

Prepared By:  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 26-**

**[REGARDING FINAL SITE PLAN APPROVAL  
FOR PHASE 4 OF THE DISCOVERY PUD  
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. Atlantic Fields Club, LLC submitted an application for final site plan approval for Phase 4 of the Discovery Planned Unit Development (PUD) Project (H123-035), located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency.
3. Upon proper notice of hearing this Board held a public meeting on the application on January 6, 2026.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The final site plan for Phase 4 of the Discovery PUD Project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The final site plan for Phase 4 of the Discovery PUD is approved. More specifically, this approval is for The Kid's Club and Adventure Park tract consisting of private amenities for the residents and their guests including a water park, multi-purpose courts, playing fields and related infrastructure. Development of Phase 4 of the Discovery PUD shall be in accordance with the approved final site plan attached as Exhibit B.
- B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.
- C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for Phase 4 of the Discovery PUD project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code.

F. Development for Phase 4 of the Discovery PUD shall be per the Revised Exhibit E Timetable of Development in the approved Discovery PUD Agreement.

G. The Owner is not authorized to haul fill off of 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.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

J. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 6TH DAY OF JANUARY, 2026.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER

COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Discovery PUD, Phase 4 Final Site Plan