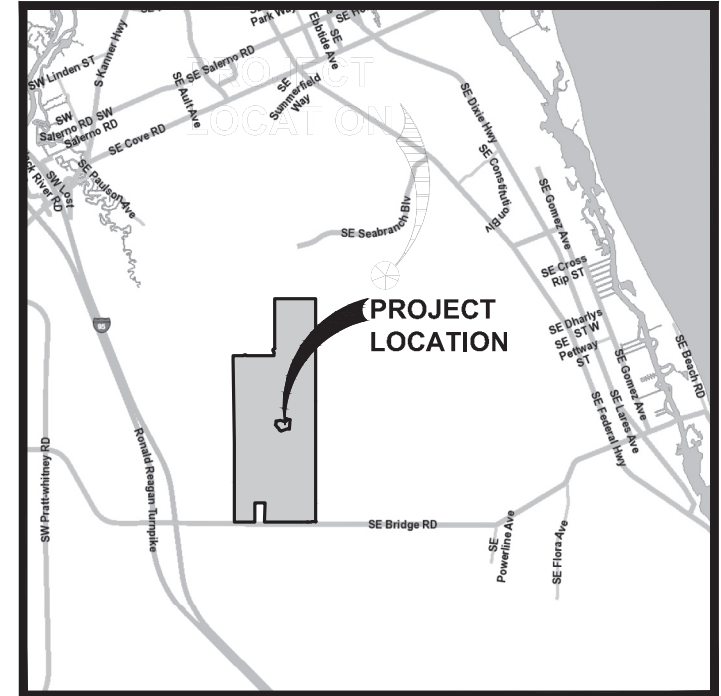


Key / Location:



Project Team:

Land Owner
Discovery Hobe Sound Investors, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32983

Developer
Discovery Land Company

Land Planning
Vita Landscape Architecture / Planning
181 Third Street, Suite 100
San Rafael, CA 94901

Lucido and Associates, Inc.
701 East Ocean Blvd.
Stuart, FL 34984

Golf Course Design
Fazio Golf Course Designers, Inc.
17755 SE Federal Highway
Tequesta, FL 34986

Civil Engineer / Survey
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd.
Port St. Lucie, FL 34986

Traffic Engineer
O'Rourke Engineering and Planning
22 SE Seminole Street
Stuart, FL 34984

Environmental
EVI Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34986

Discovery PUD

Martin County, Florida

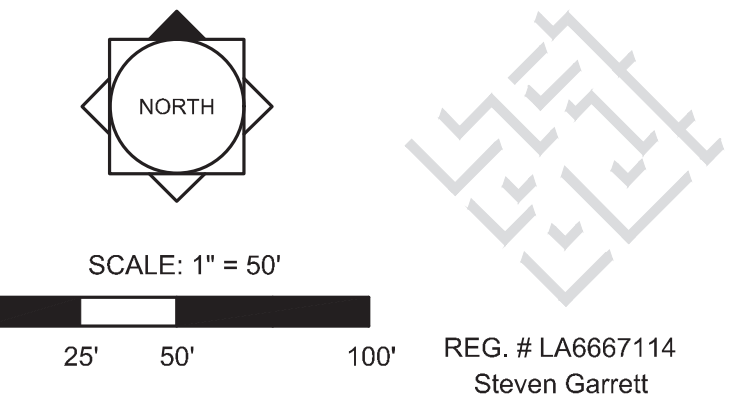
Phase 3C

Final Site Plan

Golf Clubhouse

(Clubhouse Tract R11-L)

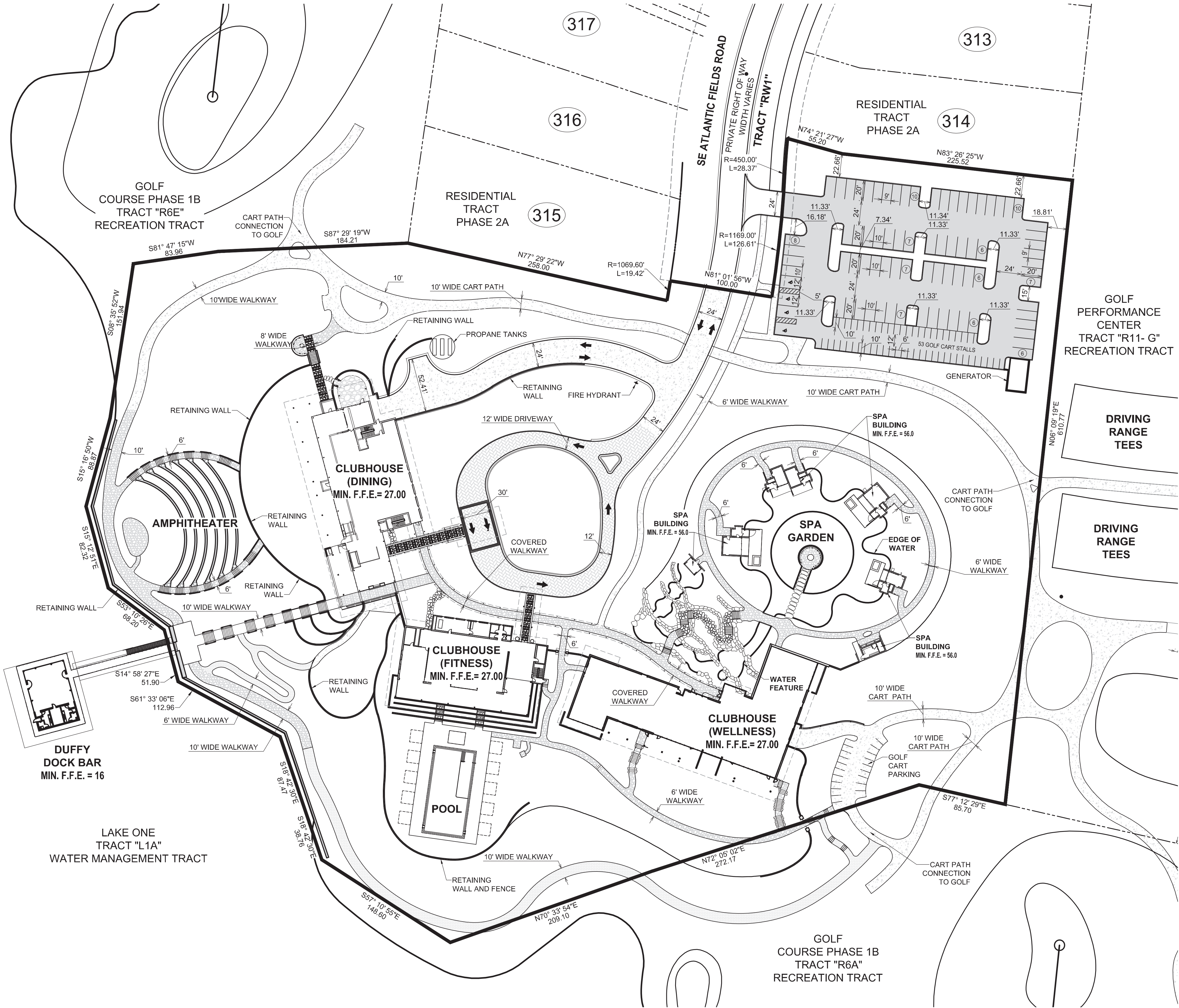
Date	By	Description
11.21.2024	S.L.S.	Completeness Review
12.10.2024	S.L.S.	Completeness Submittal
4.1.2025	S.L.S.	1st Resubmittal
5.13.2025	S.L.S.	Added Min. F.F.E.



REG. # LA6667114
Steven Garrett

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

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Site Data

Total Area:	514,549 sf	11.81 ac
Existing Use:	Approved Golf Course	
Existing Zoning:	PUD	
Existing Future Land Use:	Rural Lifestyle	
	Rural Density	

Impervious Area:	197,988 sf	4.54 ac 38.5%
Total Building Coverage:	45,177 sf	1.04 ac
Vehicular Use (Parking):	36,241 sf	0.83 ac
Vehicular Use (Driveways):	21,674 sf	0.49 ac
Cart Paths / Walkways:	78,998 sf	1.81 ac
Pool & Water Feature:	15,998 sf	0.37 ac
Pervious Area:	316,561 sf	7.27 ac 61.5%
Landscape:	316,561 sf	7.27 ac

Building Data

Gross Floor Area:	80,592 sf *
Golf Clubhouse Buildings:	75,564 sf
Spa Buildings:	2,548 sf
Duffy Dock Bar:	2,480 sf

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

Maximum Height: 40 feet

Proposed Height:

Dining Hall:	30'
Fitness Building:	17'
Wellness Building:	30'
Spa Buildings:	13'
Duffy Dock Bar:	30'

Parking Data

Parking Required:	80 Spaces
18-Hole Golf Course (3 Spaces per Green):	54 Spaces
Driving Range (1.3 Spaces per Tee @ 20 Tees):	26 Spaces
Parking Provided:	80 Spaces
Includes 4 (12x20') Handicap Spaces	
Golf Cart Parking Provided (5x10'):	53 Spaces

Open Space Data

See Master Plan for Overall Open Space



Discovery
LAND COMPANY

FAZIO
DESIGN

VITA

PLANNING & LANDSCAPE ARCHITECTURE