



NOTICE OF PUBLIC HEARINGS

March 22, 2022

Subject and Location: Discovery PUD Zoning Agreement and Master Site Plan (H123-022). A request by Becker B-14 Grove, LLC, Hobe Sound Equestrian, LLC and the Discovery Land Company for a Rezoning from AG-20 and RE-2A to PUD along with a Zoning Agreement and Master Site Plan approval for the development of 317 residential lots and associated infrastructure on approximately 1,530.9 acres. The project is located north of Bridge Road, approximately 1 mile east of the I-95 Interchange. Included in this application is a request for a Deferral of Certificate of Public Facilities Reservation.

As a landowner within 1000 feet of the property identified in the above description and shown on the aerial-location map attached to this letter, please be advised that consideration of PUD Zoning Agreement and Master Site Plan approval request as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, April 7, 2022

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, April 19, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

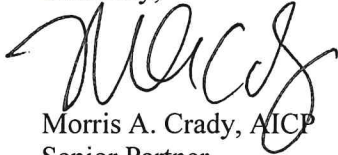
Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495 or feel free to contact me directly at 772 220-2100. All written comments should be sent to Matt Stahley, Principal Planner, (e-mail: mstahley@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

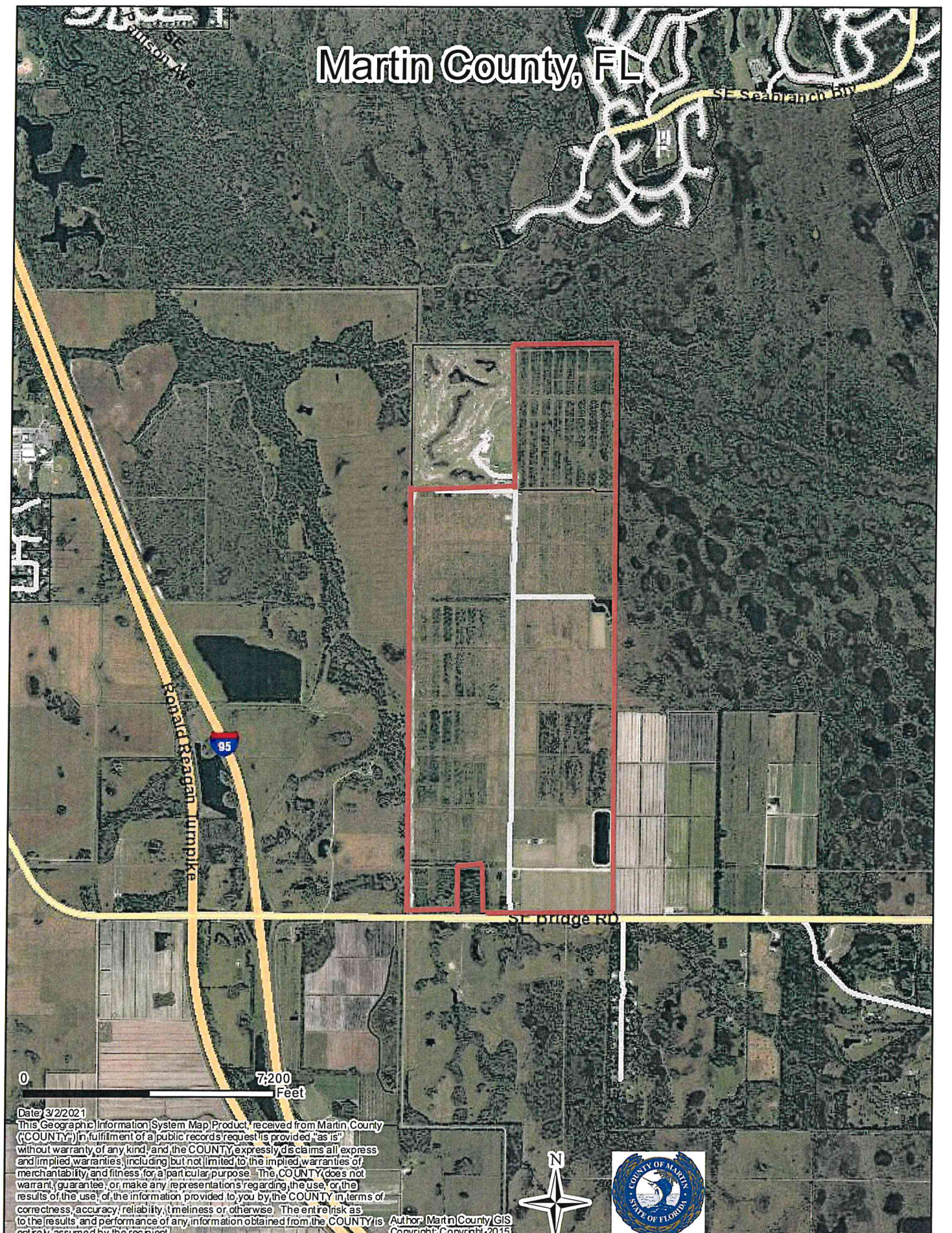
Sincerely,

A handwritten signature in black ink, appearing to read 'Morris A. Crady', written in a cursive style.

Morris A. Crady, AICP
Senior Partner

Attachment: Location-Aerial Map
 Master Site Plan
 Colored-rendering

Martin County, FL



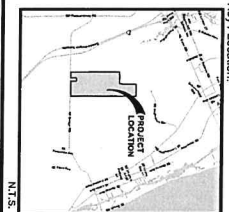
Date: 3/2/2021

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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Project Team:

Owner:
 Discovery PUD, LLC
 1000 St. Johns Avenue, Suite 200
 Jacksonville, FL 32209
 (904) 441-1300

Architect:
 Luisdo & Associates
 1875 S.W. 8th St., Suite 1000
 Fort Lauderdale, FL 33334
 (954) 578-3333

Contractor:
 B&B Construction Co., Inc.
 3225 W. Greenway Ave.
 Ft. Lauderdale, FL 33309
 (954) 578-1100

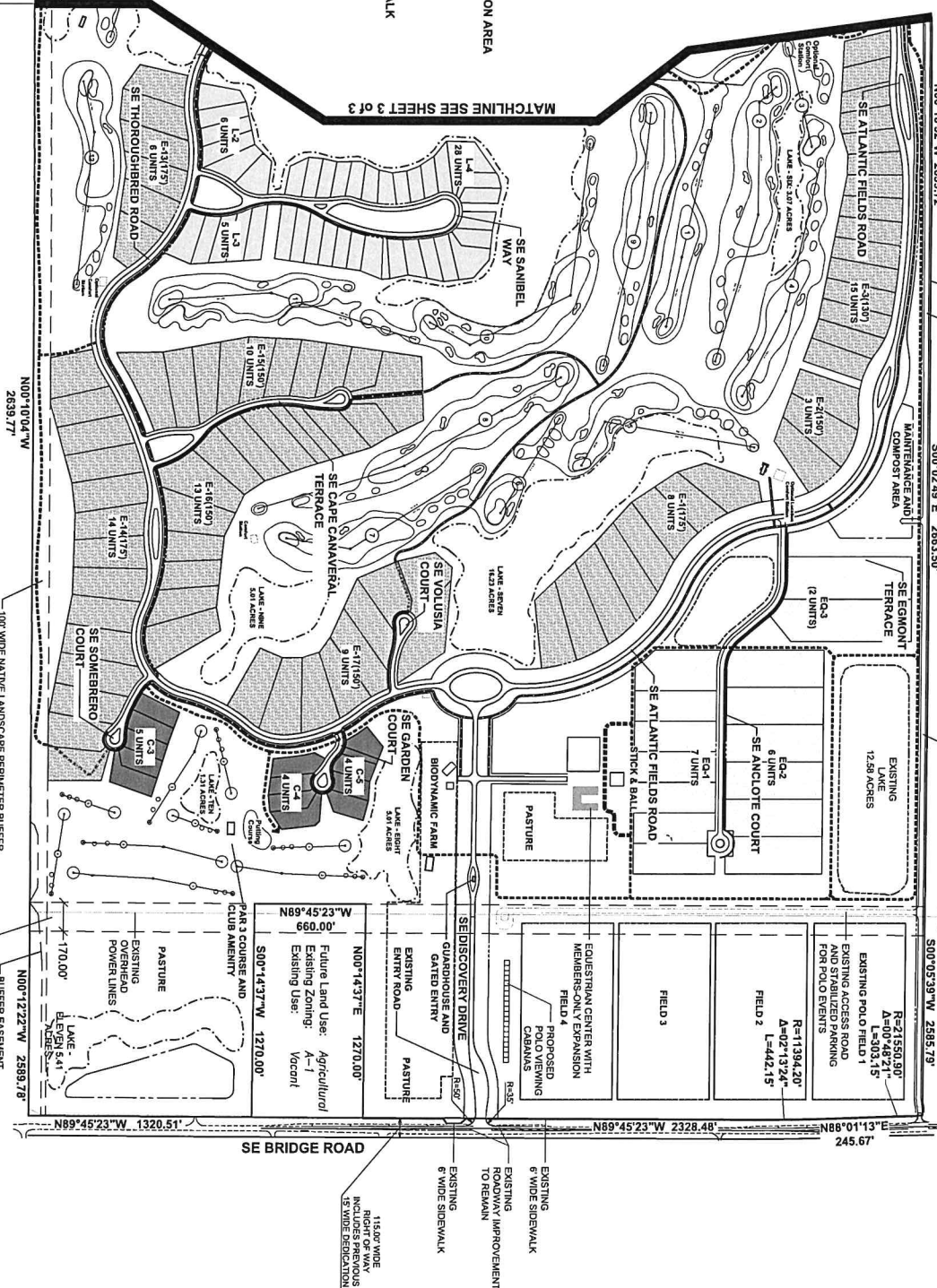
Professional Engineer:
 Chris Egan, P.E.
 Chris Egan Design Engineering, Inc.
 2725 N.W. 37th Avenue, Suite 300
 Ft. Lauderdale, FL 33309
 (954) 578-1100

Professional Engineer (Traffic):
 John J. DeWitt, P.E.
 J. DeWitt Engineering, Inc.
 2725 N.W. 37th Avenue, Suite 300
 Ft. Lauderdale, FL 33309
 (954) 578-1100

Discovery PUD
 Master County, Florida

Master Site Plan

Date	By	Description
11-11-2021	SLS	Submitted to the County
10-26-2021	SLS	1st Submittal
11-18-2022	SLS	2nd Submittal



LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI-MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

VITTA
 PLANNING & LANDSCAPE ARCHITECTURE

Discovery PUD
 LAND CORPORATION

FAZIO
 DESIGN

Future Land Use: Agricultural
Existing Zoning: A-1
Future Land Use: Agricultural
Existing Zoning: A-1

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

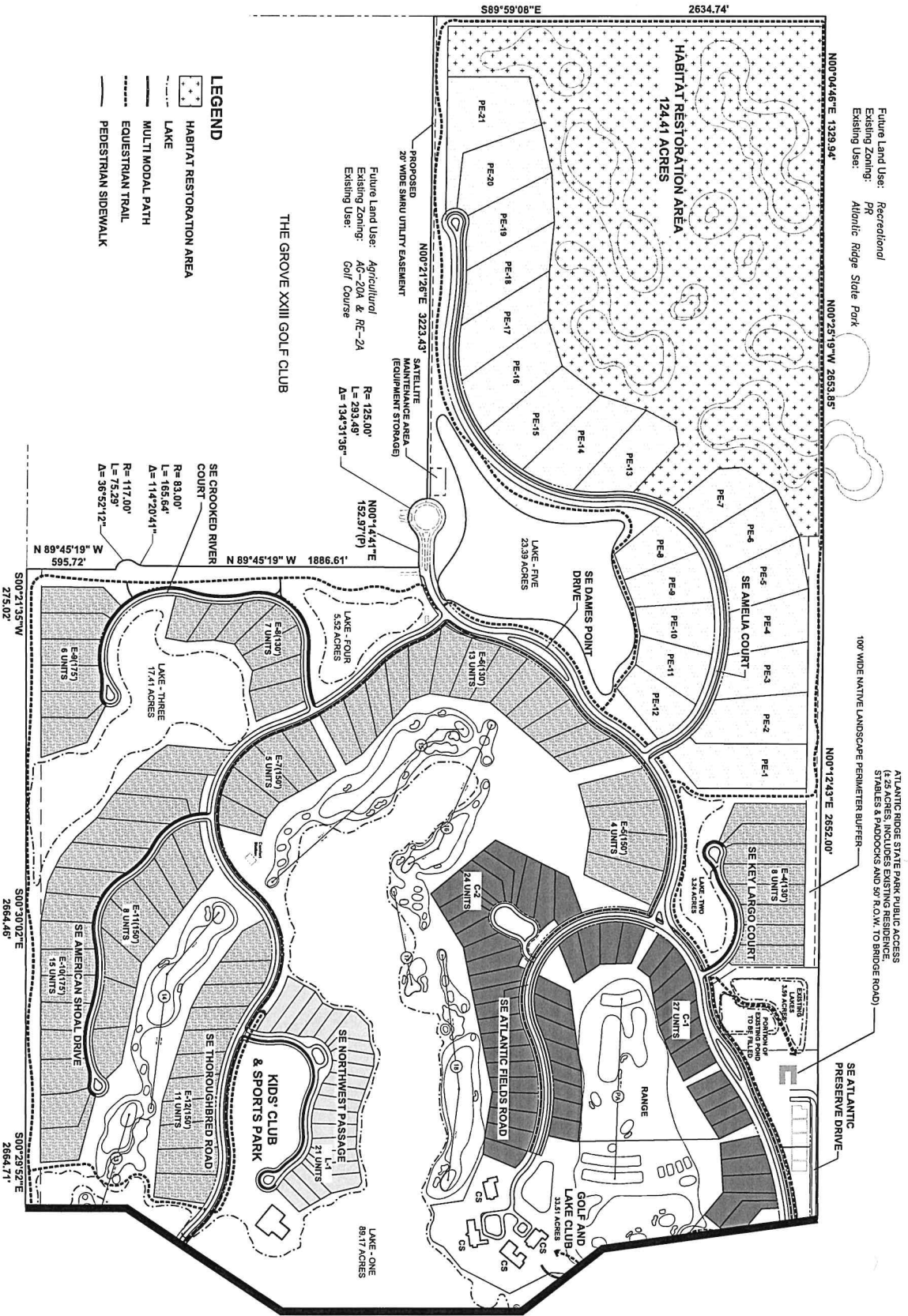
100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

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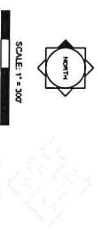
Future Land Use: Agricultural
Existing Zoning: A-1
Existing Use: Agricultural



Date	By	Description
11/21/2022	MC	Final
11/21/2022	MC	1st Revision
11/21/2022	MC	2nd Revision

Discovery PUD
Master Site Plan

March County, Florida



Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

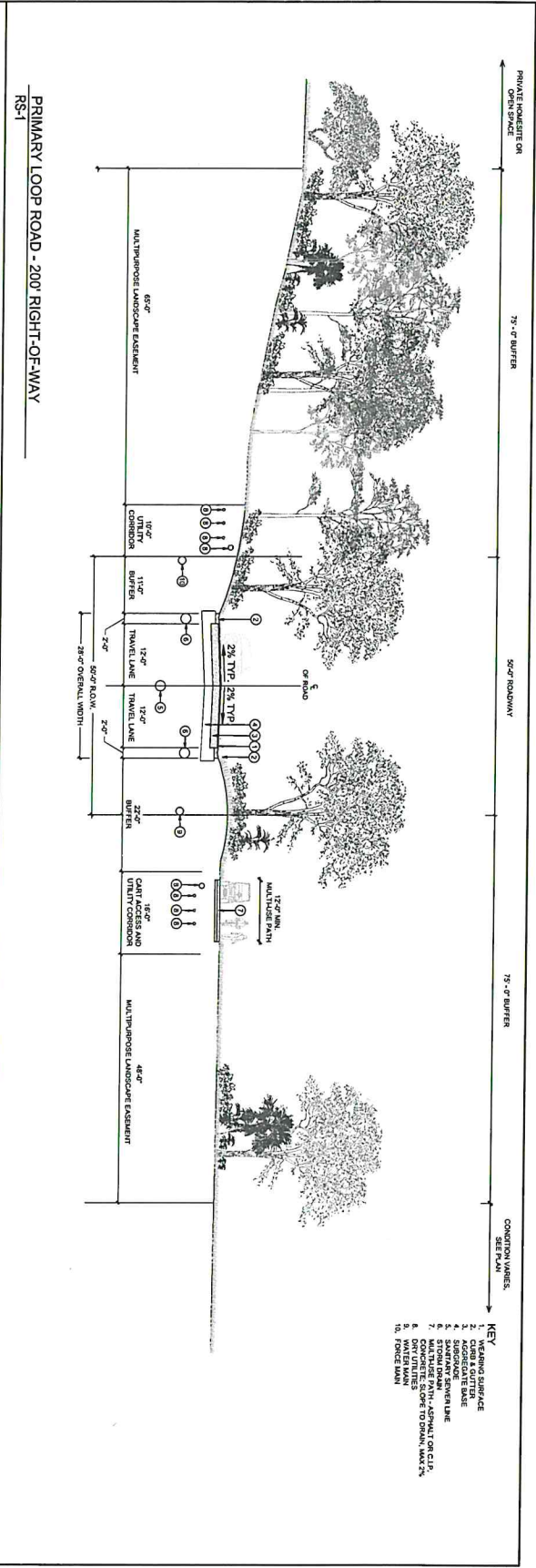
Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

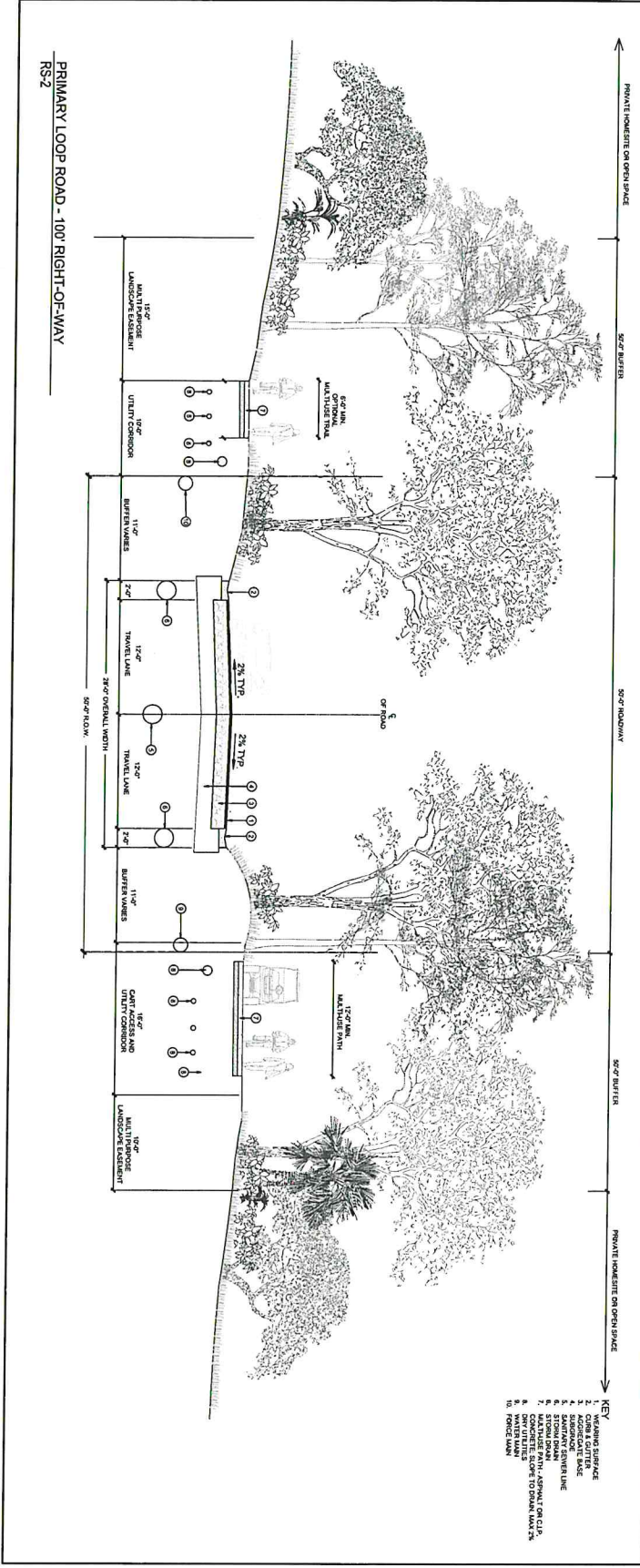
Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC

Project	Manager	Checked
Discovery PUD	MC	MC



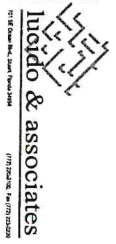
PRIMARY LOOP ROAD - 200' RIGHT-OF-WAY
RS-1



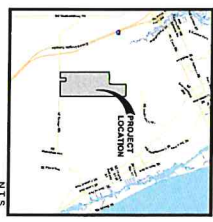
PRIMARY LOOP ROAD - 100' RIGHT-OF-WAY
RS-2

- KEY
1. WEARING SURFACE
 2. ADJACENT BASE
 3. ADJACENT BASE
 4. SUBGRADE SEWERLINE
 5. STORM DRAIN
 6. STORM DRAIN - ASPHALT OR C.I.P.
 7. CONCRETE SLOPE TO DRAIN, MAX 2%
 8. WALKER MAN
 9. WALKER MAN
 10. FORCE MAIN

- KEY
1. WEARING SURFACE
 2. ADJACENT BASE
 3. ADJACENT BASE
 4. SUBGRADE SEWERLINE
 5. STORM DRAIN
 6. STORM DRAIN - ASPHALT OR C.I.P.
 7. MULTILAYER PAV. ASPHALT OR C.I.P.
 8. DRIVE LINES
 9. STORM DRAIN
 10. FORCE MAIN



Inuido & associates
1175 S. Orange Ave., Suite 1000
Orlando, FL 32801
Phone: 407.251.1234



KEY / LOCATION
N.T.S.

Project Team:
 Client: Discovery PUD
 1175 S. Orange Ave., Suite 1000
 Orlando, FL 32801
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: [Date]

Discovery PUD

Marin County, Florida

Master Site Plan

Road Cross-Sections

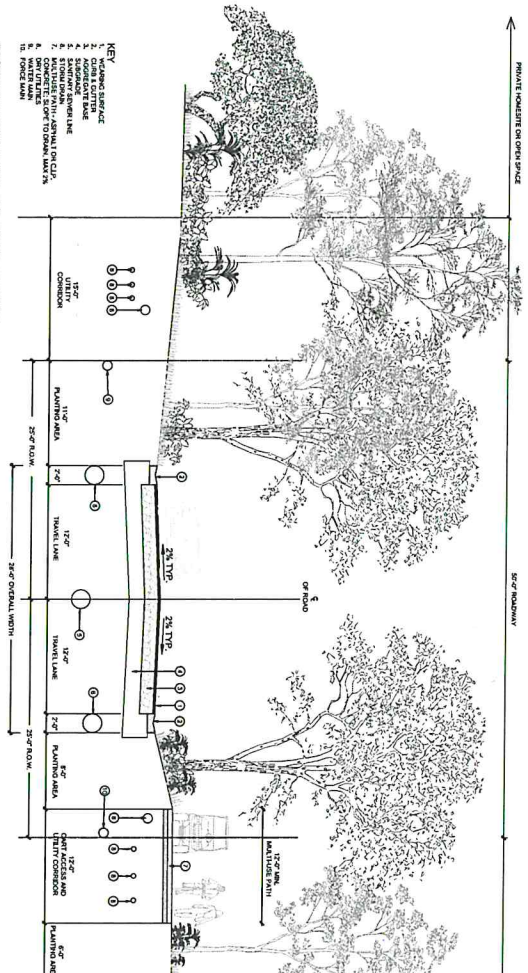
Date	By	Description



Sheet: **4 of 9**

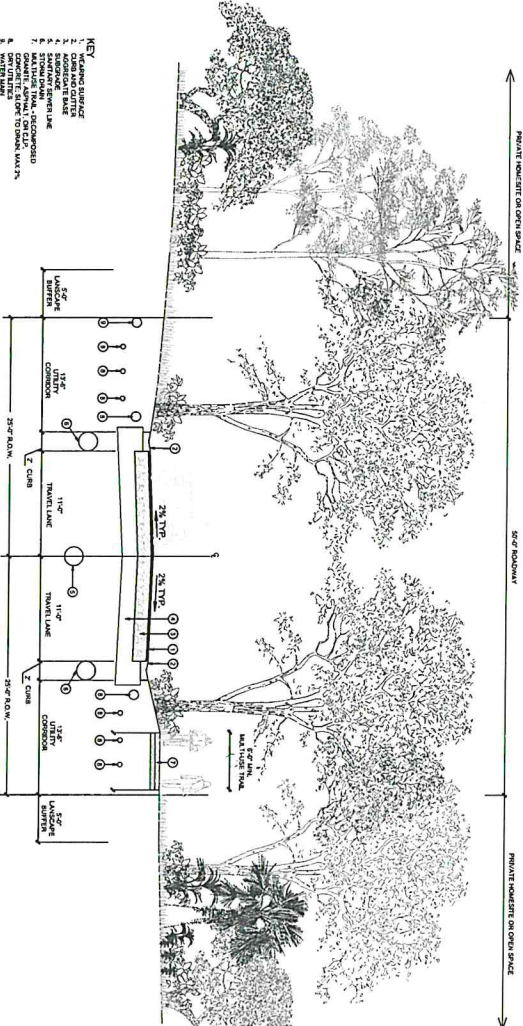
Designer: [Name]
 Manager: [Name]
 Project Number: [Number]
 Municipal Number: [Number]
 Computer File: [File Name]

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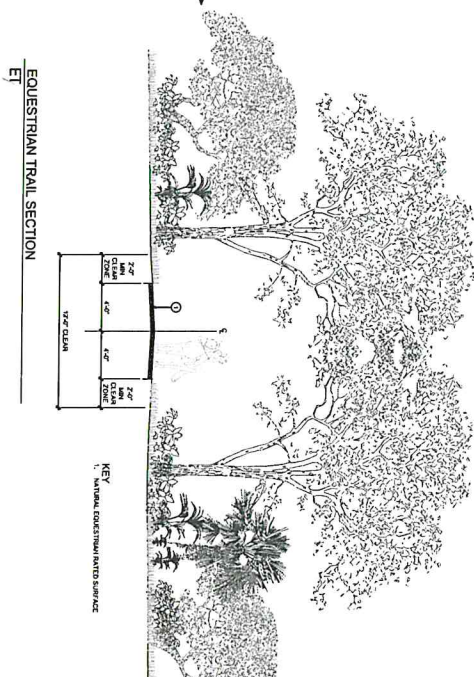
- KEY**
- 1. DRIVE
 - 2. DRIVE CURB
 - 3. DRIVE CURB
 - 4. DRIVE CURB
 - 5. DRIVE CURB
 - 6. DRIVE CURB
 - 7. DRIVE CURB
 - 8. DRIVE CURB
 - 9. DRIVE CURB
 - 10. DRIVE CURB
 - 11. DRIVE CURB
 - 12. DRIVE CURB

RS-3
PRIMARY LOOP ROAD - 80' RIGHT-OF-WAY



- KEY**
- 1. DRIVE
 - 2. DRIVE CURB
 - 3. DRIVE CURB
 - 4. DRIVE CURB
 - 5. DRIVE CURB
 - 6. DRIVE CURB
 - 7. DRIVE CURB
 - 8. DRIVE CURB
 - 9. DRIVE CURB
 - 10. DRIVE CURB
 - 11. DRIVE CURB
 - 12. DRIVE CURB

RS-4
NEIGHBORHOOD ROAD - 80' RIGHT-OF-WAY



ET
EQUESTRIAN TRAIL SECTION



Key / Location

Project Team:

Discovery PUD
Marlin County, Florida

Master Site Plan
Road Cross-Sections

Discovery PUD
Marlin County, Florida

Master Site Plan
Road Cross-Sections

Client: Marlin County, Florida
200 S. Marlin Avenue, Suite 100
Marlin, FL 32059

Prepared for:
Marlin County, Florida
200 S. Marlin Avenue, Suite 100
Marlin, FL 32059

Discovery PUD
Marlin County, Florida

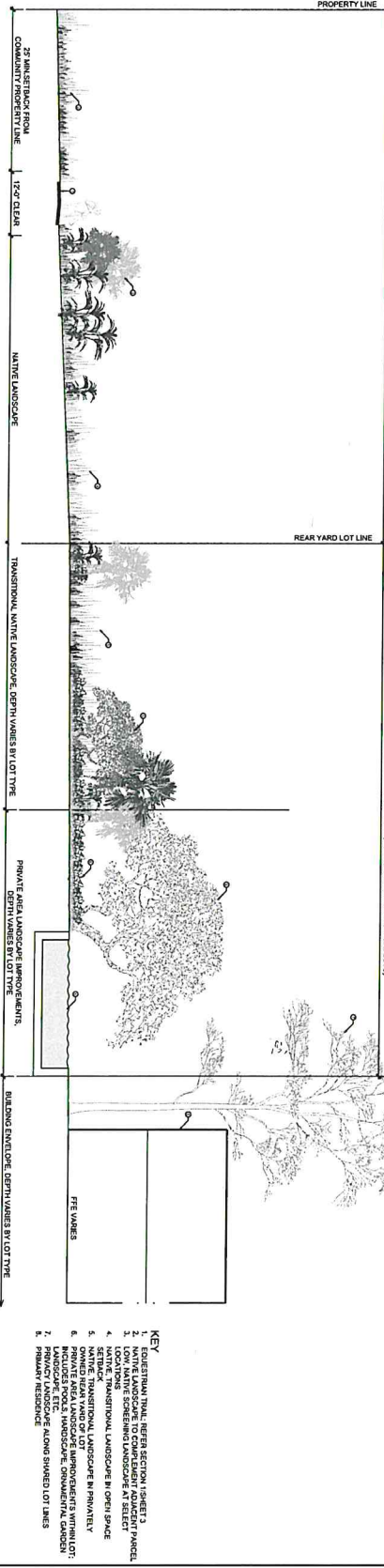
Master Site Plan
Road Cross-Sections

SCALE: 1" = 4'-0"
DATE: 11/15/11

NO. 5 of 9

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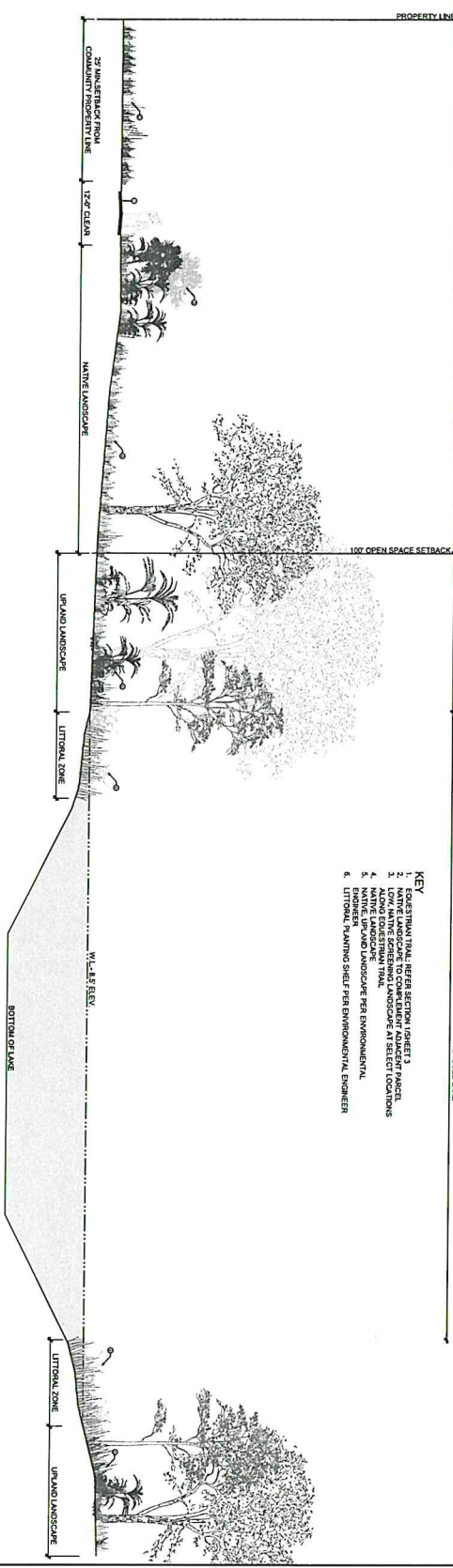
ADJACENT PARCEL 100'-0" OPEN SPACE SETBACK AND NATIVE LANDSCAPE BUFFER REAR YARD LOT LINE REAR YARD SETBACK, VARIED BASED ON LOT TYPE (100' AS SHOWN FOR 115-WALK LOTS)



**WESTERN PROPERTY BOUNDARY - PRIVATE LOT CONDITION
PB-1**

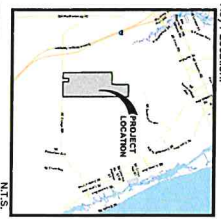
- KEY**
1. SUBSTANTIAL TROPICAL BERRA SECTION 1 SHEET 1
 2. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 3. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 4. SETBACK SCREENING LANDSCAPE AT SELECT LOCATIONS
 5. NATIVE TRANSITIONAL LANDSCAPE IN OPEN SPACE
 6. PRIVATE AREA LANDSCAPE IMPROVEMENTS WITHIN LOT
 7. PRIVATE LANDSCAPE ALONG SHARED LOT LINES
 8. PRIVATE MEAN LANDSCAPE IMPROVEMENTS WITHIN LOT
 9. PRIVATE MEAN LANDSCAPE, ORNAMENTAL GARDEN LANDSCAPE ETC.
 10. PRIVATE LANDSCAPE

ADJACENT PARCEL 100'-0" OPEN SPACE SETBACK AND NATIVE LANDSCAPE BUFFER 100' OPEN SPACE SETBACK NATIVE LANDSCAPE TOP OF BANK SET ENHANCEMENT PER ENVIRONMENTAL ENGINEER PROPOSED LAKE



**WESTERN PROPERTY BOUNDARY - LAKE CONDITION
PB-2**

- KEY**
1. SUBSTANTIAL TROPICAL BERRA SECTION 1 SHEET 1
 2. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 3. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 4. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 5. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 6. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 7. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 8. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 9. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 10. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS



Lueldo & associates
11725 SW 15th Street, Suite 100
Miami, FL 33187
Tel: 305.444.1172

Project Team:
 Project Manager: MC
 Designer: MC
 Checker: MC
 Date: 11/11/2023

Client:
 Client Name: [Redacted]
 Client Address: [Redacted]
 Client Phone: [Redacted]

Site Information:
 Site Address: [Redacted]
 Site Phone: [Redacted]

Professional Engineer:
 Name: [Redacted]
 License No.: [Redacted]

Discovery PUD
 Martin County, Florida
Master Site Plan
Boundary Cross-Sections

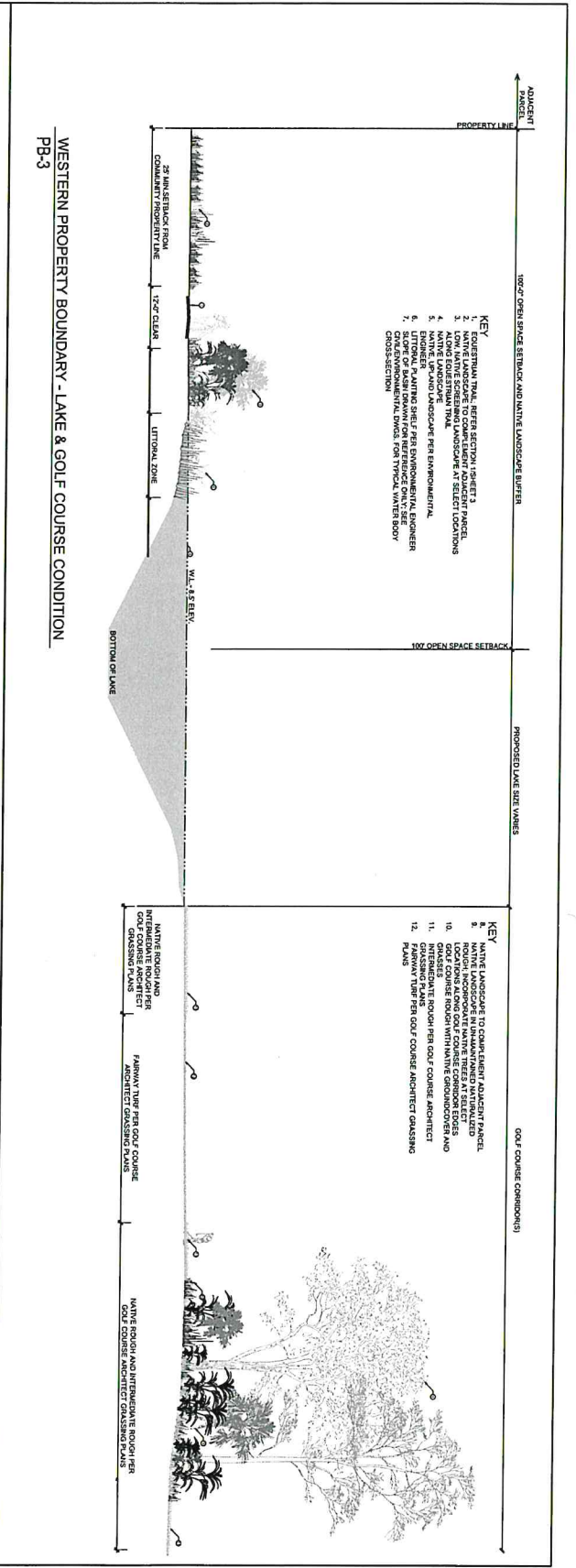
Date: _____
 By: _____
 Description: _____

SCALE: 1" = 100'
 N.T.S.
 FIG. # 1018
 Thomas P. Lueldo

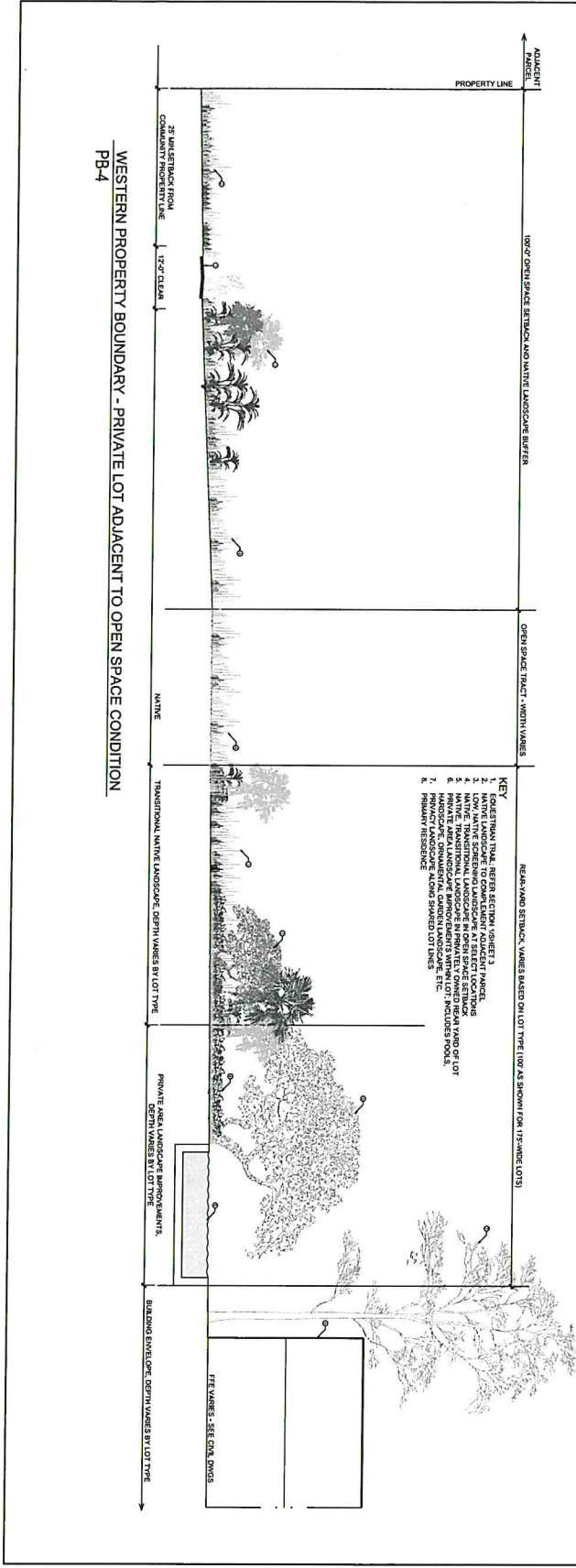
Manager: MC
 Designer: MC
 Checker: MC
 Date: 11/11/2023

Sheet: **6 of 9**

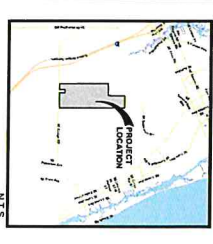
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WESTERN PROPERTY BOUNDARY - LAKE & GOLF COURSE CONDITION
PB-3

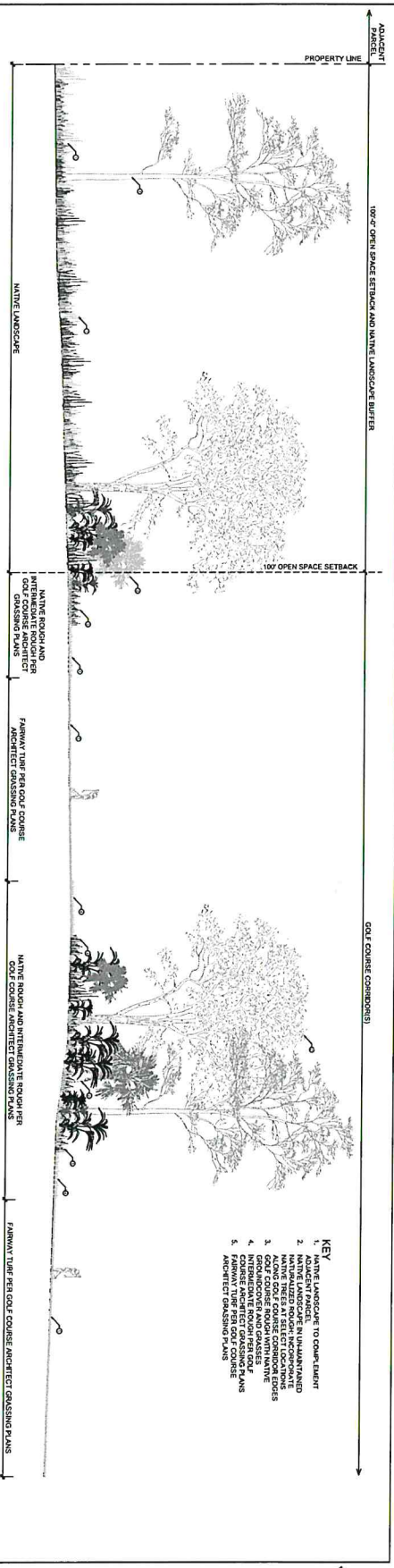


WESTERN PROPERTY BOUNDARY - PRIVATE LOT ADJACENT TO OPEN SPACE CONDITION
PB-4

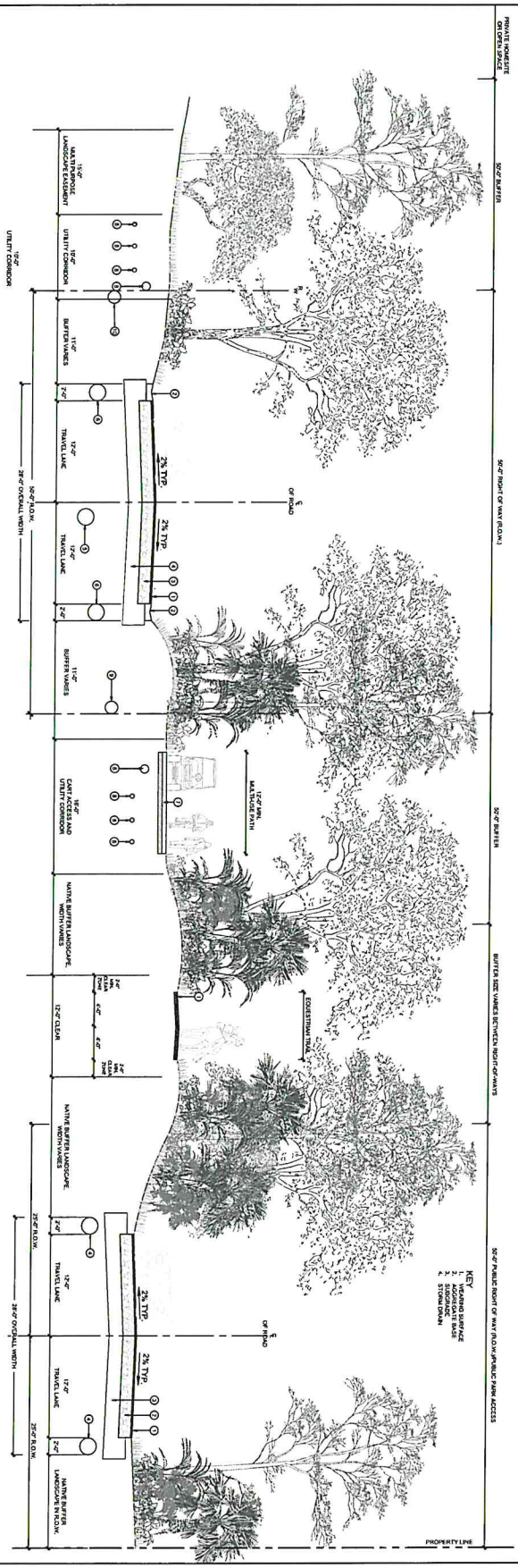


Discovery PUD
Marion County, Florida
Master Site Plan
Boundary Cross-Sections

Date: _____
By: _____
Description: _____



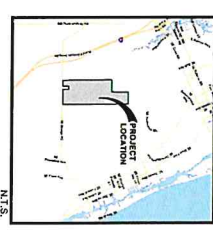
WESTERN PROPERTY BOUNDARY - GOLF COURSE CONDITION
PB-5



EASTERN PROPERTY BOUNDARY - PUBLIC ACCESS ROAD
PB-6

- KEY**
 1. NATIVE LANDSCAPE TO COMPLEMENT ADJACENT PARCEL
 2. NATIVE LANDSCAPE IN UNMAINTAINED NATIVE TREES AT SELECT LOCATIONS
 3. GOLF COURSE ROUGH WITH NATIVE INTERMEDIATE HOUGH PER GOLF COURSE ARCHITECT GRASSING PLANS
 4. GOLF COURSE ARCHITECT GRASSING PLANS
 5. FAIRWAY TURF PER GOLF COURSE ARCHITECT GRASSING PLANS

- KEY**
 1. VARIATION SURFACE
 2. SLOPE
 3. SPOT ELEVATION

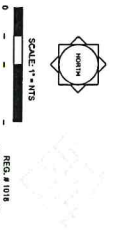


Project Team:
 10115 N. Central Expressway, Suite 200
 Tampa, FL 33626
 Phone: (813) 973-1200
 Fax: (813) 973-1201
 Website: www.juudo.com

Juudo & associates
 1175 23rd Ave, Suite 1000
 Tampa, FL 33606
 (813) 233-7000

Discovery PUD
 Master Site Plan
 Boundary Cross-Sections

DATE BY DESCRIPTION



DESIGNER: JUCO
 PROJECT NUMBER: 10115 N. CENTRAL EXPRESSWAY
 SHEET: 8 OF 9

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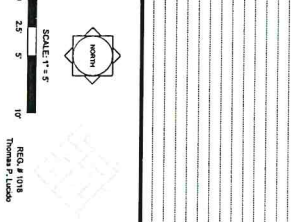


Project Team:

Client: Inuado & Associates, Inc.
Project Manager: Michael C. Inuado
Site Designer: Thomas P. Lueders
Site Plan Designer: Thomas P. Lueders
Site Plan Checker: Thomas P. Lueders
Site Plan Approver: Thomas P. Lueders
Site Plan Date: 11/18/2015
Site Plan Title: Discovery PUD
Site Plan Location: 1715 N. Orange Ave., Suite 1700, Orlando, FL 32809

Discovery PUD
 Martin County, Florida
Master Site Plan
 Boundary Cross-Sections

Date: _____ By: _____ Description: _____



- KEY**
1. WEARING SURFACE
 2. AGGREGATE BASE
 3. SUBGRADE
 4. SUBGRADE COVER LINE
 5. STORM DRAIN
 6. MULTIPURSE PATH - ASPHALT OR CLIP
 7. CONCRETILE SLOPE TO DRAIN, MAX 7%
 8. WALKER MAIN
 9. WALKER MAIN
 10. WALKER MAIN

EASTERN PROPERTY BOUNDARY - STATE PARK BOUNDARY
PB-7