



TRANSMITTAL

Date:	June 14, 2021		
To:	Pete Walden, Principal Planner		
From:	Morris Crady <i>[Signature]</i>		
Subject:	Discovery PUD	Project No.	18-366
	M.C. Project No. H123-022		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$13,800 made payable to the Martin County Board of Commissioners. We have also provided the original application package, an additional set of the 24 x 36 plans and a CD with PDF copies of the application.

Item #1: APPLICATION

RESPONSE: The name of the PUD will continue to be "Discovery", which will not change. The marketing name is "Atlantic Fields", which may or may not change.

Item #2: PLANS

RESPONSE: See enclosed Discovery PUD Master Plan and Discovery PUD Phasing Plan, which have been reformatted to standard 24 x 36-inch sheets. The 11 x 17-inch set of construction phasing and platting plans (10 pages) are for reference only and are not intended to be exhibits to the PUD Agreement.

Item #3: PROPERTY OWNERS

RESPONSE: A list of surrounding property owners within 2,500 feet of the subject property, which will be used for this PUD application and the corresponding Comprehensive Plan amendment applications, has been ordered and will be provided prior to scheduling the first public hearing.

Item #4: SURVEY

RESPONSE: See enclosed 2 full size versions of signed and sealed Boundary and Topographic survey.

Please feel free to contact me if you have any questions or comments.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
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June 8, 2021

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Record No: DEV2021050016
Project Number: H123-022

RE: Completeness Review
Discovery PUD Zoning Agreement and Master Site Plan

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Pete Walden, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention:

Item #1: APPLICATION: Please use the application form available at www.martin.fl.us/devrev.

Comments: The application came in named as "Discovery PUD". The materials also provided information regarding "Atlantic Fields". Staff will continue to reference the project as "Discovery PUD" unless directed to change the name.

Item#2: PLANS: When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.

Comments: Please provide 24" x 36" plans. The Master Site plan is oversized, and the Phasing plans are 11" x 17".

Item #3: PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.

Comments: Required, please provide a certified listing of property owners.

Item #4: SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please provide signed and sealed topographic survey.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **H123-022** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Paul Schilling
Growth Management Director

PS:PW:kk

cc: Becker B-14 Grove, Ltd. and Hobe Sound Equestrian LLC, 1701 Highway A1A Suite 204,
Vero Beach, FL 32963



May 25, 2021

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Discovery PUD (H123-) – Application for PUD Agreement and Master Site Plan Approval with Deferral of Public Facilities Reservation (Our ref. #18-366)

Dear Paul:

On behalf of the property owner, Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC, please accept this correspondence and the enclosed materials as a formal application for a zoning district change to PUD and approval of the Discovery PUD Agreement. As discussed during the Pre-Application workshop on March 25, 2021, the 1,530-acre (+/-) subject property is located north of Bridge Road, approximately 1 mile east of the I-95 Interchange in unincorporated Martin County/Hobe Sound, Florida.

As more particularly described in the enclosed project narrative, the project area includes all of the Hobe Sound Polo Club recorded plat, which consists of approximately 1,307 acres and Tract D of the Grove Golf Club recorded plat, which consists of approximately 223 acres.

The property was utilized for citrus production and other agricultural uses for several decades and contains no native wetlands or upland habitat. It is included within the Hobe-St. Lucie Conservancy District and contains perimeter agricultural canals and relocatable drainage easements that are dedicated to and maintained by the Hobe-St. Lucie Conservancy District.

Approximately 37 acres along the north property boundary are within the Secondary Urban Service District and designated for Rural Density future land use with an existing RE-2A zoning district. The balance of the property (1,493 acres +/-) is designated for Agricultural future land use with an existing AG-20A zoning district.

The proposed project will be developed by Discovery Land Company and will consist of a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by approximately 175 acres of lakes, an 18-hole Tom Fazio Golf Course, and more than 140 acres of native wetland and upland habitat that will be restored adjacent to the Atlantic Ridge Preserve State Park.

The existing Polo Club equestrian uses and polo fields along the Bridge Road frontage will be maintained and enhanced by additional support facilities including an expansion of the existing Equestrian/Polo Club facilities, the addition of an equestrian-oriented neighborhood with private riding trails throughout the project, and the creation of "public access" from Bridge Road to the Atlantic Ridge Preserve State Park by way of an access road along the east boundary of the project and the improvements on Lot 34, namely an existing 10,000 sf barn/groom's quarters, horse stables, parking area and paddocks, all of which will be donated to the State Park for public use.

The PUD Master Site Plan application is accompanied by a Comprehensive Plan text amendment (CPA #21-08) and an amendment to the future land use maps (CPA 21-09), which were submitted on May 7, 2021. The site-specific amendment to the text allows the project to connect to regional water and wastewater treatment systems and the future land use map amendment changes the land use from Agricultural @ 1 unit per 20-acres to Agricultural Ranchette @ 1 unit per 5-acres.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Project vision statement;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- The recorded Certificate of Title reflecting Becker B-14 Groves, LTD as the owner, and the recorded plat of Hobe Sound Polo Club reflecting Hobe Sound Equestrian, LLC as the owner;
- No property transfer statement;
- The legal description;
- The parcel assessment/location map with the subject property outlined;
- Current aerial, future land use map and zoning map with the subject property outlined;
- Signed & sealed traffic impact analysis;
- Environmental assessment;
- Utility service letters;
- School impact worksheet;
- The proposed PUD agreement;
- PUD statement of benefits;
- FDEP e-mail dated May 4, 2021;
- Signed & sealed boundary and topographic survey, and electronic copy of same;
- The proposed PUD master site plan, and electronic copy of same;
- The proposed sidewalk and trail master plan;
- The proposed construction phasing and platting plans (11 x 17);
- The proposed water sources;
- Martin County utility worksheet;
- South Martin Regional Utility worksheet;
- Signed & sealed engineer's opinion of probable excavation, fill & hauling;
- Signed & sealed master stormwater report;
- The Grove Golf Club recorded plat;
- The Grove Golf Club recorded revised final site plan development order;
- The Hobe Sound Polo Club recorded plat; and
- The Hobe Sound Polo Club recorded final site plan development order.

Exceptions to Standard Application Checklist:

Evacuation plan - Not applicable since the property is not located in a hurricane surge area.

Fire wildfire scoresheet – The site has been previously cleared and there are physical barriers (100' drainage canals) along the perimeter of the site adjacent to State lands and forested areas.

Preliminary Preserve Area Management Plan (PAMP) – No preserve areas are required.

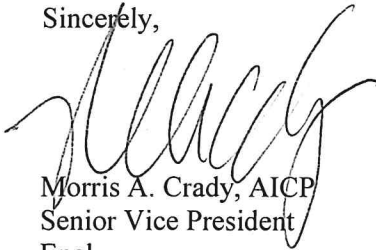
Groundwater model – Irrigation water is provided by way of existing permits issued by the South Florida Water Management District (SFWMD) and/or the Hobe-St. Lucie Conservancy District (HSLCD). Potable water to be provided by South Martin Regional or Martin County Utilities.

List of surrounding property owners – To be provided prior to the public hearing.

Upon your determination of completeness, we will submit the required application fee of \$13,800.00 and the additional sets of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Crady', is written over the printed name and title.

Morris A. Crady, AICP
Senior Vice President
Encl.

Copy to: Development team



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Discovery PUD

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: H123 and C161

Previous Project Name if applicable: Hobe Sound Polo Club and Grove XXIII Golf Club

Parcel Control Number(s)

See attached list

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Becker B-14 Grove, Ltd. and Hobe Sound Equestrian, LLC

Company Representative: Rick Melchiori

Address: 1701 Highway A1A, Suite 204

City: Vero Beach, State: FL Zip: 32963

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Velcon Engineering & Surveying

Company Representative: Darren Guettler

Address: 1449 Commerce Centre Drive

City: Port St. Lucie, State: FL Zip: 34986

Phone: _____ Email: darreng@velconfl.com

Civil Engineer (Name or Company): Velcon Engineering & Surveying

Company Representative: Darren Guettler

Address: 1449 Commerce Centre Drive

City: Port St. Lucie, State: FL Zip: 34986

Phone: _____ Email: darreng@velconfl.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan O'Rourke

Address: 22 Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Gunster

Company Representative: Bob Raynes

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rreyesjr@gunster.com

Environmental Planner (Name or Company): EW Consultants

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Commons Blvd., Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

5-25-21
Date

MORRIS A. CRADY

Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of

[☒] physical presence or [☐] online notarization this 25th day of

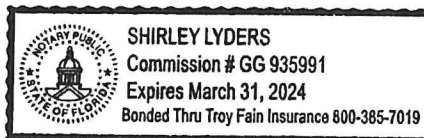
May, 2021, by MORRIS A. CRADY.

He ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Signature

Printed name

STATE OF: FLORIDA at-large



23-39-41-001-000-00001-0		BECKER B-14 GROVE LTD
23-39-41-001-000-00002-0		BECKER B-14 GROVE LTD
23-39-41-001-000-00010-0	5485 SE POLO DR, HOBE SOUND	BECKER B-14 GROVE LTD
23-39-41-001-000-00020-0	5167 SE POLO DR, HOBE SOUND	BECKER B-14 GROVE LTD
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23-39-41-001-000-00040-0	2759 SE COWDRAY WAY, HOBE SOUND	BECKER B-14 GROVE LTD
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23-39-41-001-000-00070-0	4653 SE POLO DR, HOBE SOUND	BECKER B-14 GROVE LTD
23-39-41-001-000-00080-0	3949 SE COWDRAY WAY, HOBE SOUND	BECKER B-14 GROVE LTD
23-39-41-001-000-00090-0	4213 SE COWDRAY WAY, HOBE SOUND	BECKER B-14 GROVE LTD
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<u>23-39-41-001-000-00330-0</u>	4212 SE SANTA BARBARA TERR, HOBE SOUND	BECKER B-14 GROVE LTD
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<u>23-39-41-001-000-00430-0</u>	2580 SE SOUTHHAMPTON WAY, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-000-00440-0</u>	2758 SE SOUTHHAMPTON WAY, HOBE SOUND	BECKER B-14 GROVE LTD
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<u>23-39-41-001-000-00470-0</u>	1631 SE POLO DR, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-000-00480-0</u>	3948 SE SOUTHHAMPTON WAY, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-000-00490-0</u>	4212 SE SOUTHHAMPTON WAY, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-000-00500-0</u>	4384 SE SOUTHHAMPTON WAY, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-003-00000-0</u>	2935 SE BRIDGE RD, HOBE SOUND	BECKER B-14 GROVE LTD
<u>23-39-41-001-005-00000-0</u>	6121 SE POLO DR, HOBE SOUND	BECKER B-14 GROVE LTD

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14-39-41-001-000-00002-0	UNASSIGNED, HOBE SOUND	HOBE SOUND EQUESTRIAN LLC
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**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION**
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Discovery PUD Zoning and Master Plan Application is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Morris A. Crady
Applicant Signature

5-25-21
Date

NOTARY ACKNOWLEDGMENT

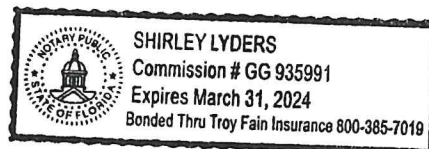
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of May, 2021, by Morris A. Crady.

He or She ☒ is personally known to me or ☐ has produced _____ as identification.

Printed name

Shirley Lyders
Notary Public Signature



STATE OF: FLORIDA at-large



PROJECT NARRATIVE Discovery PUD

Master Site Plan Application
May 26, 2021

EXISTING PROPERTY CHARACTERISTICS

The 1,530-acre (+/-) subject property is located north of Bridge Road, approximately one mile east of the I-95 Interchange in unincorporated Martin County, Florida. The project area includes all of the Hobe Sound Polo Club recorded plat, which consists of approximately 1,307 acres and Tract D of the Grove Golf Club recorded plat, which consists of approximately 223 acres.

The property was utilized for citrus production and other agricultural uses for several decades and contains no native wetlands or upland habitat. It is included within the Hobe-St. Lucie Conservancy District and contains perimeter agricultural canals and relocatable drainage easements that are dedicated to and maintained by the Hobe-St. Lucie Conservancy District. Internal private road rights-of-way and other common areas within the recorded plats are dedicated to the Hobe Sound Polo Club Property Owners' Association, Inc.

Tract D of the Grove Golf Club recorded plat is a vacant agricultural tract located east of the Grove XXIII Golf Course; however, it is not a part of the golf course final site plan development order. The Hobe Sound Polo Club recorded plat includes 50 platted agricultural lots with a minimum lot size of 20 acres and various rights-of-way and common area tracts. The final site plan development order for Hobe Sound Polo Club includes private access roads, polo fields, paddock areas, groom's quarters, stables, clubhouse and supporting infrastructure including a lake, parking areas and drainage facilities.

Although the lots have been platted, no lots have been sold and only two lots have been developed. Specifically, Lot 1 and Lot 34 contain an existing barn, groom's quarters, horse stables, lake, paddocks and polo field. The central north-south road, namely SE Polo Drive, which provides access to Grove XXIII Golf Club, and a portion of SE Santa Barbara Terrace, which provides access to Lot 34, have been constructed in accordance with the approved plans. In addition, 4 polo fields along the Bridge Road frontage have been developed along with the improvements on Lot 1 as described above. Additional parking, a stormwater lake and related equestrian facilities that support on-going polo activities have been completed within the common area tracts owned and maintained by the Hobe Sound Polo Club Property Owners' Association, Inc. The historic Hobe Sound Train Station serves as administrative offices for the property. No other roads or platted lots shown on the recorded plat have been developed.

Approximately 37 acres along the north property boundary are within the Secondary Urban Service District and designated for Rural Density future land use with an existing RE-2A zoning district. The balance of the property (1,493 acres +/-) is designated for Agricultural future land use with an existing AG-20A zoning district.

SURROUNDING PROPERTY CHARACTERISTICS

The property north and east of the subject property is part of the Atlantic Ridge Preserve State Park and designated for Institutional - Recreation future land use. The property to the west consists of private ranch land designated for Agricultural future land use with an A-2 zoning district.

Grove XXIII Golf Club, which is private 18-hole golf club, is located on approximately 225 acres in the northwest corner of the property. Approximately 37 acres along the north property boundary of the golf course are within the Secondary Urban Service District and designated for Rural Density future land use with an existing RE-2A zoning district. The balance of the property within the Grove XXIII Golf Club is designated for Agricultural future land use with an existing AG-20A zoning district.

PROJECT DESCRIPTION

The proposed project will be developed by Discovery Land Company and will consist of a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by approximately 160 acres of lakes, an 18-hole Tom Fazio Golf Course, and more than 140 acres of native wetland and upland habitat that will be restored adjacent to the Atlantic Ridge Preserve State Park. Lakefront amenities include a Golf and Lake Club with 10 golf suites, and an Outdoor Family Recreation and Sports Park. The Golf Club will also feature two driving range facilities, a Par 3 mini course and Club with teaching and practice facilities.

The existing Polo Club equestrian uses and polo fields along the Bridge Road frontage will be maintained and enhanced by additional support facilities including expansion of the existing Equestrian/Polo Club facilities, addition of an equestrian-oriented neighborhood and private riding trails throughout the project, and by the creation of "public access" from Bridge Road to the Atlantic Ridge Preserve State Park by way of an access road along the east boundary of the project and the improvements on Lot 34, namely an existing 10,000 sf barn/groom's quarters, horse stables, parking area and paddocks, all of which will be donated to the State Park for public use.

For a more detailed description of the residential uses, amenities and operation of the project, please refer to the attached "Atlantic Fields Vision Statement" prepared by Discovery Land Company.

COMPREHENSIVE PLAN AMENDMENT APPLICATION

To accommodate the proposed number of units, the project will require a land use amendment application from Agricultural future land use to Agricultural Ranchette future land use on approximately 1,493 acres. The existing Rural Density future land use, which encompasses approximately 37 acres along the north property line, will remain the same. The maximum number of units under the existing Rural Density and proposed Agricultural Ranchette land use is 317 units, or approximately 1 unit per 5 acres.

A site-specific Comprehensive Plan text amendment will also be required to address any inconsistencies with the Agricultural Ranchette land use policies and to allow potable water and wastewater treatment services by Martin County or South Martin Regional Utilities (SMRU), including the use of reclaimed irrigation quality (IQ) effluent for the golf course and other landscape areas. The project is within SMRU's service area and the provision of service, which is supported by SMRU, is proposed by way of an exception to the Primary Urban Service District (PUSD) specific to the subject property. An amendment to expand the existing PUSD or create a free-standing urban service district is not proposed or required.

PUD MASTER PLAN APPLICATION

A request for rezoning to PUD and approval of a PUD Agreement, master site plan and phasing plan is proposed to 1) allow a range of lot sizes from a minimum one-quarter acre to 5 acres as shown on the Discovery PUD Preferred Master Plan concept, 2) to implement the PUD timetable of development schedule and 3) to provide the significant public benefits afforded by the project.

The PUD Agreement will include a special condition that amends and/or nullifies the existing Polo Club and Grove Golf Club plats and associated final site plan development orders upon approval of the new final site plans and replats associated with the proposed Discovery PUD.

PUD PUBLIC BENEFITS

Public benefits provided by the project include but are not limited to the following:

- Donation of an existing 10,000 sf (+/-) barn and groom's quarters, horse stables, paddocks and other improvements located on Lot 34 to the State Park including a public access road from Bridge Road to the State Park, which are intended to provide public access to equestrian, biking and hiking trails within the Atlantic Ridge Preserve State Park.
- Donation of the historic Hobe Sound Train Station to the Hobe Sound CRA.
- Restoration of approximately 140 acres of wetlands and upland habitat and natural flow ways along the northeast portion of the project adjacent to the Atlantic Ridge Preserve State Park.
- The creation of hundreds of acres of native uplands and deep-water habitat within the project area to attract and maintain native flora and fauna including 160 acres (+/-) of lakes and littoral zones, the import/installation of native plant material consistent with the surrounding State Park lands, and by the removal and management of invasive species.
- Placement of a perpetual agricultural use easement on approximately 800 acres of agricultural land located south of Bridge Road.
- Improvements to existing stormwater conveyance infrastructure and control structures located on and immediately adjacent to the subject property.



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ATLANTIC FIELDS – PROJECT VISION STATEMENT

Discovery Land Company's vision for Atlantic Fields will be to launch the project as an exclusive residential club and community developed in a manner consistent with Discovery's portfolio of high-quality luxury projects. The community is envisioned to be predominately comprised of single-family homes integrated with Discovery's signature private club amenities and lifestyle experiences. Atlantic Fields will provide Members with a one-of-a-kind casual, family-oriented, adventure lifestyle through marquee Outdoor Pursuits, Wellbeing, and Member Services programming. These will be enhanced by the area's rich natural resources, world-class private amenities, enhanced public amenities, organic farming, equestrian experiences and thoughtfully designed real estate offerings to create a rare self-sustainable, environmentally sound community that embraces and highlights the natural beauty of the area.

REAL ESTATE OFFERING

The real estate offering at Atlantic Fields will be distinctive and respectful of the land's heritage and natural surroundings. It will focus on low-density, high-quality design that transitions easily from indoor to outdoor living spaces, making use of natural materials native to the environment. Discovery will build demand and enhance value by offering world-class life experiences that combine the natural elements of the area and a private Florida lifestyle along with a unique opportunity to create a self-sustaining community that preserves and enhances the local ecosystems. The thoughtfully designed homes will be sited on the property with careful consideration for view corridors, open spaces, access to amenities and an artful balance of density and privacy. Each core area of development will be woven together to complete the connectivity of the surrounding environment, paired amenities, views and club uses.

The current conceptual master plan combines elements of the pre-existing planning and design with new innovations intended to bring the most depth and fulfillment of the real estate offering. The long-term plan includes cluster development in core amenity areas, the addition of a major agrarian component, a series of recreation lakes and a Tom Fazio designed golf course; all of which will add additional real estate value. Homes will be clustered in groups of 25 to 30 units in order to enhance access to key community amenities, enhance view corridors from adjacent properties, preserve open space, and protect the ecosystem and heritage of the overall site. A heterogeneous blend of real estate product typologies and sizes will provide for a community rich in character, individuality, and differing architectural expressions appropriate to the region.

- **Estates** – The Estates will be the significant portion of the real estate offering at Atlantic Fields. These will be located convenient to specific amenities, such as the Organic Farm, the Equestrian Center/Polo Grounds, the Family Park, or Golf Course and Clubhouse, to enhance the lifestyle preferences of our Members. All homes will follow strict design guidelines to ensure quality and sustainability. Design styles may vary, but all homes will be required to adhere to design standards of the area and incorporate sustainability theme. Lots will maximize open space in the community, creating privacy and value for residents. Landscaping will emphasize sustainability based upon "Old Florida" themes. Other considerations will be made to the lot configurations for sound attenuation, integration with amenities, views, etc..
- **Club Core** – The most desirable product is expected to be those at the Club Core within easy access to the major amenities. An appropriate mix of easily executed product here will help create an energized Club Core and enhance the

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overall experience for everyone. The opportunity to create a small lake with residential units in the core is being explored. This would link to an extensive trail system leading to amenities.

- **Reserve Estates** - The Reserve Estates are the largest real estate product that the project will offer. These estates will be in the Northeast corner of the property and border the expanded wetlands preservation area. These gracious, low-density homesites will celebrate the native landscape through a thoughtful configuration surrounding a restored wetland environment.

PRIVATE CLUB

Discovery will establish the Club as the heart and soul of Atlantic Fields. The Club will offer a thoughtfully selected menu of services and amenities to create a family-oriented environment that complements the area's recreational opportunities and provides personalized Member service. The Club will be limited to approximately 350 Memberships. These will be offered on an invitation-only basis to homeowners of Atlantic Fields, ensuring their privacy and creating a close-knit culture of like-minded families. These will be non-equity Memberships with 30-year refundable deposits. The Memberships will be sold separately from the real estate purchase. Each Membership extends "vertical" use privileges to the grandparents, parents, and children of the primary Member to promote multi-generational enjoyment of the Club amenities. The Membership plan will outline the parameters for access, use, amenity offering, management and other provisions of the private Club.

PROJECT AMENITIES

The Club will be operated with the same caring, highly personalized service and world-class amenities as Discovery's existing communities across North America. Amenities will include:

- **Golf Club** – The Golf Club will feature a magnificently crafted 18-hole Tom Fazio-designed golf course. Mr. Fazio, a local resident, has designed a number of award-winning golf courses in the area and several for Discovery Land Company across its portfolio. The course will meander through the lake and canal system and be surrounded by mature landscaping mirroring some of the adjacent land parcels to the east and west. The golf experience will begin at the arrival with an anticipatory service model that makes the member feel that everything has been independently curated for their enjoyment.

Signature comfort stations will create a self-sustaining destination. The stations are an oasis during the round, providing energy through healthy sustenance to continue or comfort snacks and simple pleasures of candy or ice cream. The comfort stations are a key ingredient in making our Members' golf experience the best possible.

Main Lodge or Clubhouse core - The Main Lodge will be located on a vantage point to present spectacular sunsets and sweeping views of the golf course and lake. The Lodge will provide a sense of relaxed elegance and sincere personalized service.

Dining – The exceptional fine and casual dining options available at the Lodge will draw heavily from the seasonal fruits and vegetables grown in the community's Organic Farm and be supplemented by select local producers to provide a true farm-to-table dining experience. Venue options will include poolside and casual outdoor dining anchored by the sunset view restaurant, which will include protected indoor and multilevel outdoor dining areas. There also will be men's and women's private lounges for casual club and spa dining. Additionally, Discovery will enhance the existing Polo Fields and comfort station to serve golfers.

Wellbeing – Atlantic Fields will present Members with the ultimate atmosphere of wellbeing. Cutting edge techniques will combine with ancient traditions to provide a holistic approach to health and wellbeing. Amenities and programs



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will be designed to encourage healthy habits such as meditation, movement, nutrition, intentional acts of gratitude and learning to savor each moment and experience. These will be supplemented by the Club's state-of-the-art Wellness Facility as well as incredible opportunities for social interaction with friends, family and other Members.

Spa - The Spa will be specially designed to create a comforting and individualized environment for relaxation and rejuvenation, including private treatment rooms for massage, body care, and salon services.

- **The Adventure Center (Kid's Club)** - The vision is to create a core destination for the entire family that is safe, healthy, interactive, and entertaining. The central feature of the Adventure Center is the fully programmed Kid's Club and Family Center with Lake amenities, waterpark and Sporting Club. Sporting Club amenities will include tennis, pickleball and basketball courts; and a multipurpose sports field for family softball and touch football games, soccer matches, and holiday gatherings for Members and their families. The final element will be the Park comfort station, providing fun, casual classic and signature snacks and refreshments perfectly suited to the family-focused activities. These elements may be developed as a clustered feature or separately based on final planning concepts
- **Equestrian Center and Polo Fields** – The community will preserve and enhance a large portion of the historic Polo Fields, adding a full Equestrian Center to the area. Current plans call for thoughtfully planned stables, stick-and-ball practice area, show ring, and other state-of-the-art equestrian-focused facilities, along with on-site horse care and training for both horses and riders.
- **Organic Farm** – The Organic Farm will provide a one-of-a-kind opportunity for Members to embrace an authentic agrarian lifestyle, learn life-affirming skills, and enjoy the healthful benefits of true farm-to-table meals. The Farm will include an organic vegetable garden, individual family plots for Members, berry and fruit patches, small orchard, a dairy barn, chicken coups and a productive apiary. Members will be welcome to get their hands dirty tending their crops and caring for the animals as much as they like. There also will be a small educational center to teach cooking and agricultural practices to the members, and a casual dining venue for an unmatched fresh-from-the-fields experience. A sustainability center will be part of the farm meant to highlight a symbiotic relationship with the environment as well as to reinforce Atlantic Fields's Vision to enhance and preserve the local culture and ecosystem.
- **General Store and Sales Center** – The Sales Center will be incorporated into the General Store and Library. This will be one of the property's great, casual "hang" experiences where Members can mingle, friends can catch up on the days event and prospective owners can enjoy a beautiful glimpse into what daily life at Atlantic Fields has to offer.
- **Trail System** – The Club's comprehensive trail system will connect the community's neighborhoods with key amenities and provide accessible opportunities for families to enjoy biking, horseback riding and hiking throughout and beyond the community. These trails will encourage Members to reduce their dependence upon automobiles within the community, thus enhancing the sustainability and environmental health of the property. The trail system also will offer connections to the public parks through controlled access points, further encouraging low-impact transportation to the broader regional ecosystems.

CLUB OPERATIONS & SERVICE PROGRAMMING

Discovery's service philosophy is another core differentiator in the luxury residential market. Discovery's Member experience is marked by an exceptional level of sincere, personal service that is rare to find in the world today. Personnel greets Members by name, understands their interests and family dynamics and tailors each experience to exceed their individual expectations with attentive, enthusiastic, personalized, and genuine care for their wellbeing.



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- **Outdoor and Life Pursuits** - Outdoor Pursuits is Discovery's signature recreational service, connecting Members and their families with all the playfulness, fun and adventure each unique destination offers. The Outdoor Pursuits (OP) teams create unforgettable experiences for Members and their families, encouraging them to push their boundaries, embark on adventures and explore the beauty of the world around them in complete comfort and safety. Our OP teams are comprised of watermen and outdoorsmen who guide members to create forever memories through diverse land and sea offerings selected to accentuate the authentic beauty and cultural heritage of their settings. At Atlantic Fields, this will include a long list of land and ocean activities, such as golf, hiking, biking, horseback riding, surfing, snorkeling, paddle boarding, deep sea fishing and much more. The goal of the OP program is to provide a safe yet exciting and active lifestyle while a member is in residence and to ensure each experience is as unforgettable as the next.
- **The Art is in the Hang** - Discovery Clubs are all about relaxing in a casual and fun environment with family and friends. It is about pushing yourself out of your comfort zone and discovering who you are and who you want to be. The main goal being to create memories that last well beyond the selfie or Instagram Story and instead are memorialized as "the best trip ever". Additionally, members foster a Home that becomes passed down from generation to generation like the most precious family heirloom, that place everyone wants to come back to. Atlantic Fields is one of those once-in-a-lifetime places that, when combined with the Discovery team and their commitment to the members and each other, make it a magical life experience
- **Farm, Sea and Ranch to Table Culinary and Life Experience** - Sharing a meal with friends and family is an important feature of a memorable life. Discovery has recognized this importance and has advanced the concept to a Life experience. The ability to learn to grow, catch and raise your own food provisions is a unique life experience that is lost in today's modern digital world. The farm experience will not only provide a source for food, but educate Members, restore their most basic connection to the land and curate meals shared with family and friends. Our chefs will inspire great meals that either they prepare or assist Members in the preparation. Atlantic Fields will be unique to the world as it will be a sustainable enclave in which all members, their families, and their friends can participate.
- **Sustainability** - Discovery is dedicated to establishing all its properties as models of sustainable development, combining sustained growth and responsible custody of the environment with respect for authentic social and cultural life. We will aggressively incorporate these same tenets at Atlantic Fields and will focus on nature, energy and water conservation, renewable energy, sustainable construction practices, waste reduction and recycling, local community outreach and nature experiences for Members, their families and guests. We want our Members and their families to become integral parts, and active stewards, of an environmentally sustainable community.
- **Home Services & Concierge** - Discovery's home services, wellness, and member service programs maximize members' enjoyment of their homes, the Club amenities, social events and all things the South Florida lifestyle has to offer. The onsite concierge will be the unofficial host of Atlantic Fields. The concierge provides a number of member services, including but not limited to, greeting arriving families, making travel arrangements, providing transportation, making reservations and improving the Member experience daily.
- **Security** – Atlantic Fields will have guard-protected gate and full-time security personnel to ensure the exclusivity and privacy of the community as well as the safety of its members and their belongings.



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SALES & MARKETING

Discovery relies on experiential marketing and a relationship approach to sales that establishes an individual bond between the community and each family beginning with their first visit and extending through Member's ownership. Discovery invests its marketing resources in creating a fun, attentive, and genuine personal environment that immerses a prospect and their family in the Club's lifestyle. These experiences create the word of mouth network that Discovery finds to be the most effective form of marketing to new buyers.

**Becker B-14 Grove, LTD
Hobe Sound Equestrian, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32963**

April 29, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Hobe Sound Polo Club Plat and Tract D of Grove Golf Club Plat -
Comprehensive Plan Amendment and PUD Applications

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC during the governmental review process of the Discovery PUD and corresponding Comprehensive Plan Amendment applications.

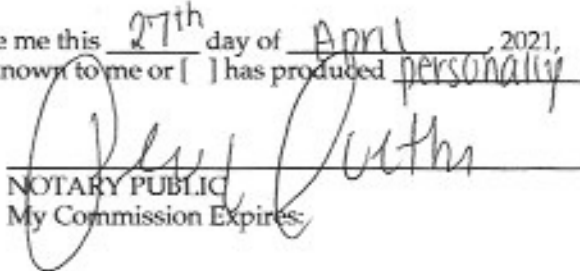
Sincerely,


Thomas Hurley, Authorized Agent

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me this 27th day of April, 2021,
by Thomas Hurley who ☒ is personally known to me or ☐ has produced personally
known as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:

