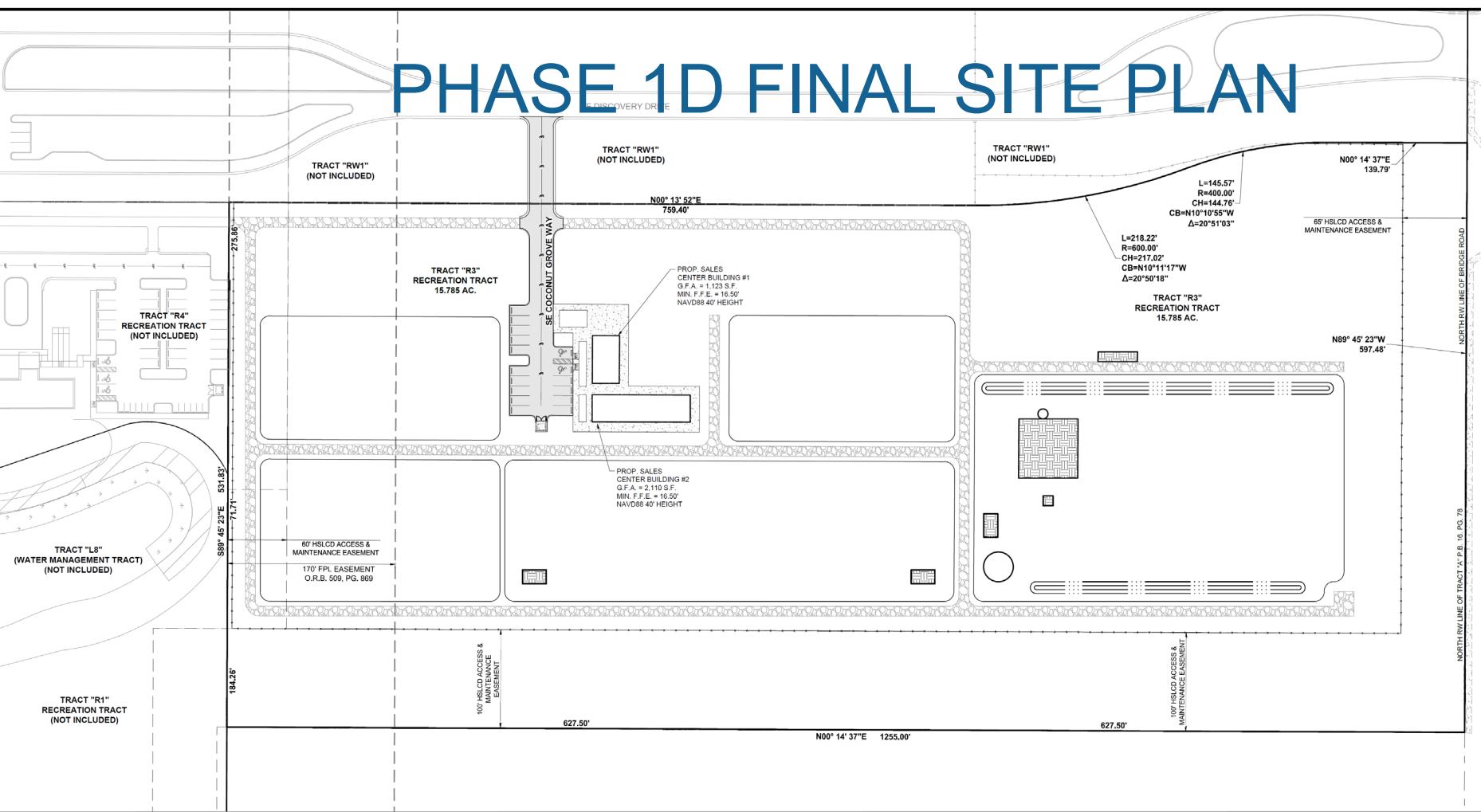


RURAL LIFESTYLE RURAL DENSITY



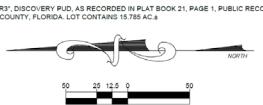


PHASE 1D FINAL SITE PLAN



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
TRACT "R3", DISCOVERY PUD, AS RECORDED IN PLAT BOOK 21, PAGE 1, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LOT CONTAINS 15.785 AC.



DEVELOPER:
DISCOVERY SOUND INVESTORS LLC.
14085 NORTH TIRRO STREET
SCOTTSDALE, AZ 85260-3105

PROPERTY CLASSIFICATIONS:
ZONING: PUD - PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: RL - RURAL LIFESTYLE

PROP. BUILDING SETBACKS:
FRONT: 133.49'
REAR: 311.02'
SIDE: 369'

SALES CENTER BUILDING DATA #1:
MAX. BUILDING HEIGHT: 40 FEET
BUILDING AREA: 1,123 S.F. GROSS FLOOR AREA

SALES CENTER BUILDING DATA #2:
MAX. BUILDING HEIGHT: 40 FEET
BUILDING AREA: 2,110 S.F. GROSS FLOOR AREA

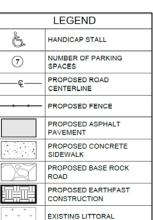
UTILITY PROVIDERS:
POWER: SOUTHERN CALIFORNIA EDISON
WASTEWATER: SOUTHERN CALIFORNIA EDISON
IRRIGATION: ON-SITE SURFACE WATER

UTILITY STATEMENT:
THE SITE'S PERMANENT WATER AND SEWER SERVICES WILL BE PROVIDED BY SOUTHERN CALIFORNIA EDISON. NO WELL OR SEPTIC INSTALLATION HAS OCCURRED AT THIS TIME ALTHOUGH PERMITS HAVE BEEN OBTAINED FOR BOTH.

PROJECT NOTES:
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE.
- ALL CONSTRUCTION LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS.
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED.

SITE DATA: R3 (PASTURE) TRACT

	TOTAL PROJECT AREA	667,599 S.F.	15.785 AC	100.00%
IMPERVIOUS AREA	3,933 S.F.	0.074 AC	0.47%	
PROPS. PAVEMENT/WALKS	58,335 S.F.	1.303 AC	8.57%	
TOTAL IMPERVIOUS	62,168 S.F.	1.427 AC	9.04%	
TOTAL PERVIOUS (OPEN SPACE)	625,431 S.F.	14.358 AC	90.96%	



VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
SUITE 100
PHONE: (772) 274-5477
FAX: (772) 274-5322

REVISIONS
BY: DATE: COMMENT: ---

PROJECT:
DISCOVERY PUD
PHASE 1D FINAL SITE PLAN
TRACT R3

CLIENT:
DISCOVERY
HOBE SOUND
INVESTORS, LLC.
Martin County,
Florida



CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

01

LOCAL PLANNING AGENCY

Review of this application by the Local Planning Agency (LPA) is not required.



REVIEW OF APPLICATION

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:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	N/A
L	County Surveyor Review	Jet Martel	772-288-5418	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

Development review staff have found the Atlantic Fields Club, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the Resolution approving the Phase 1D final site plan for the Discovery PUD project.

This concludes the presentation.
Questions?

