

# DISCOVERY PUD

## THIRD AMENDMENT INCLUDING REVISED MASTER AND PHASING PLANS H123-030

**Board of County Commissioners**

**Public Meeting**

**March 11, 2025**

**Owner:** Discovery Hobe Sound Investors, LLC., – Rick Melchiori

**Applicant:** Discovery Hobe Sound Investors, LLC

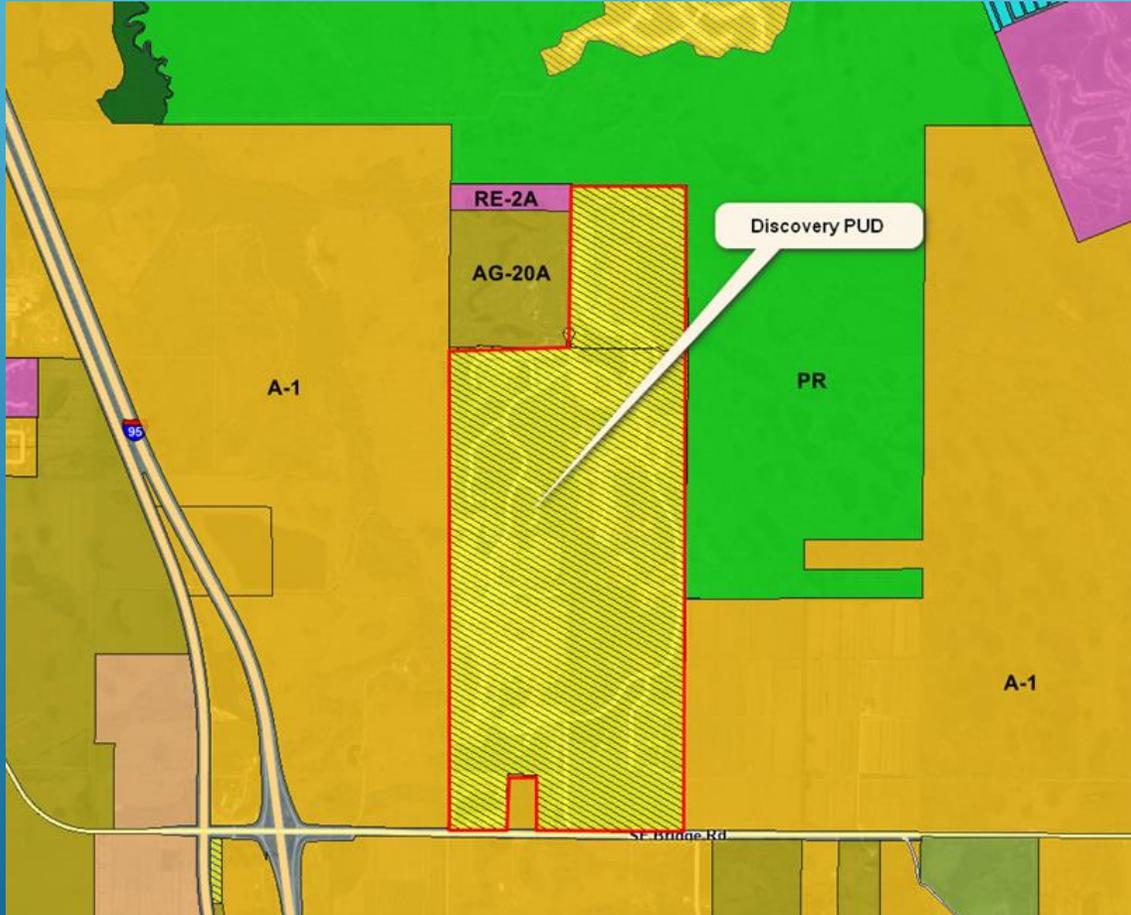
**Requested by:** Lucido & Associates., – Morris A. Crady, AICP

**Project Coordinator:** Brian Elam, PMP, Principal Planner

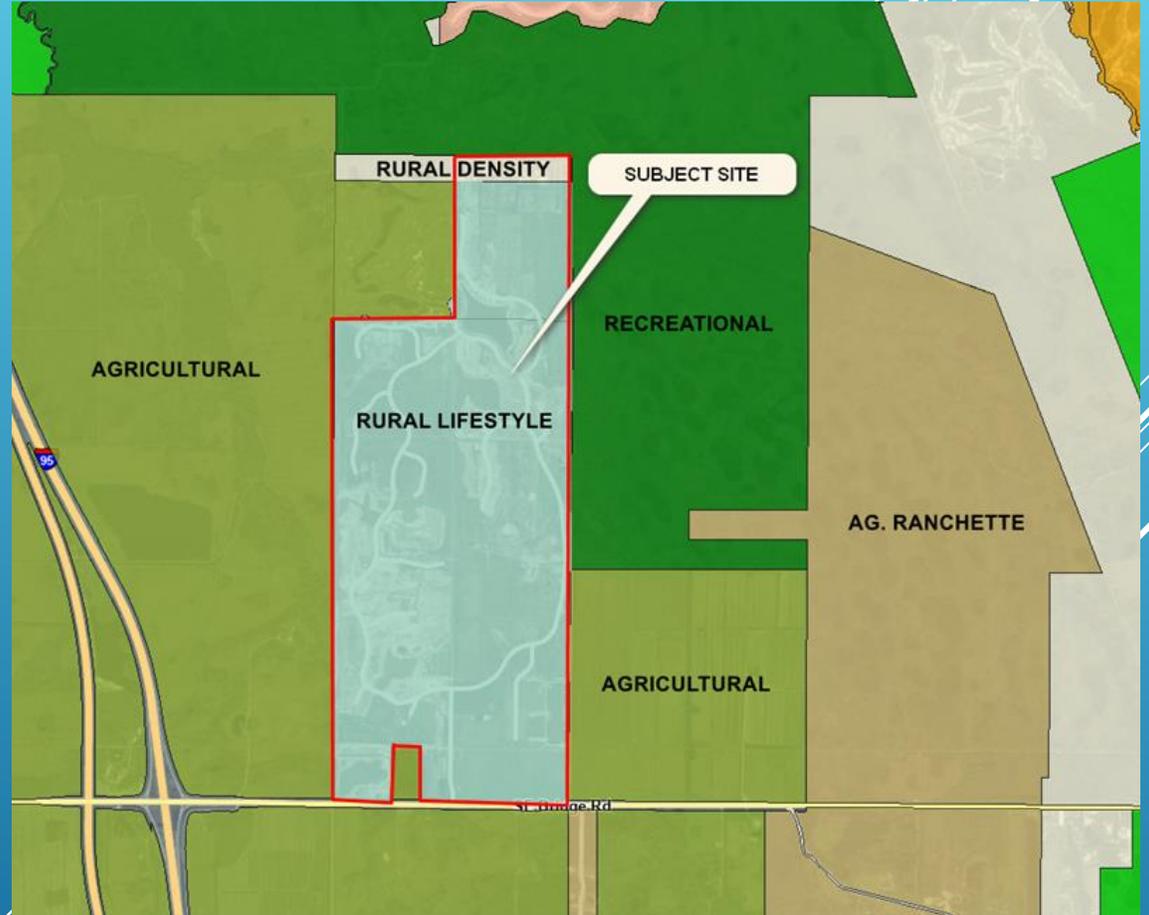


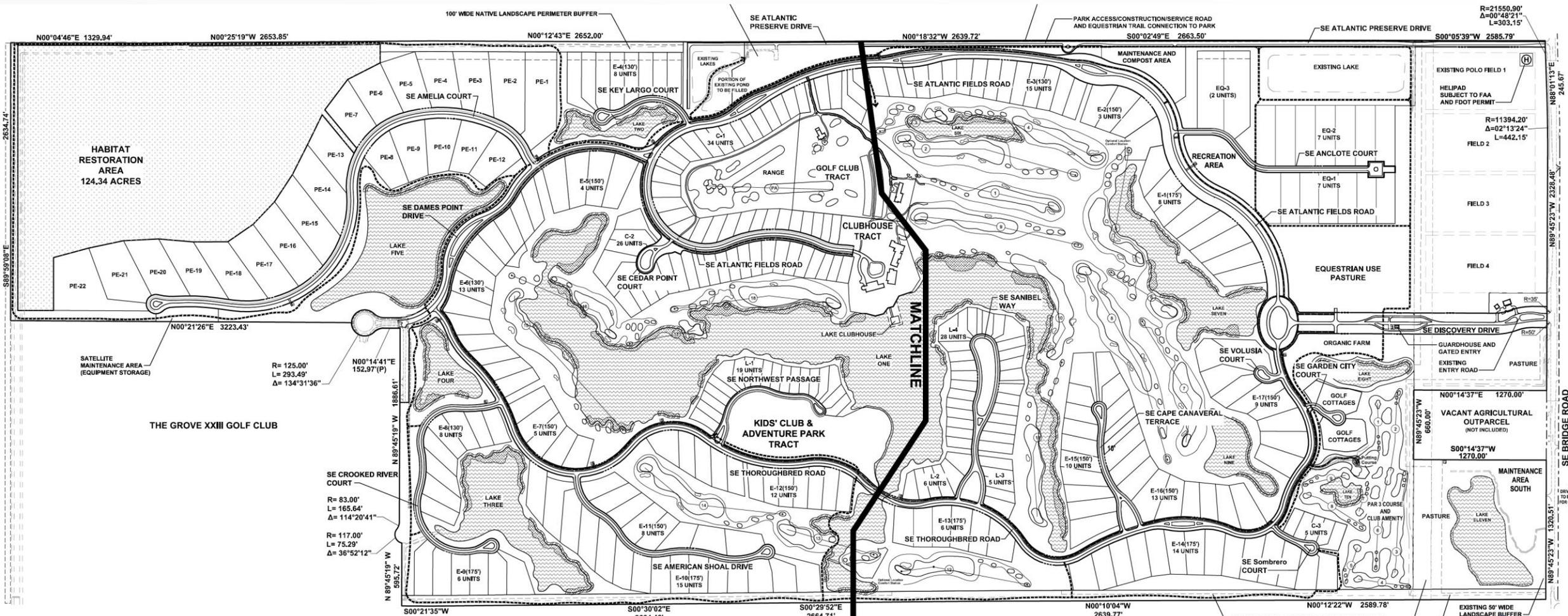


# Zoning Atlas



# Future Land Use



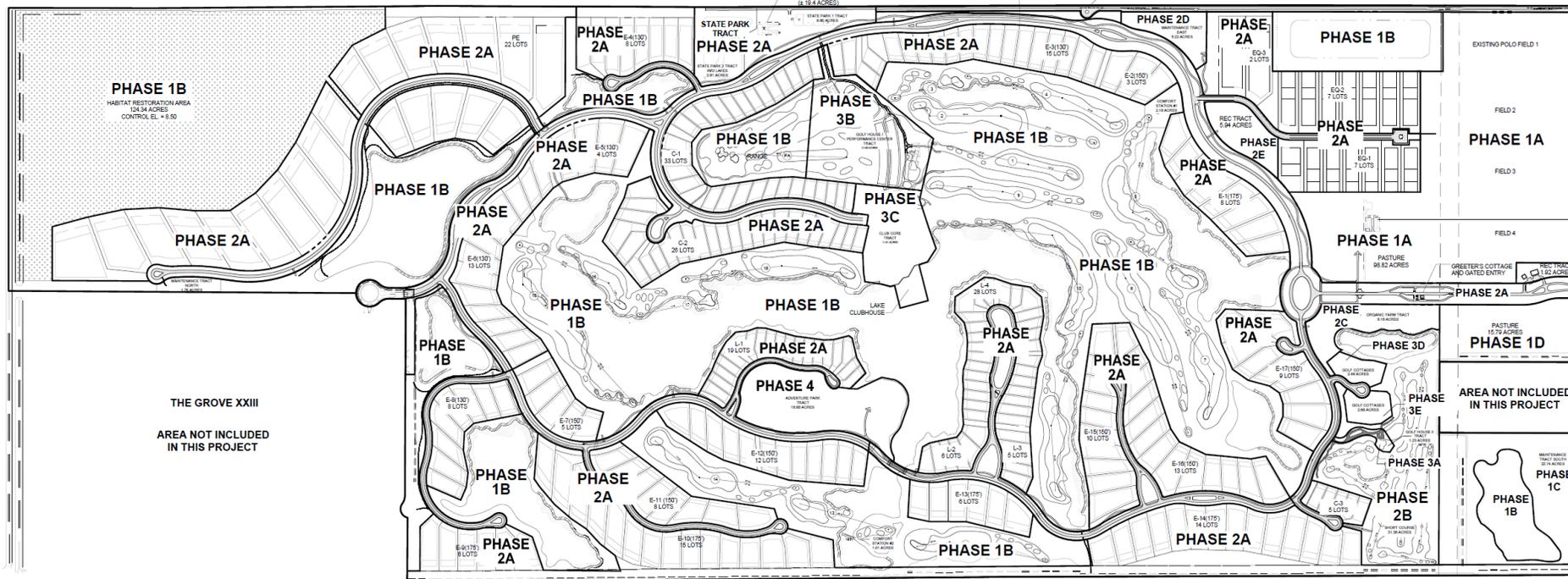


SHEET 3 of 3    SHEET 2 of 3



FPL OVERHEAD TRANSMISSION LINE EASEMENT - BUFFER EASEMENT P.B. 16

EXISTING  
EASEMENT  
ACCESS  
TO BE  
MARKED  
FOR  
CONSTRUCTION  
ACCESS



**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**

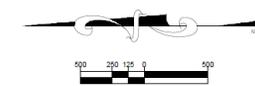
Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

**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



# 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:

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	Tom Walker	772-288-5928	N/A
M	Engineering Review	Matthew Hammond	772-288-5512	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	Matthew Hammond	772-288-5512	N/A
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Juan Lameda	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 Discovery Hobe Sound Investors, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# Local Planning Agency

Review of this application is not required by the Local Planning Agency (LPA).



# STAFF RECOMMENDATION

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the Third Amendment to the Discovery PUD Zoning Agreement including the Revised Master and Phasing Plans.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

