



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

DISCOVERY PUD 3RD AMENDMENT

Applicant:	Discovery Hobe Sound Investors, LLC (Rick Melchiori)
Property Owner:	Discovery Hobe Sound Investors
Agent for Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-030
Record Number:	DEV2024110003
Report Number:	2025_0205_H123-030_DRT_STAFF_FINAL
Application Received:	11/19/2024
Transmitted:	11/21/2024
Date of Report:	02/05/2025

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administrator Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us?accessibility-feedback.

B. Project description and analysis

This is a request by Lucido & Associates on behalf of Discovery Hobe Sound Investors, LLC for approval of a Third Amendment to the Discovery PUD Zoning Agreement including a revised master and phasing plan for the purpose of adjusting the Golf Clubhouse and Kid's Club Adventure Park Recreation Tracts and adding a lake clubhouse within the lake adjacent to the Clubhouse Tract. The Discovery PUD is an approximately 1,530-acre property located north of Bridge Road approximately one mile east of the I-95 Interchange at 3199 SE Atlantic Fields Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.

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

D. Review Board action

This application meets the threshold criteria for a PUD Zoning Agreement Amendment. Review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)(2024), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number:	Multiple Parcels
Address:	3199 SE Atlantic Fields Road, Hobe Sound
Existing zoning:	Planned Unit Development – Discovery Zoning Agreement
Future land use:	Rural Lifestyle
Nearest major road:	Bridge Road
Gross area of site:	1,530.9 acres

Figure 1: Location Map

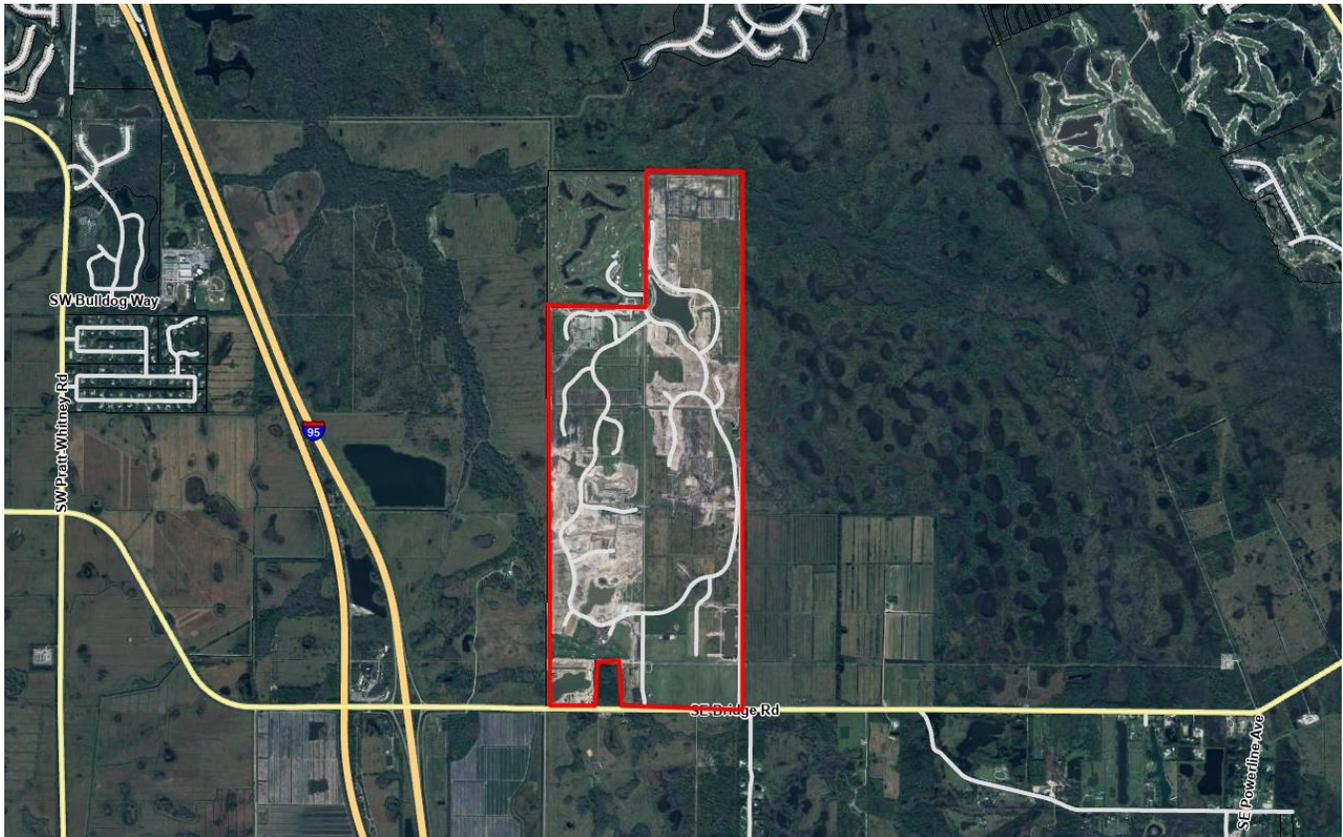


Figure 2: Zoning Atlas

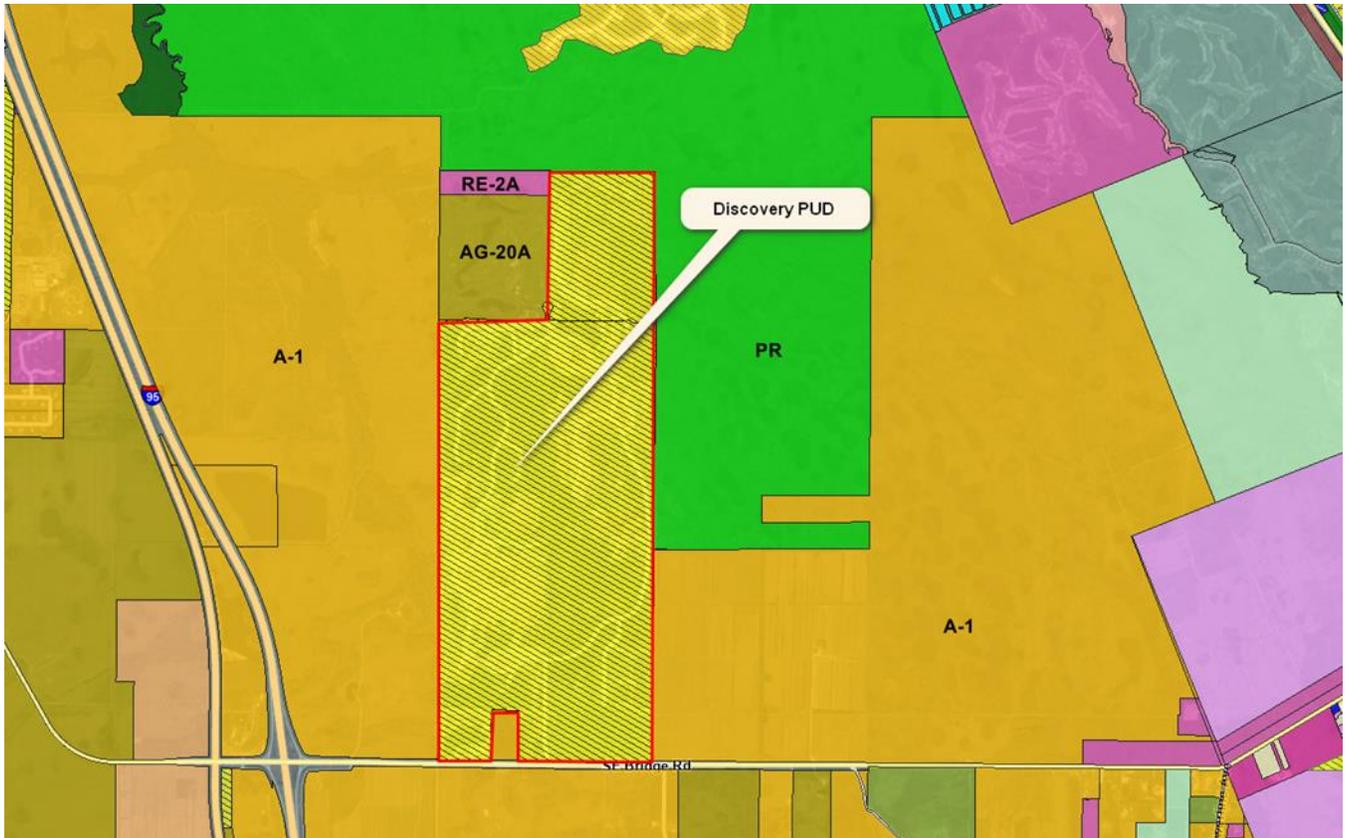
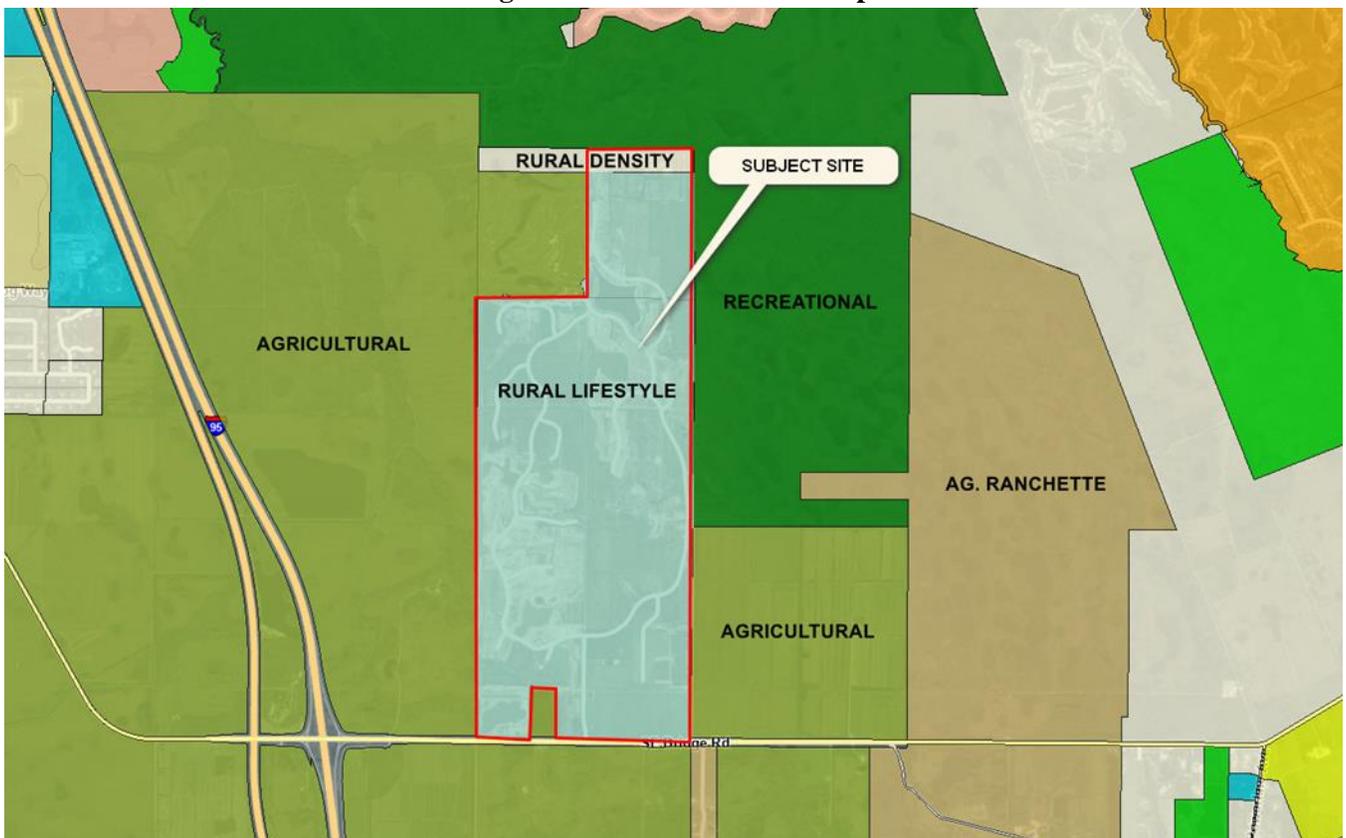


Figure 3: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

TIMETABLE OF DEVELOPMENT – MASTER SITE PLANS

The timetable of development for a master site plan shall be as specified in 10.2.D.1.

Master Site Plan

Issuance of a master site plan development order shall authorize the applicant to submit the final site plan(s) for the development in accordance with the terms and conditions of the master site plan, including the timetable of development. Issuance of a master site plan development order shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development. LDR MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.g.(2024).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscaping

Findings of Compliance:

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for Administrative Amendment to this Masterplan and Final Site Plan.

In accordance with Section 10.14.A.2, Code of Ordinances Martin County, FL (2016) “Only those phases, or portions thereof, that are the subject of an application proposing an amendment to an approved development order, or that would be affected thereby, shall be subject to the current review standards specified in the Comprehensive Plan, the LDR, and the Code. “.

K. Determination of compliance with transportation requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted Level-of-Service for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval. Division 8 is not applicable.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event prior to discharging to the Hobe-St. Lucie Conservancy District. Offsite flows from the adjacent parcel will be maintained to the outfall. The applicant proposed a

stormwater system consisting of wet detention systems and supporting drainage infrastructure. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 14.50-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (13.64-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 14 will be determined during the Final Site Plan approval.

Division 19 - Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to SE Bridge Road.

DEVELOPMENT ORDER CONDITIONS:

The Owner is not authorized to haul fill off the site. The Owner must comply with all County excavation and fill regulations. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South

Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 “Utility Capacity Reservation Process”]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

INFORMATIONAL:

All inhabitable structures, greater than 1000 square feet shall be provided with an automatic fire sprinkler system in accordance with the requirements of the National Fire Protection Association NFPA 13, NFPA 13R, NFPA 13D standards.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney’s Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider - SMRU

Findings - Positive Evaluation

Source – SMRU

Reference - see Section O of this staff report

Sanitary sewer facilities service provider - SMRU

Findings - Positive Evaluation

Source – SMRU

Reference - see Section O of this staff report

Solid waste facilities

Findings - In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see Section M of this staff report

Community park facilities

Findings - In Place

Source - Growth Management Department

Road's facilities

Findings - Positive Evaluation

Source – Engineering Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings - Positive Evaluation

Source - Engineering Services Department

Reference - see section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24” x 36” plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item	Description	Requirement
5.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Approved Master and Final Site Plan	One (1) copy 24" x 36" of the approved master and final site plan.
7.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
8.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineer's Opinion of Probable Cost, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
11.	South Martin Regional Utilities Reservation	Proof of capacity reservation and fees paid to South Martin Regional Utilities (SMRU). The original agreement and payment shall be coordinated directly with SMRU prior to submittal of the post approval package to Growth Management.
12.	Right-of-Way	One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
13.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
14.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the

Item	Description	Requirement
		approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:			
Advertising fees *:			
Recording fees **::			
Impact fees***:	N/A		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant: Discovery Hobe Sound Investors, LLC
 Rick Melchiori
 14605 N. 73rd Street
 Scottsdale, Arizona 85260
 772-473-0841
rmelchiori@beckerholding.com

Owner: Discovery Hobe Sound Investors, LLC
 Rick Melchiori
 14605 N. 73rd Street
 Scottsdale, Arizona 85260
 772-473-0841
rmelchiori@beckerholding.com

Agent: Lucido & Associates
 Morris A. Crady
 701 SE Ocean Boulevard
 Stuart, Florida 34994
 772-220-2100
mcrady@lucidodesign.com

Engineer of Record: Velcon Engineering & Surveying
Darren Guettler / Jacob McClellan
1449 Commerce Centre Drive
Port Saint Lucie, Florida 34986
772-879-0477 Ext. 208
darrent@velconfl.com – JacobM@velconfl.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments