

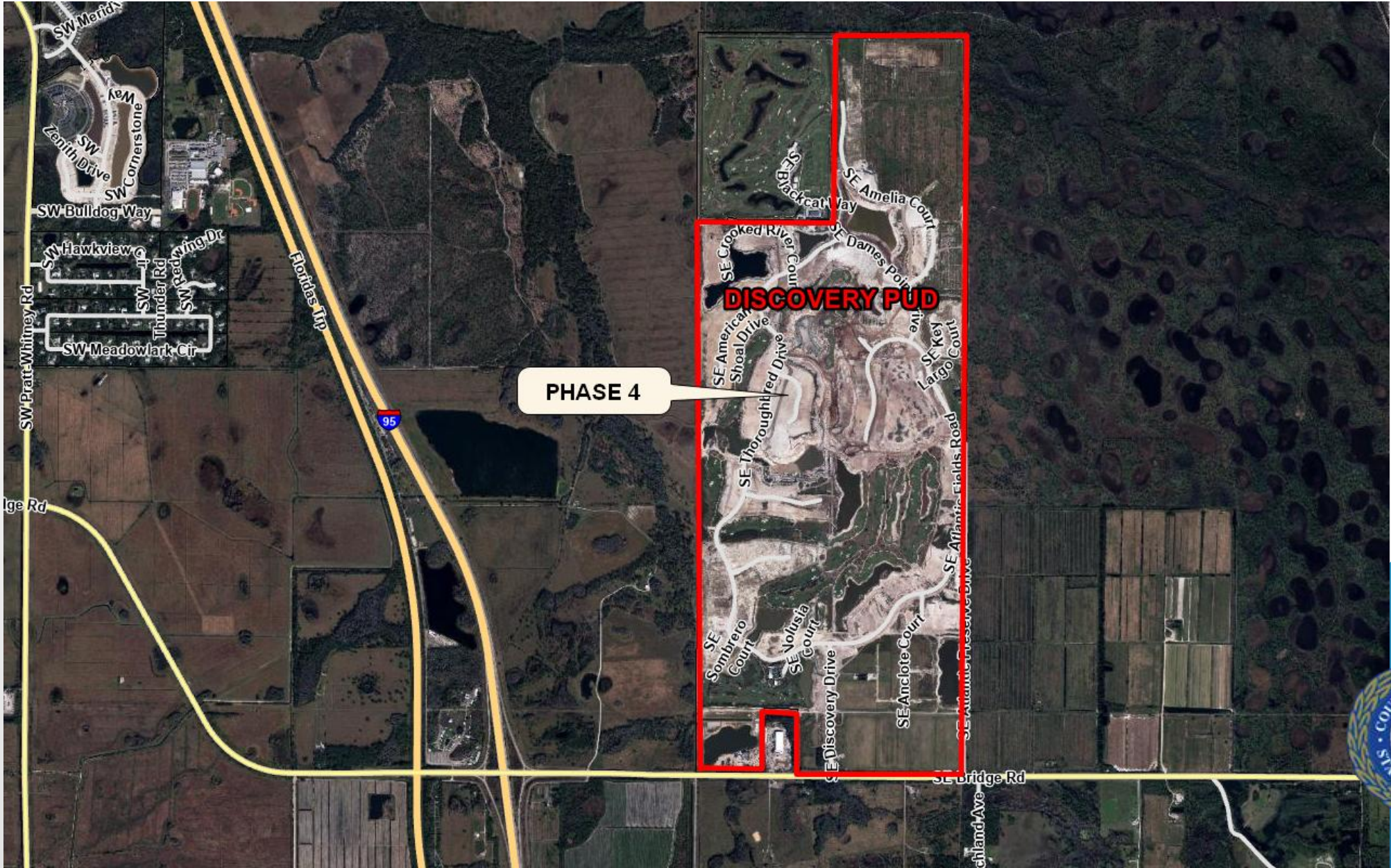
DISCOVERY PUD
PHASE 4 FINAL SITE PLAN
ADVENTURE PARK
H123-035

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

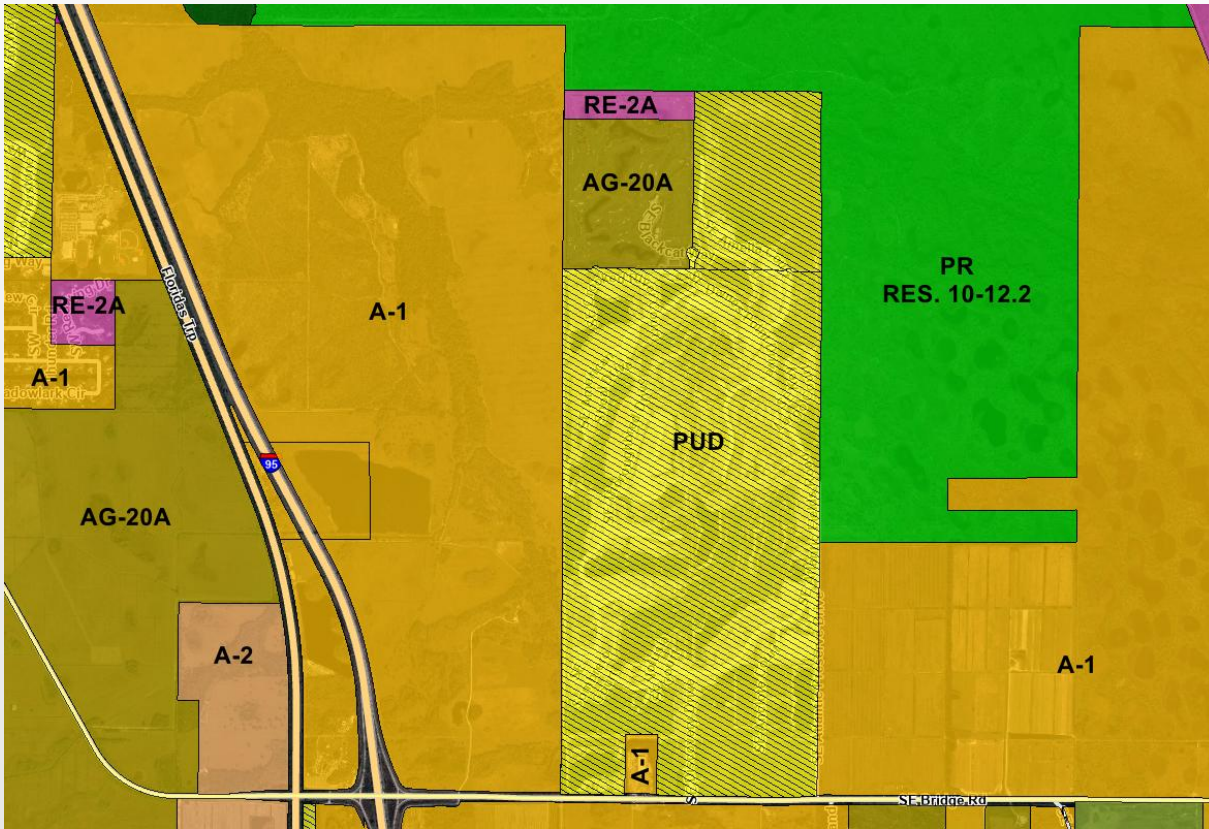


LOCATION MAP



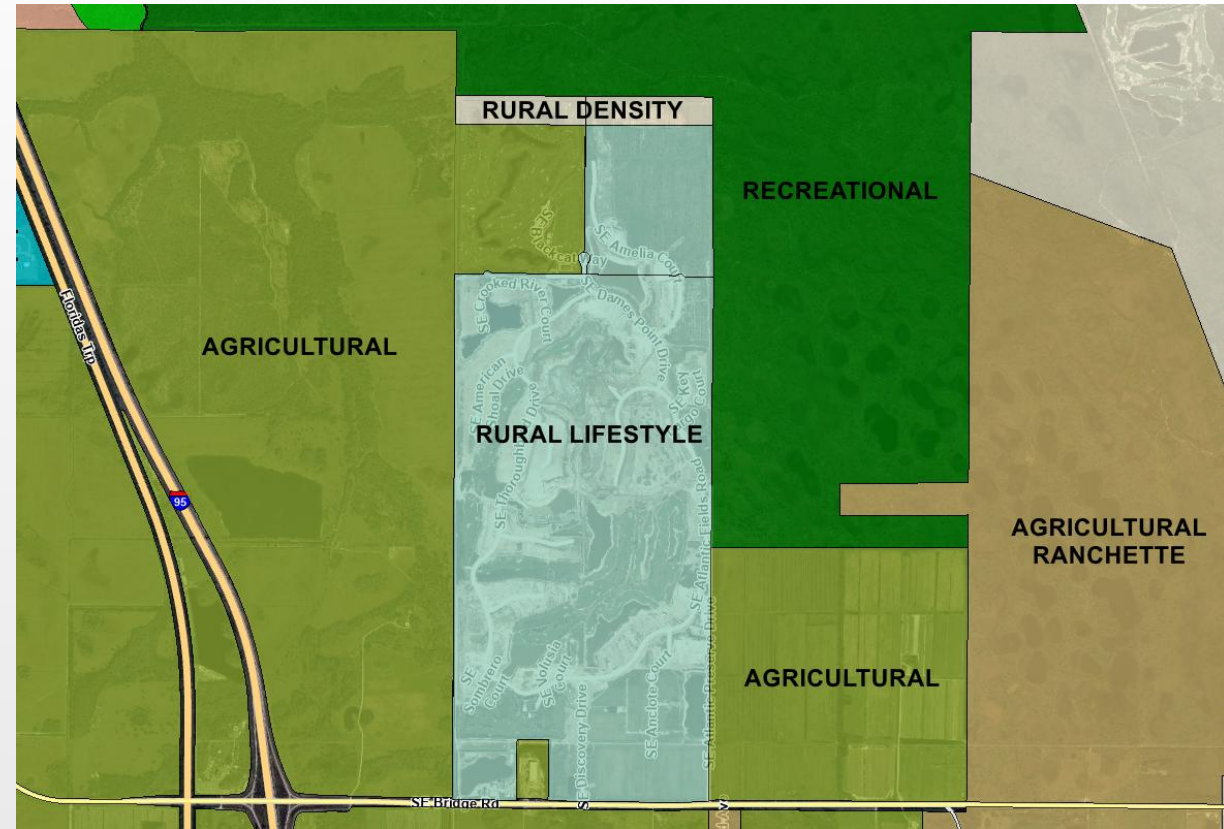
EXISTING FUTURE LAND USE AND ZONING

ZONING ATLAS



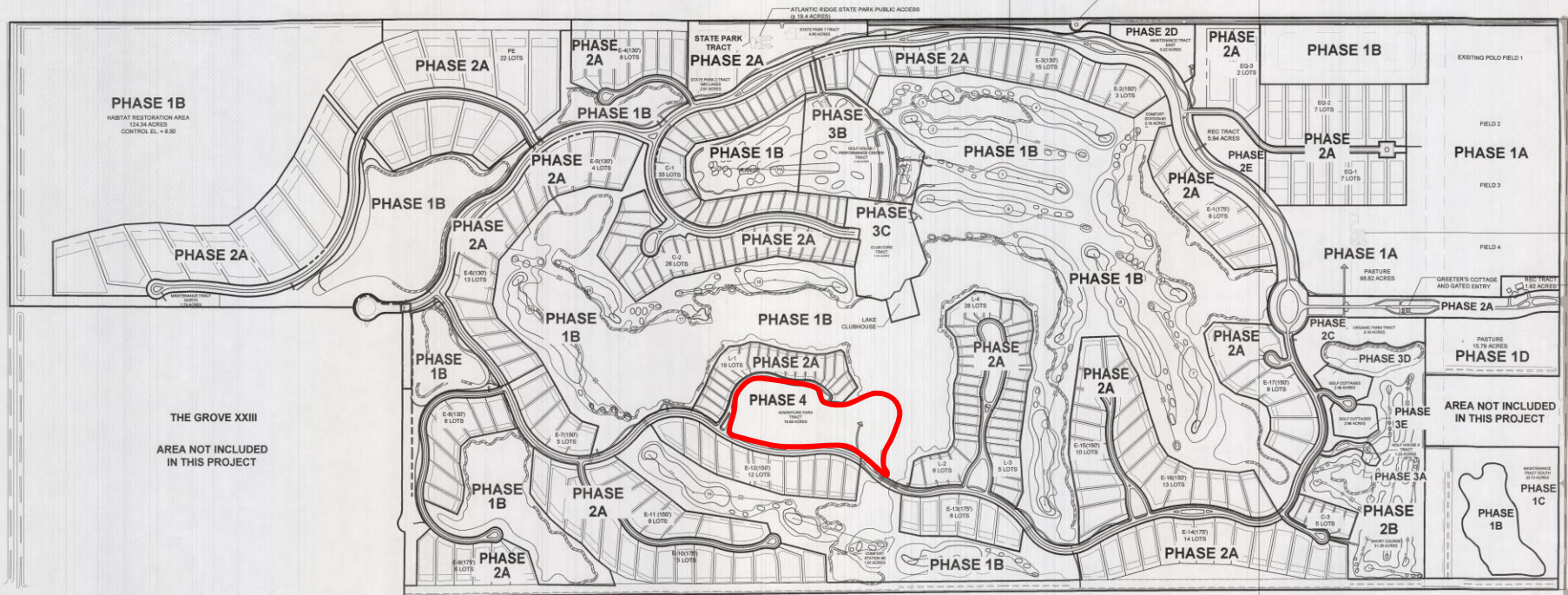
PUD

FUTURE LAND USE MAP



RURAL LIFESTYLE
RURAL DENSITY





PHASE 1B
HABITAT RESTORATION AREA
12.34 ACRES
CONTROL NO. 14-50

THE GROVE XXIII
AREA NOT INCLUDED
IN THIS PROJECT

PUBLIC ACCESS ROAD FOR
POLO EVENTS

EQUESTRIAN CENTER WITH
MEMBER-DAILY EXPANSION

PHASE 1E
EXISTING RAIL STATION AS
EARLY SALES CENTER



REVISIONS

NO.	DATE	REVISION
01	06-29-23	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	03-13-24	REVISIONS PER DARRU COMMENT

PROJECT: DISCOVERY PUD
MARTIN COUNTY, FLORIDA

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 (signed 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 half-way 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

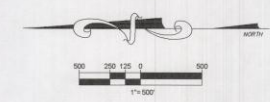
Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

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. Glenn
GROWTH MANAGEMENT DEPARTMENT

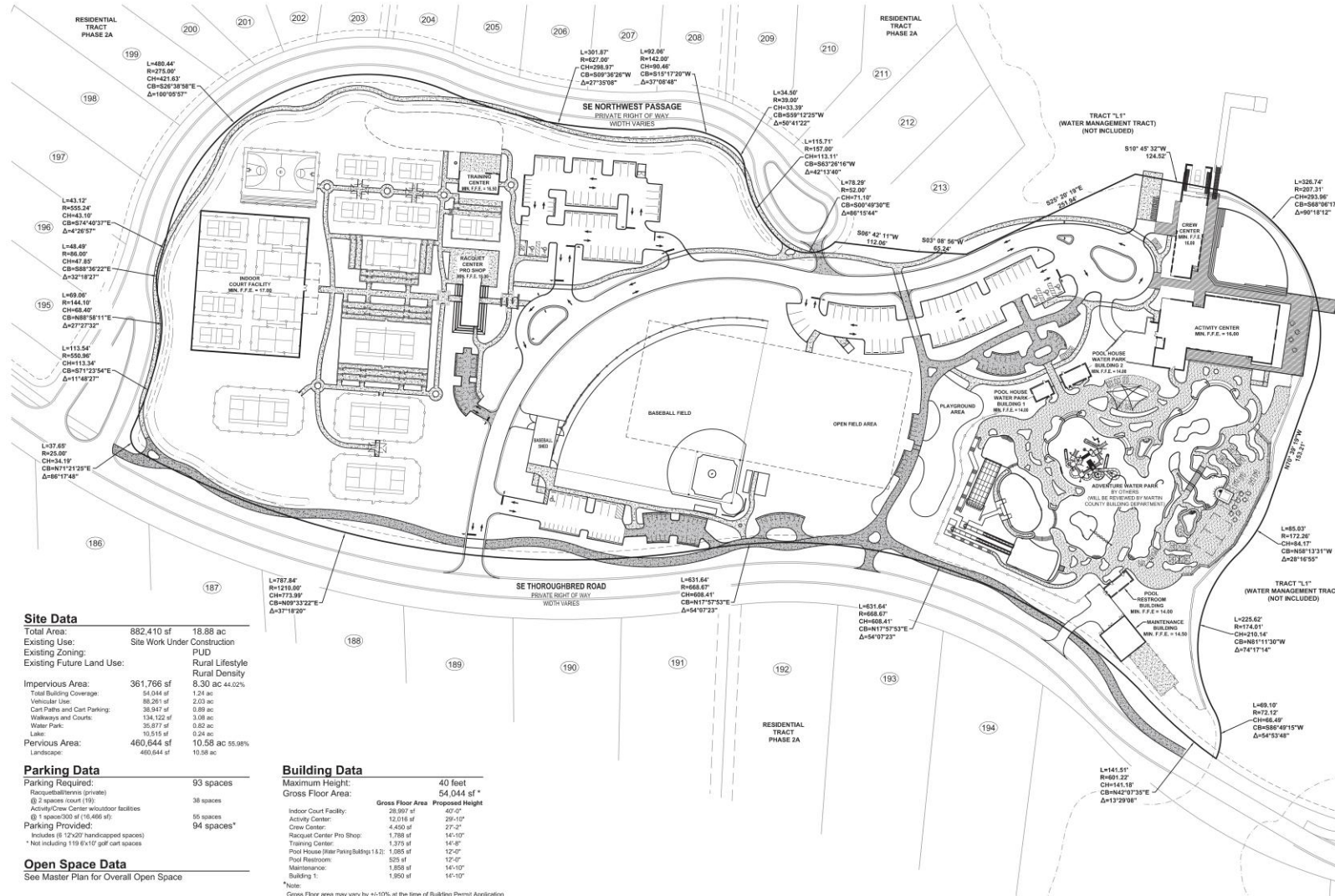
RECEIVED

MAR 27 2025
GROWTH MANAGEMENT DEPARTMENT



SHEET NUMBER:
1-A

PHASE 4



Site Data

Total Area:	882,410 sf	18.88 ac
Existing Use:	Site Work Under Construction	PUD
Existing Zoning:		Rural Lifestyle
Existing Future Land Use:		Rural Density
Impervious Area:	361,766 sf	8.30 ac @ 44.02%
Total Building Coverage:	64,044 sf	1.24 ac
Vehicle Use:	88,261 sf	2.03 ac
Car/Pedal and Cart Parking:	38,047 sf	0.89 ac
Walkways and Courts:	134,122 sf	3.08 ac
Water Park:	25,877 sf	0.62 ac
Lake:	10,513 sf	0.24 ac
Pervious Area:	460,644 sf	10.58 ac @ 55.98%
Landscape:	400,644 sf	10.38 ac

Parking Data

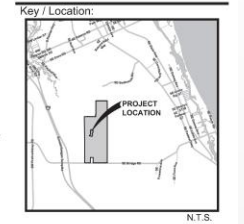
Parking Required:	93 spaces
Recreational/leisure (private):	38 spaces
Recreational/leisure (public):	55 spaces
Activity/Crew Center w/outdoor facilities @ 1 space/500 sf (105,460 sf):	94 spaces*
Includes (6 12x20' handicapped spaces)	
*Not including 119 6x10' golf cart spaces	

Open Space Data
See Master Plan for Overall Open Space

Building Data

Maximum Height:	40 feet
Gross Floor Area:	54,044 sf *
Indoor Court Facility:	28,997 sf
Activity Center:	12,016 sf
Crew Center:	4,400 sf
Racquet Center Pro Shop:	1,788 sf
Training Center:	1,375 sf
Pool House (Water Parking Bldg) 1.0:	1,085 sf
Pool Restroom:	925 sf
Maintenance:	1,850 sf
Building 1:	1,950 sf

*Note: Gross Floor area may vary by +/-10% at the time of Building Permit Application



- Project Team:**
- Land Owner:** Discovery Home Group Investors, LLC
1700 Highway A1A, Suite 204
Vero Beach, FL 32903
 - Developer:** Discovery Land Company
 - Land Planning:** The Landscape Architecture / Planning
801 West Orange, Suite 100
San Rafael, CA 94901
 - Utility and Surveying:** Lucido & Associates, Inc.
101 East Ocean Blvd.
Orlando, FL 32806
 - Golf Course Design:** Fazio Golf Course Designers, Inc.
1770 SE Federal Highway
Tampa, FL 33606
 - Civil Engineer / Survey:** Gannett-Engineering & Surveying, Inc.
2000 Macintosh Blvd.
Fort St. Louis, FL 34905
 - Traffic Engineer:** Citrus Engineering and Planning
10000 US Highway 19
Orlando, FL 32817
 - Environmental:** ECV Consultants, Inc.
100 Columbia Commons Blvd., Suite 308
Orlando, FL 32806

Discovery PUD

Martin County, Florida

Phase 4

Final Site Plan

Adventure Park

(Recreation Tract R10)

Date	By	Description
7.8.2025	S.L.S.	Comprehensives Review
10.8.2025	S.L.S.	1st Resubmittal



Designer	—	Sheet
Manager	—	—
Project Number	—	1 of 3
Municipal Number	—	—
Computer File	21-540 Discovery PUD - Final Site Plan - Phase 4.dwg	—



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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 Sjöholm	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 4 final site plan for the Discovery PUD project.

This concludes the presentation.
Questions?

