

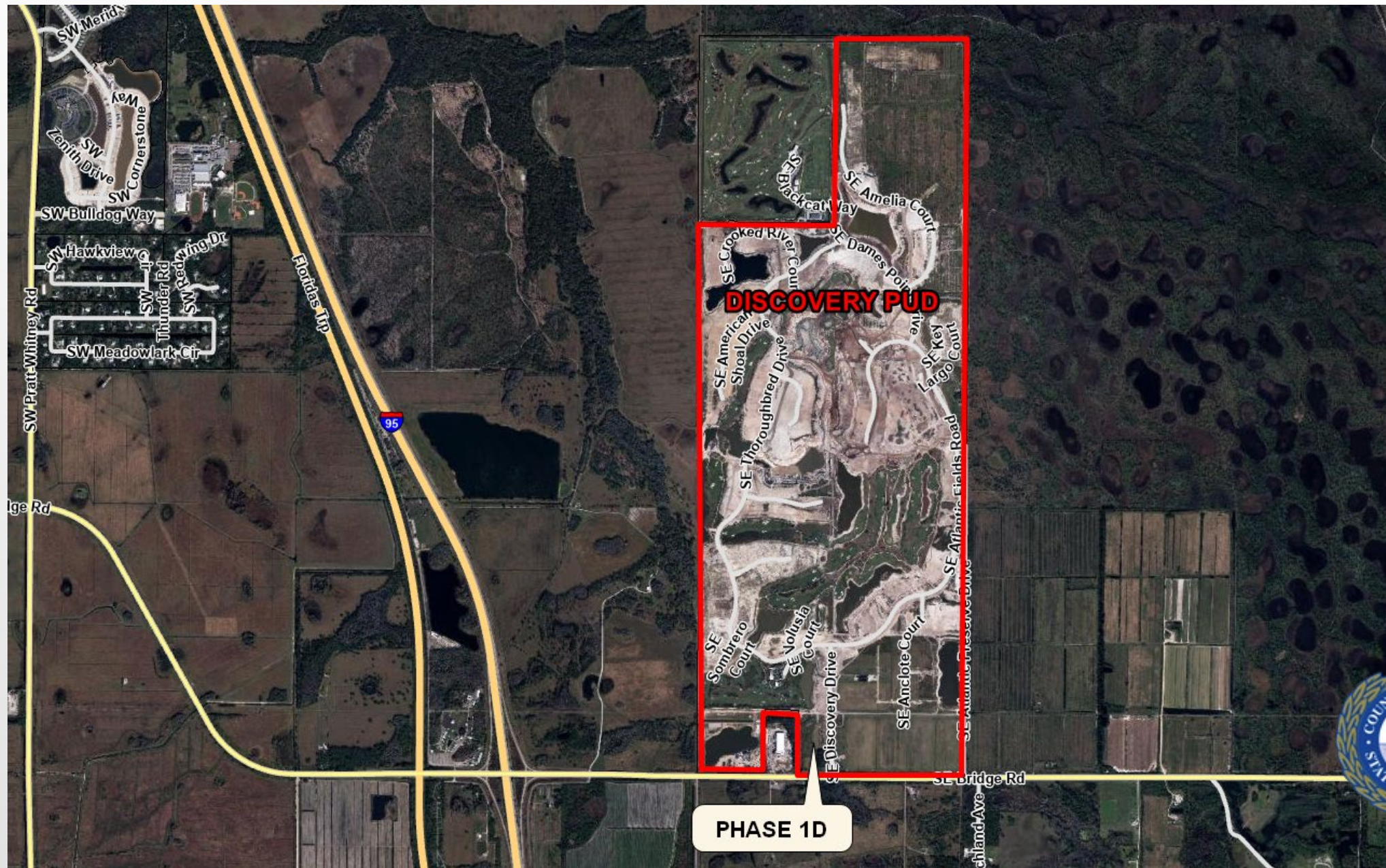
DISCOVERY PUD  
PHASE 1D FINAL SITE PLAN  
PASTURE RECREATION AREA  
H123-033

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



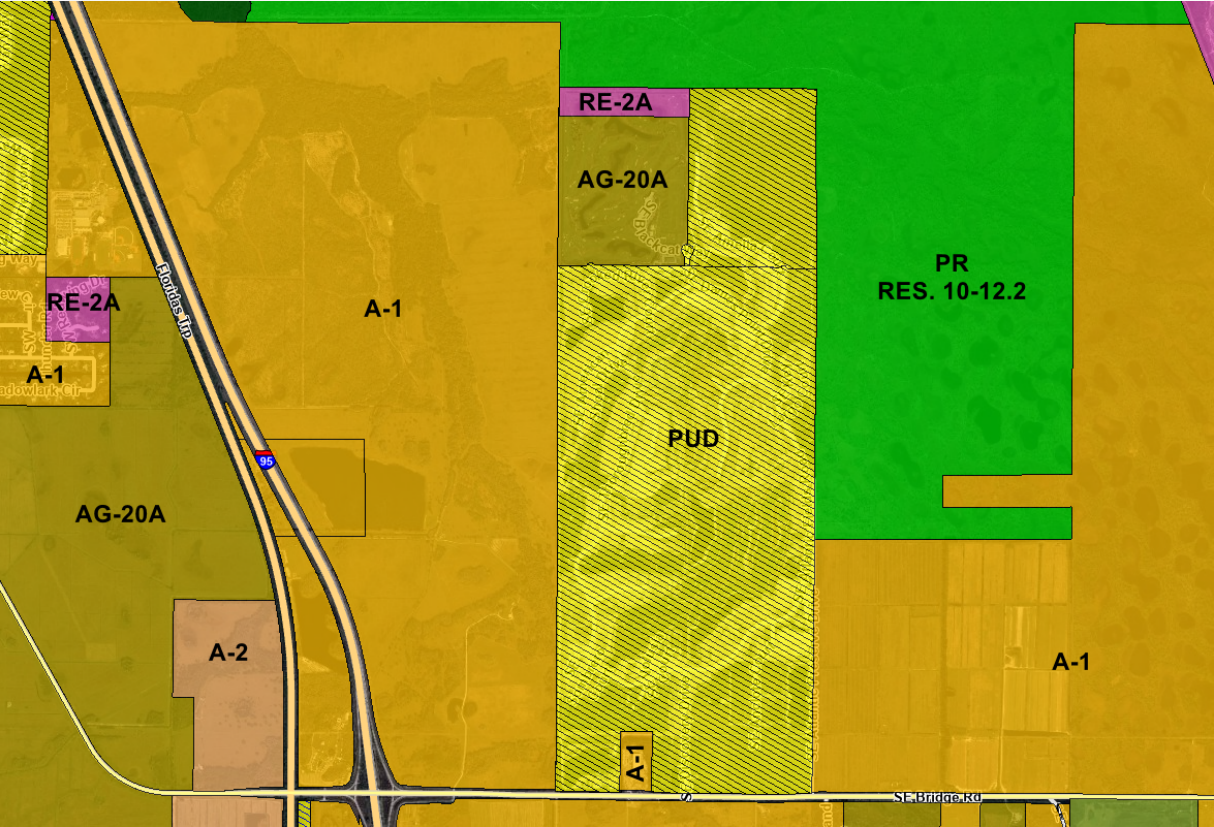
# LOCATION MAP





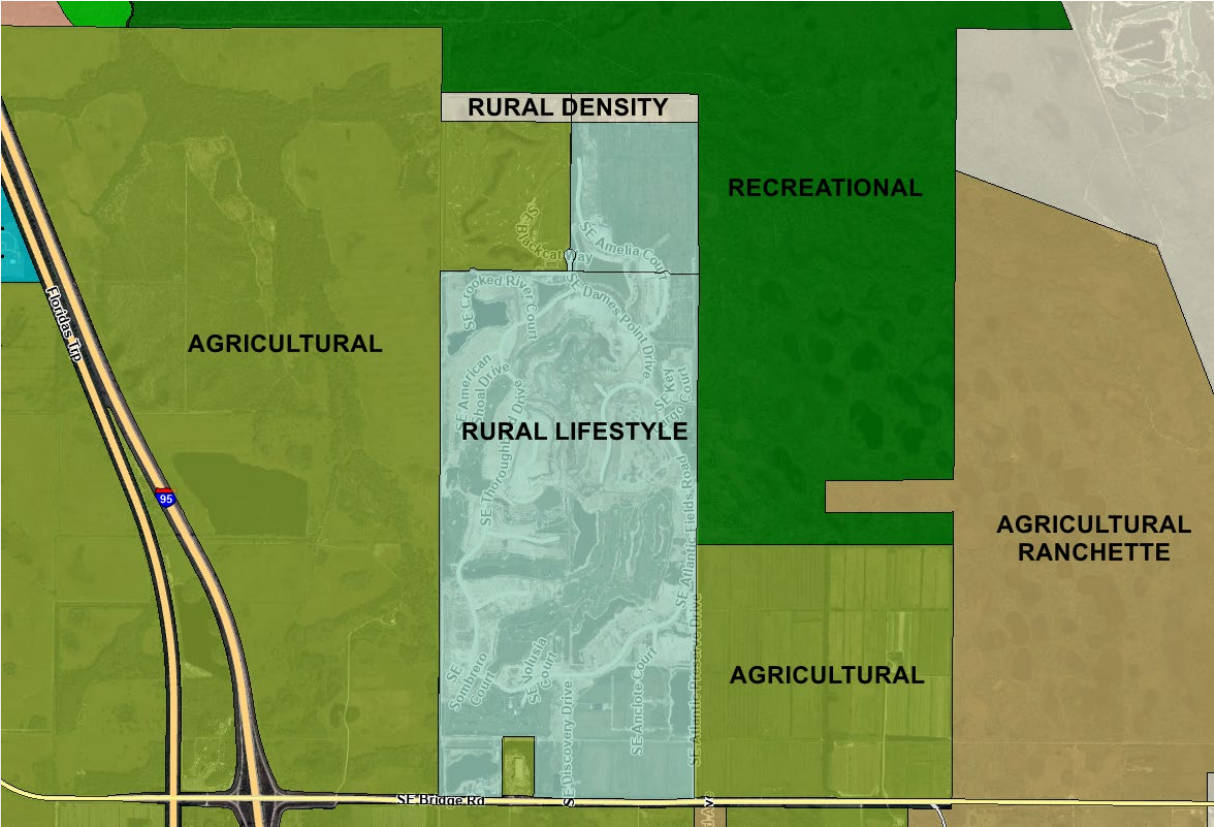
# EXISTING FUTURE LAND USE AND ZONING

ZONING ATLAS



PUD

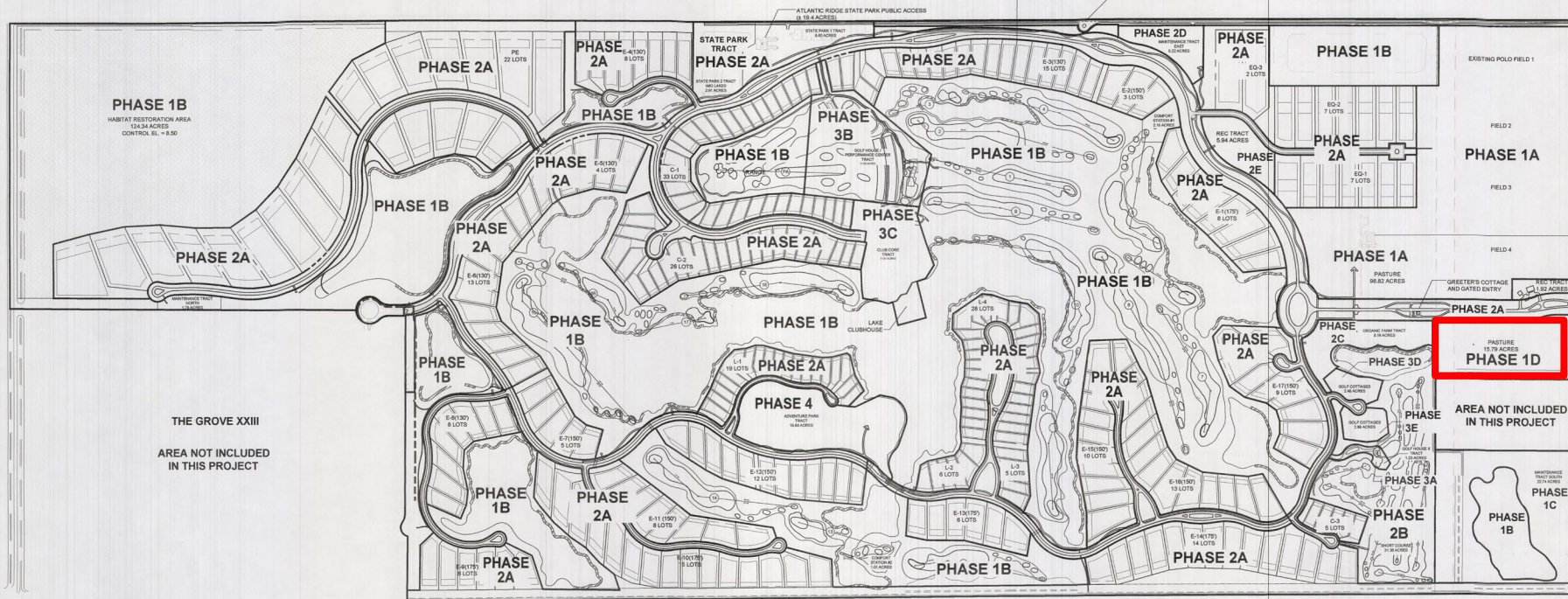
FUTURE LAND USE MAP



RURAL LIFESTYLE  
RURAL DENSITY







**PHASING PLAN NOTES:**

**PHASE 1A**

Expansion of existing polo and equestrian club support facilities including improvements to existing buildings and structures, shade cabana structures for event viewing, improved parking and access from existing SE Polo Drive (changed to SE Discovery Drive).

**PHASE 1B**

All clearing, lake construction and site excavation and grading activities including golf course and residential areas, drainageways, lake interconnections, lake littoral zones, upland transition areas and habitat restoration area. Construction of 18-hole golf course; Donation of Hobe Sound train station to Martin County.

Note: Existing SE Polo Drive to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until paved temporary alternative access is constructed and certified complete by Martin County.

**PHASE 1C**

Golf maintenance facilities including construction of permanent access from Bridge Road, parking and loading areas, maintenance buildings, required landscaping and supporting utilities and drainage improvements (Existing 50' buffer along Bridge Road to remain as part of required landscaping).

**PHASE 1D**

Construction of the pasture recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 1E**

Construction of the early sales center including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 2A**

Construction of private roads including eastern spine road loop from existing SE Discovery Drive (fka SE Polo Drive) to SE BlackCat Way; Construction and donation of State Park access road and related facilities; Construction of all residential pods (317 lots) and future development tracts including supporting roads, sidewalks, trails and connection to regional water and wastewater treatment facilities. Installation of a traffic signal at the intersection of Bridge Road and the project entrance, i.e., SE Discovery Drive (fka SE Polo Drive).

**PHASING PLAN NOTES:**

**PHASE 2B**

Construction of short course golf area, permanent farm maintenance and composting facilities, temporary sales area; golf practice and teaching facilities, golf shelters and halfway facilities, temporary clubhouse facilities for short course and 18-hole golf course, temporary golf maintenance facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 2C**

Construction of organic farm facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 2D**

Construction of maintenance tract east facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 2E**

Construction of recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 3A**

Construction of infrastructure for permanent short course clubhouse facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 3B**

Construction of the performance/practice facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 3C**

Construction of the main golf clubhouse and lake clubhouse including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 3D**

Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 3E**

Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**PHASE 4**

Construction of adventure park including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**LEGEND**

LITTORAL PLANTING AREA

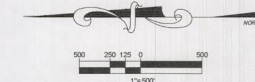
EDGE OF WATER

RIGHT OF WAY

BASIN BOUNDARY

PROPERTY BOUNDARY

EQUESTRIAN TRAIL



**PLAN APPROVED BY**  
**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
DATE APPROVED: 3/11/2025  
PROJECT COORDINATOR: Dawn S. Glum  
GROWTH MANAGEMENT DEPARTMENT

**RECEIVED**

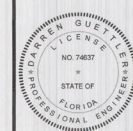
MAR 27 2025  
GROWTH MANAGEMENT  
DEPARTMENT



REV.	DATE	REVISIONS
01	08-29-23	REV. CROSS SECTION PER MC COMMENTS
02	12-04-23	REVISIONS PER MC COMMENTS
03	01-23-24	GRADING REV. PER CLIENT/CONTRACTOR
04	02-23-24	REVISIONS PER MC COMMENTS
05	05-13-24	REVISIONS PER DMRU COMMENT

PROJECT: **DISCOVERY PUD**  
CLIENT: **MARTIN COUNTY, FLORIDA**

CLIENT: **DISCOVERY LAND DEVELOPMENT**





# PHASE 1D FINAL SITE PLAN



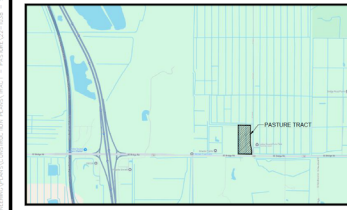
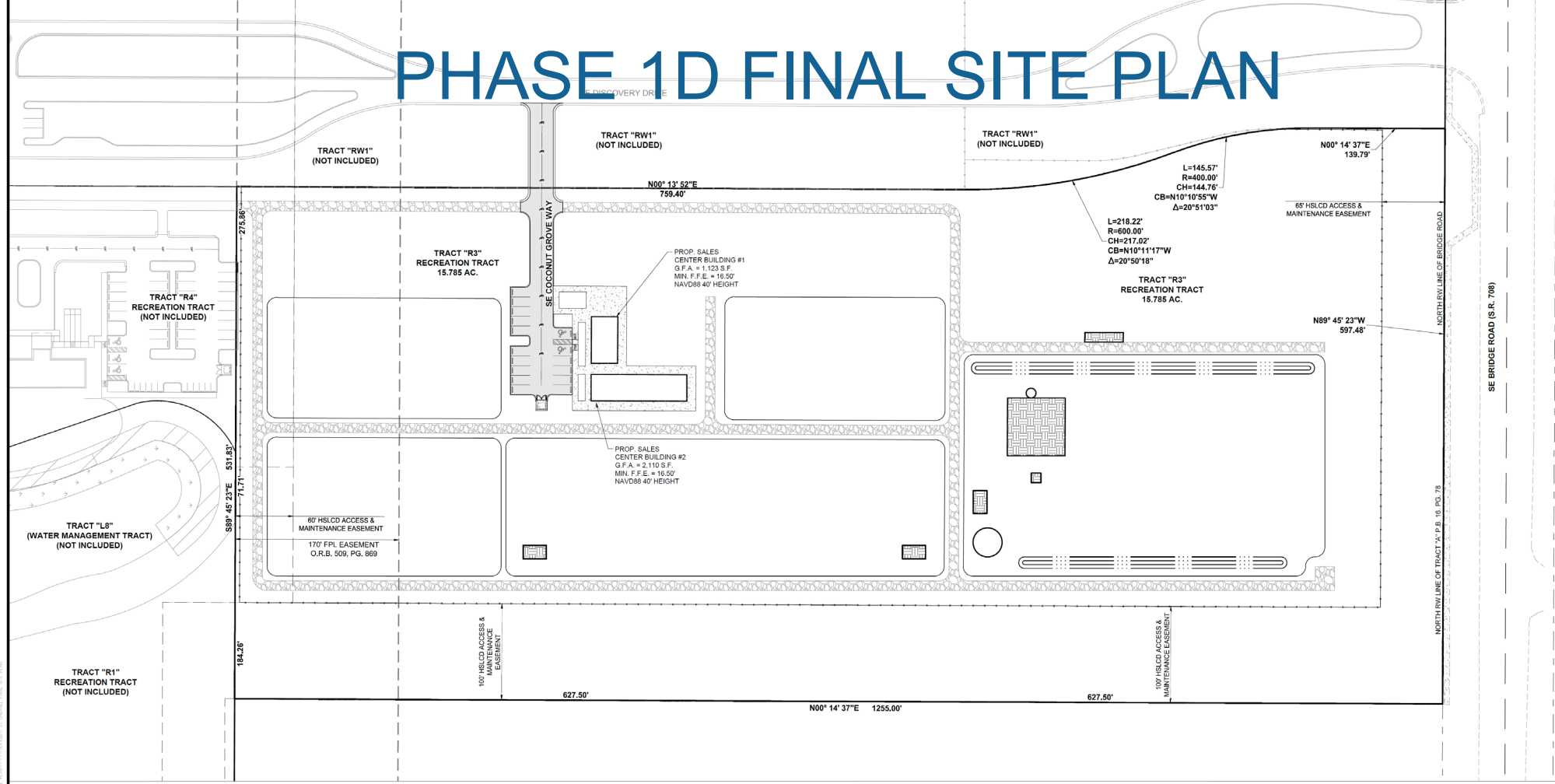
REVISIONS	
NO.	DATE

PROJECT  
DISCOVERY PUD  
PHASE 1D FINAL SITE PLAN  
TRACT R3

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

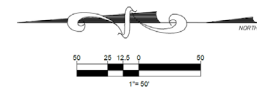


SHEET NUMBER  
**01**



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 HOBE SOUND INVESTORS LLC.  
1485 NORTH 73RD 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: 349'

**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:**  
POTABLE WATER: SMRU  
WASTEWATER: SMRU  
IRRIGATION: ON-SITE SURFACE WATER

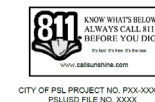
**UTILITY STATEMENT:**  
THE SITE'S PERMANENT WATER AND SEWER SERVICES WILL BE PROVIDED BY SOUTH MARTIN REGIONAL UTILITIES. NO WELL OR SEPTIC INSTALLATION HAS OCCURRED AT THIS TIME ALTHOUGH PERMITS HAVE BEEN OBTAINED FOR BOTH.

**PROJECT NOTES:**  
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE  
- ALL ALCOHOLIC BEVERAGE 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	687,599 S.F.	15.785 AC	100.00%
IMPERVIOUS AREA	3,233 S.F.	0.074 AC	0.47%
TOTAL BUILDING	28,935 S.F.	1.353 AC	8.87%
PROP. PAVEMENT/WALKS	62,168 S.F.	1.427 AC	9.04%
TOTAL IMPERVIOUS	62,168 S.F.	1.427 AC	9.04%
TOTAL PERVIOUS (OPEN SPACE)	625,431 S.F.	14.358 AC	90.96%

LEGEND	
	HANDICAP STALL
	NUMBER OF PARKING SPACES
	PROPOSED ROAD CENTERLINE
	PROPOSED FENCE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BASE ROCK ROAD
	PROPOSED EARTHFAST CONSTRUCTION
	EXISTING LITTORAL



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

# 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 Sjolholm	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?

