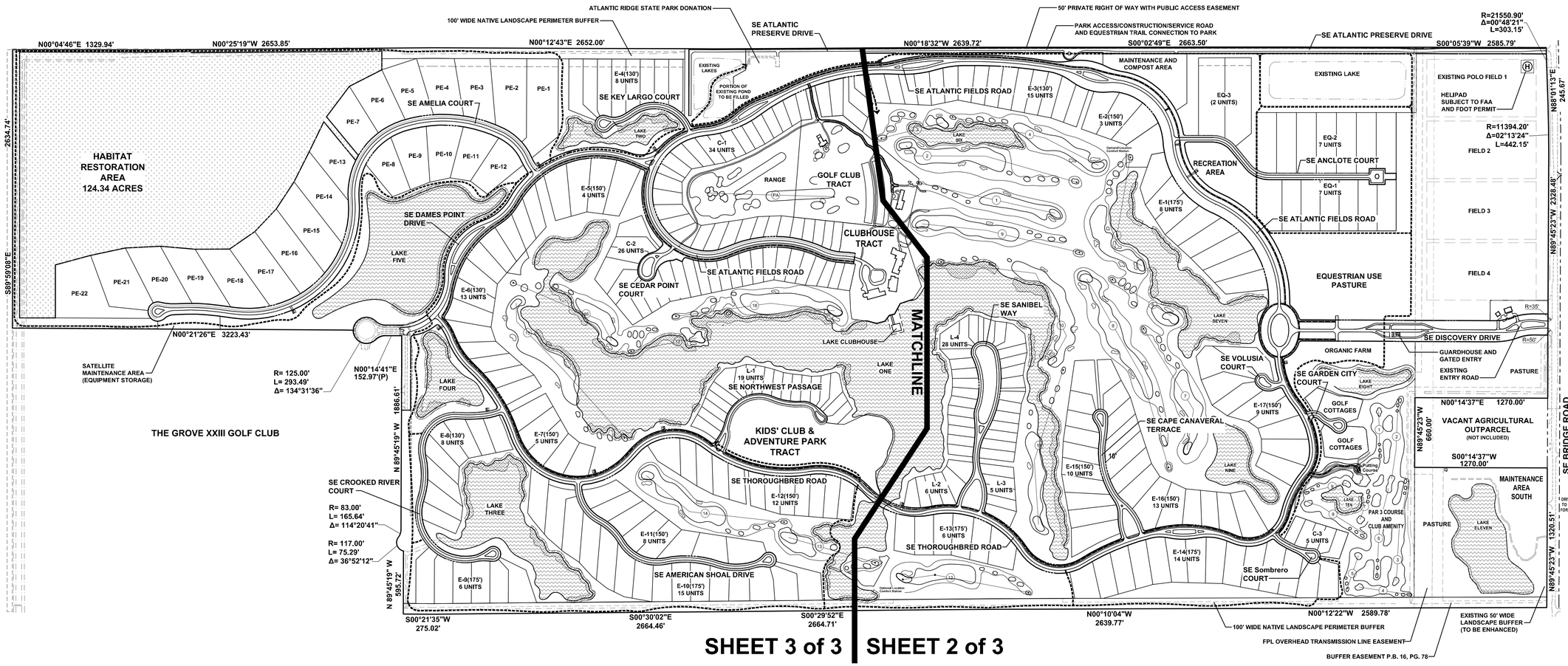


**SHEET 3 of 3** | **SHEET 2 of 3**

## DEVELOPMENT SUMMARY

| LOT/PRODUCT TYPE (ABBREVIATION) | SIZE/TYP. DIMENSIONS | SETBACKS FRONT | REAR BUILDING | REAR ACCESSORY | SIDE | UNITS | % TOTAL |
|---|---|---|---|---|---|---|---|
| PRESERVE ESTATES (PE) | ±3.0 - 4.0 ACRES (300' X 500') | 20' | 20' | 10' | 10' | 22 | 7% |
| EQUESTRIAN ESTATES (EQ) | MIN. ±1.75 ACRES (180' X 485') MAX. ±4.0 ACRES (250' X 725') | 20' | 10' | 10' | 10' | 16 | 5% |
| ESTATE HOMES 175' (E) | ±1.0 - 1.5 ACRES (175' X 325') | 20' | 20' | 10' | 10' | 49 | 16% |
| ESTATE HOMES 150' (E) | ±1.0 - 1.5 ACRES (150' X 350') | 20' | 20' | 10' | 10' | 57 | 18% |
| ESTATE HOMES 130' (E) | ±1.0 - 1.5 ACRES (130' X 350') | 20' | 20' | 10' | 10' | 51 | 16% |
| COTTAGE LOTS (C) | >0.50 - 1.0 ACRES (100' X 250') | 20' | 10' | 5' | 10' | 64 | 20% |
| LAKE HOMES (L) | >0.50 ACRES (80' X 261') | 20' | 10' | 5' | 10' | 58 | 18% |
| | | | | | TOTAL: | 317 | 100% |
| GOLF CLUB COTTAGES | SIZE VARIES (IN CLUB COMPLEX) | | | | | 18 | - |

**NOTES:**

- The existing HSLCD easements are relocatable and will be addressed by way of dedicating all lakes, lake interconnections, habitat restoration area and drainage ways to the HSLCD by way of the future replat of the property.
- All existing easements and rights-of-way that have been dedicated to the Hobe Sound Polo Club POA will be removed/relocated by replat.
- The only easements to be retained in their existing locations are the FPL overhead utility line easements and buffer easement for the off-site wetlands in the southwest corner of the property.
- A new SMRU utility easement is proposed along the northwest property line to allow for the extension of existing water/sewer lines from Seabranch Boulevard to the project site.
- All roads and other common elements shall be privately owned and maintained by a new POA to be determined with the replat.
- Buffer improvements and additional landscaping within the buffer areas shall be submitted for approval with the applicable construction phase as per the PUD Phasing Plan

## LAND USE SUMMARY

| LAND USE TYPE | ACRES | % TOTAL |
|---|---|---|
| RESIDENTIAL LOTS | 458.09 | 30% |
| GOLF COURSE | 259.44 | 17% |
| LOCAL AND SPINE ROADS (PRIVATE RIGHT OF WAY) | 126.44 | 8% |
| LAKES | 201.26 | 13% |
| LAKE BANKS | 22.79 | 1% |
| PRIVATE AMENITIES & MAINTENANCE | 222.96 | 15% |
| HABITAT RESTORATION AREA | 124.34 | 8% |
| DONATED STATE PARK PUBLIC ACCESS AND FACILITIES | 11.51* | <1% |
| PERIMETER BUFFERS | 31.36 | 2% |
| OPEN SPACE | 72.71 | 5% |
| **TOTALS:** | **1,530.9 AC** | **100%** |

* NOT INCLUDING LAKE AND PUBLIC ACCESS PRIVATE RIGHT OF WAY

**LEGEND**

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

## Site Area Calculations

| | | |
|---|---|---|
| **Total Site Area:** | **1,530.9 acres** | |
| **Pervious Area:** | **758.2 acres** | **(49.5%)** |
| Residential Lots: | 274.9 acres | |
| Golf Course: | 233.5 acres | |
| Local and Spine Roads (Private Right of Way): | 63.2 acres | |
| Lake Banks: | 22.8 acres | |
| Private Amenities & Maintenance: | 55.7 acres | |
| Donated State Park Public Access and Facilities: | 9.2 acres | |
| Buffers: | 29.8 acres | |
| Open Space: | 69.1 acres | |
| **Impervious Area:** | **772.7 acres** | **(50.5%)** |
| Residential Lots: | 183.2 acres | |
| Golf Course: | 25.9 acres | |
| Local and Spine Roads (Private Right of Way): | 63.2 acres | |
| Lakes: | 201.3 acres | |
| Private Amenities & Maintenance: | 167.3 acres | |
| Donated State Park Public Access and Facilities: | 2.3 acres | |
| Habitat Restoration Area: | 124.3 acres | |
| Buffers: | 1.6 acres | |
| Open Space: | 3.6 acres | |

## Overall Site Data

| | |
|---|---|
| Future Land Use: | Rural Lifestyle, Rural Density |
| Zoning: | PUD |
| Total Site Area: | 1,530.9 acres |
| Residential Units: | 317 single family lots |
| Gross Density: | 0.207 units per acre |
| Minimum Lot Size: | >0.50 acres |

Approved Proposed Use: Community agriculture, polo fields, equestrian facilities, 317 single- family lots, 18-hole standard golf course,18-hole par 3 golf course, 18 golf cottages, clubhouse, recreation and accessory uses, maintenance facilities, supporting roads, utilities and drainage infrastructure.

## Open Space Data

| | | |
|---|---|---|
| **Project Area:** | **1,530.9 acres** | **(100%)** |
| **Required Open Space:** | **1,071.7 acres** | **(70.0%)** |
| **Provided Open Space:** | **1,083.8 acres** | **(70.8%)** |
| **Pervious Area:** | **758.2 acres** | **(49.5%)** |
| **Habitat Restoration Area:** | **124.3 acres** | **(8.1%)*** |
| **Lakes:** | **201.3 acres** | **(13.2%)*** |

*As per Goal 4.3, MCCGMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space.

## Density Calculations

| | | | | |
|---|---|---|---|---|
| Existing Rural Density: | 36.98 ac. | @ 1 unit per 2 ac. | = | 18.49 units |
| Existing Rural Lifestyle: | 1,493.91 ac | @ 1 unit per 5 ac. | = | 298.78 units |
| Proposed Units: | 317 (298.78+18.49) | | | |

VITA
PLANNING & LANDSCAPE ARCHITECTURE

Discovery LAND COMPANY

FAZIO DESIGN


lucido & associates
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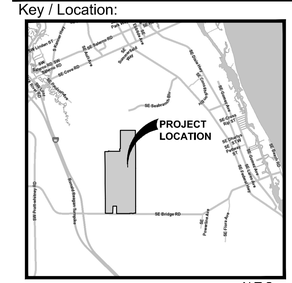


N.T.S.

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**Developer**
Discovery Land Company

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**Environmental**
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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Revised Master Site Plan
### (3rd Amendment)

| Date | By | Description |
|---|---|---|
| 11.6.2024 | S.L.S. | Initial Submittal |

NORTH

SCALE: 1" = 500'

0 250' 500' 1,000'

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | --- |
| Manager | M.C. |
| Project Number | 18-366 |
| Municipal Number | --- |
| Computer File | 18-366 Discovery PUD - Master Plan.dwg |

Sheet **1 of 6**


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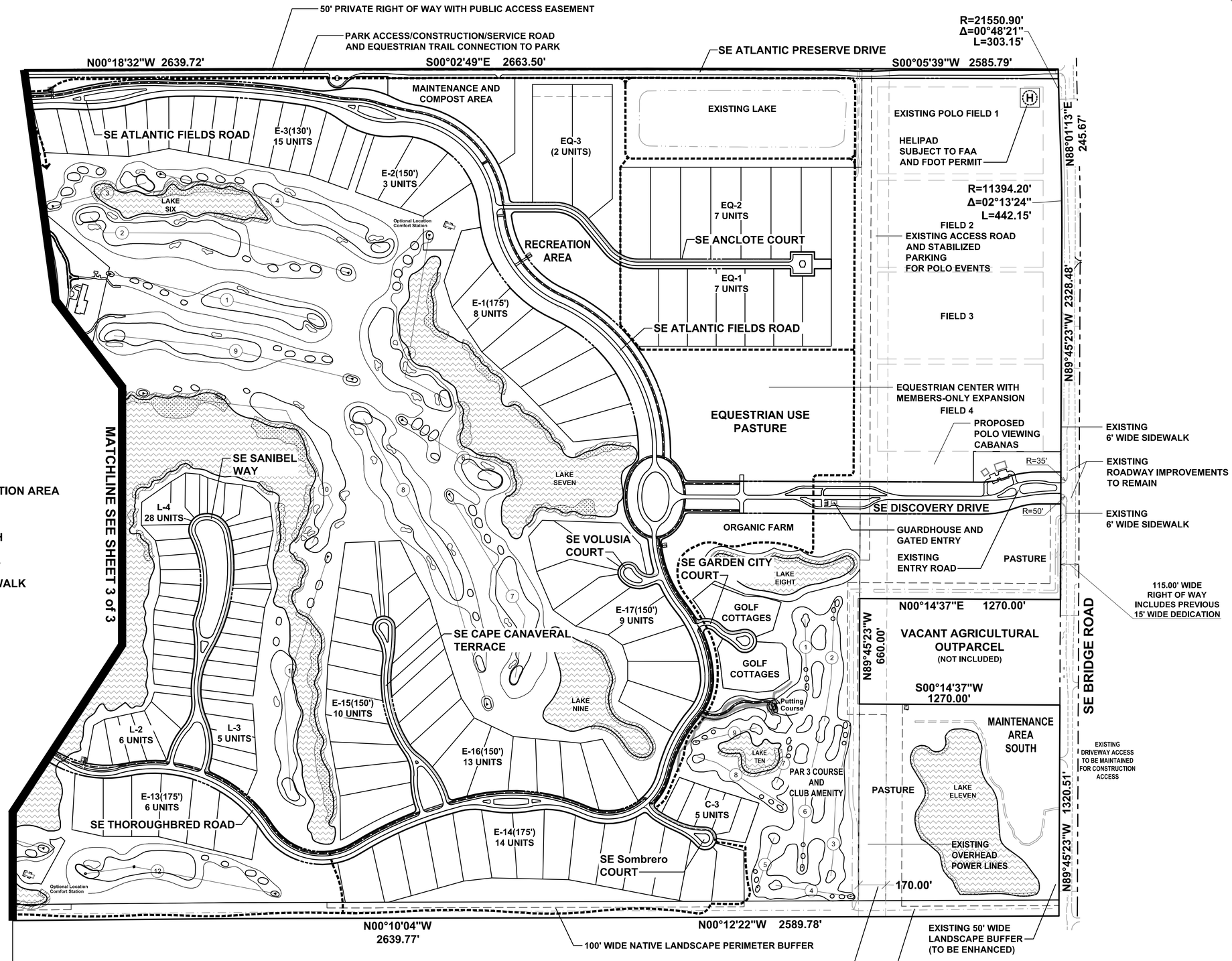


## LEGEND

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

VITA
PLANNING & LANDSCAPE ARCHITECTURE

Discovery LAND COMPANY

FAZIO DESIGN


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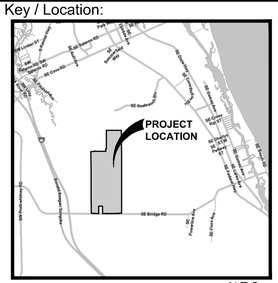


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Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Revised Master Site Plan

(3rd Amendment)

| Date | By | Description |
|---|---|---|
| 11.6.2024 | S.L.S. | Initial Submittal |

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 2 of 6 |
| Project Number | --- | |
| Municipal Number | --- | |
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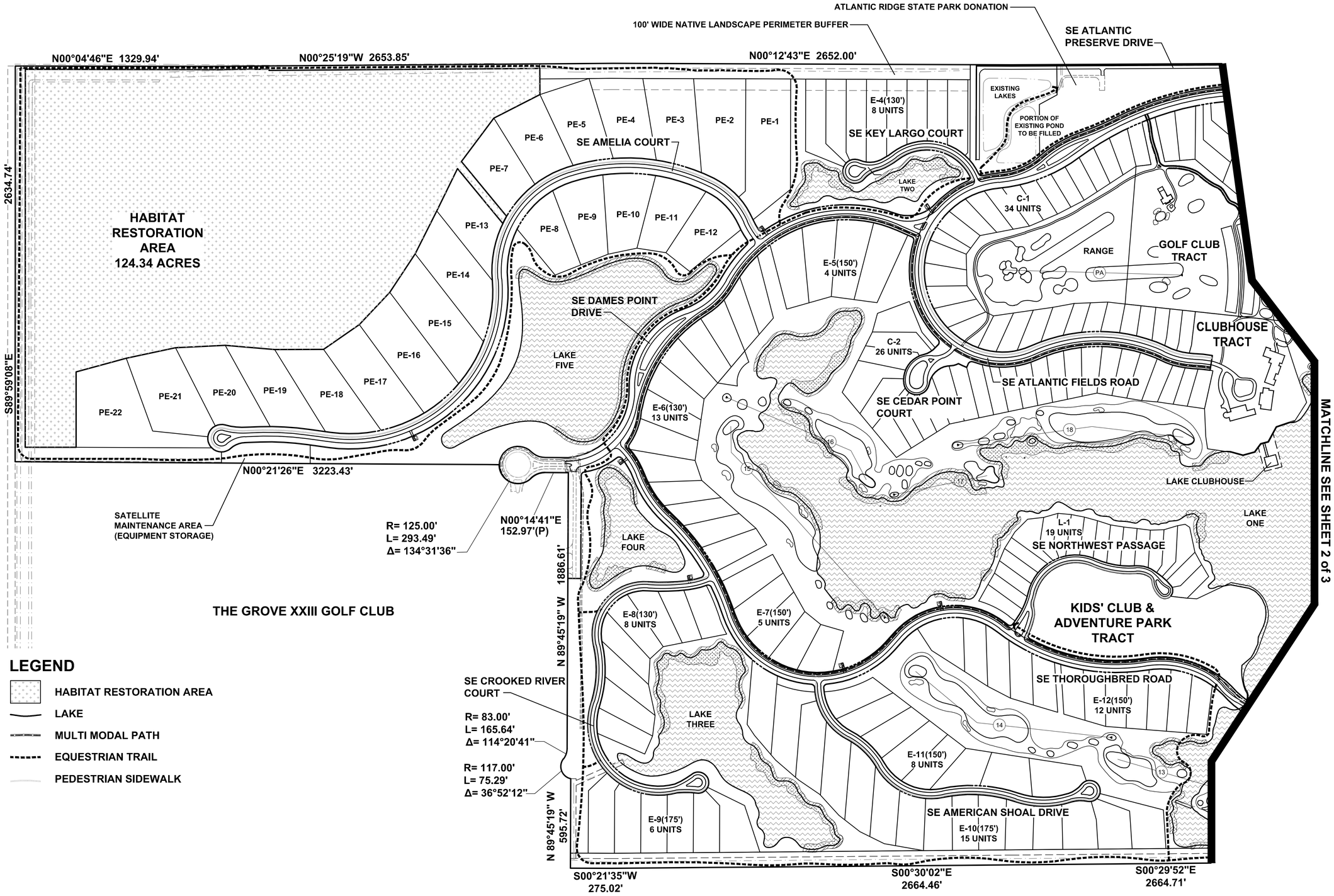


## LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
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VITA
PLANNING & LANDSCAPE ARCHITECTURE

Discovery LAND COMPANY

FAZIO DESIGN


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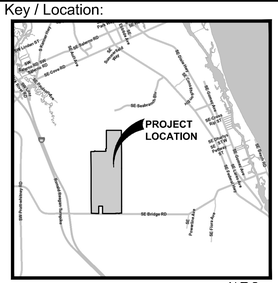


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# Discovery PUD

Martin County, Florida

## Revised Master Site Plan
(3rd Amendment)

| Date | By | Description |
|---|---|---|
| 11.6.2024 | S.L.S. | Initial Submittal |

NORTH

SCALE: 1" = 300'
0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | 3 of 6 |
| Project Number | --- | |
| Municipal Number | --- | |
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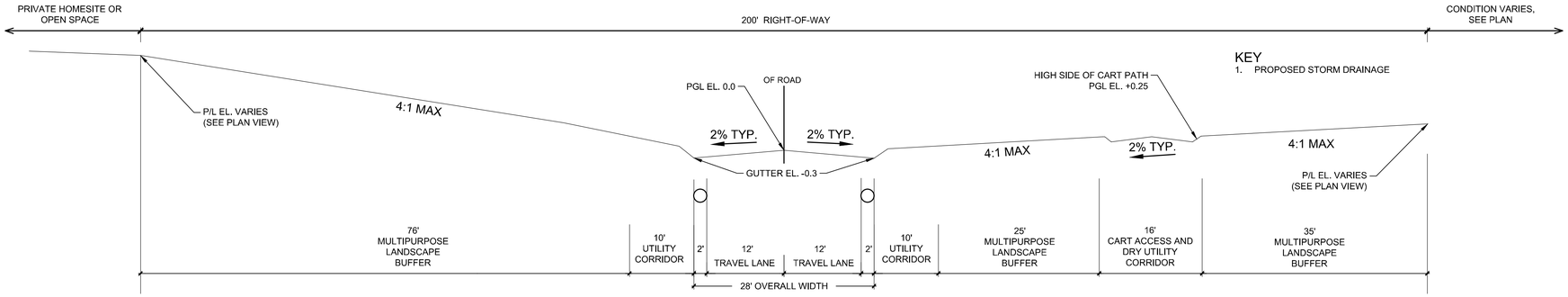


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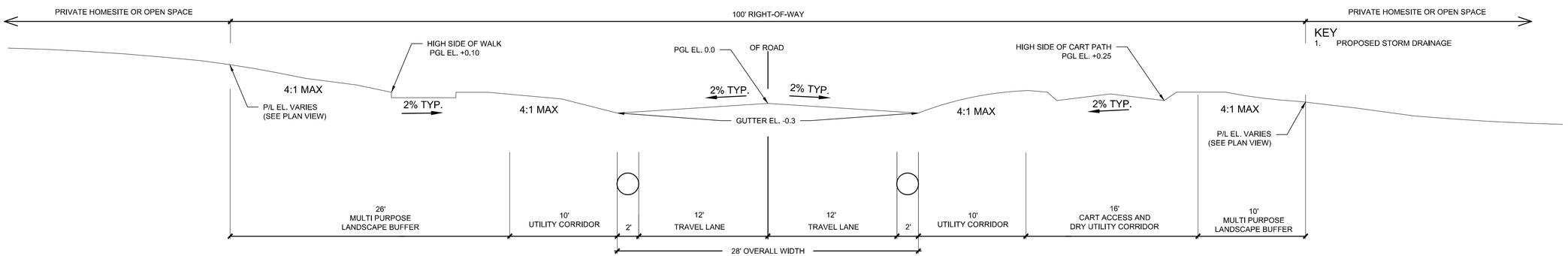


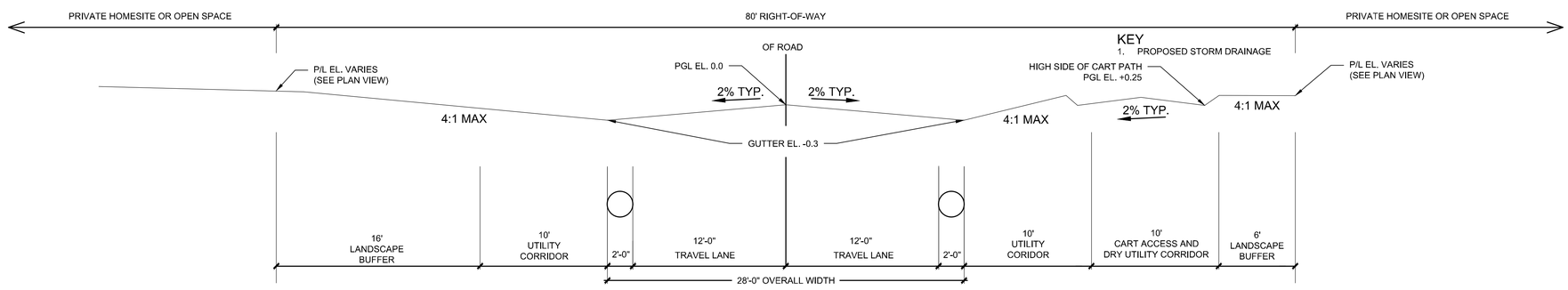


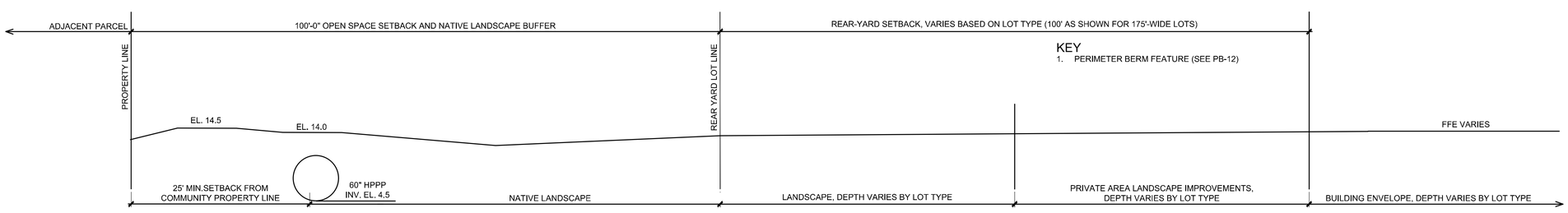


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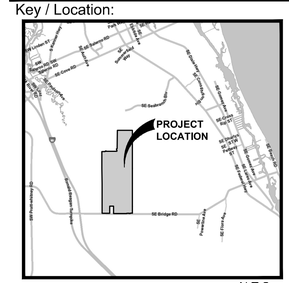


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# Discovery PUD

Martin County, Florida

## Revised Master Site Plan

**(3rd Amendment)**

## Road Cross-Sections

| Date | By | Description |
|---|---|---|
| 11.6.2024 | S.L.S. | Initial Submittal |

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | --- |
| Manager | MC |
| Project Number | --- |
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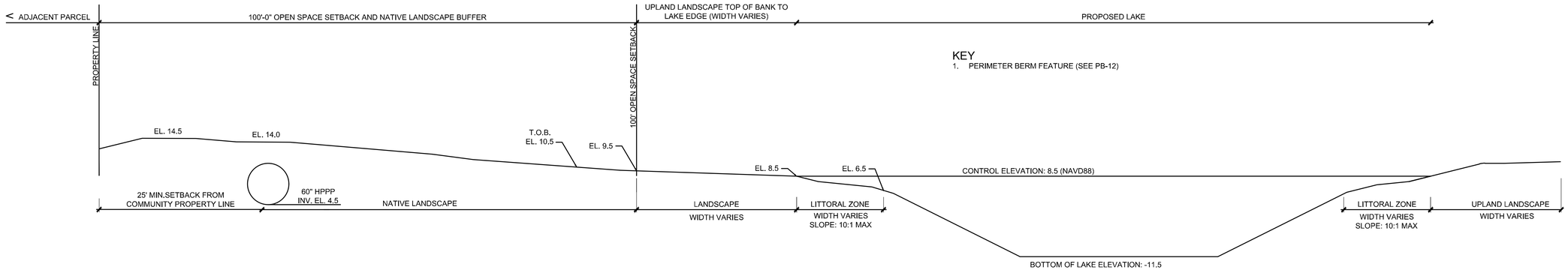


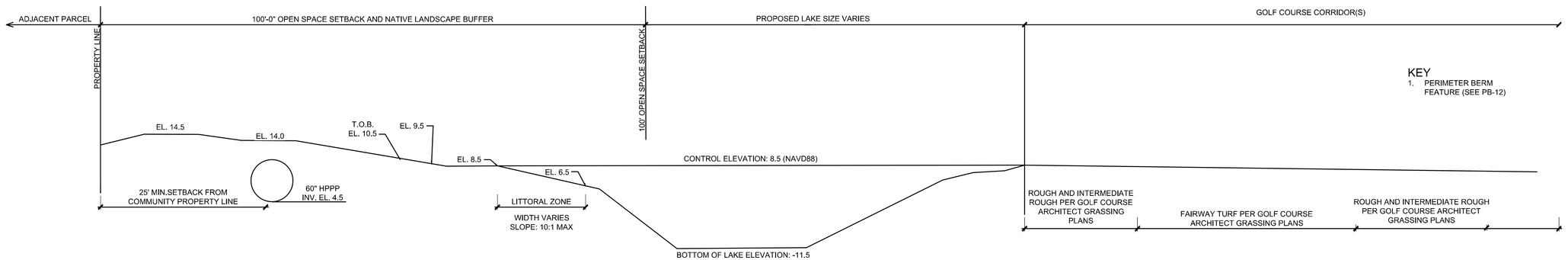


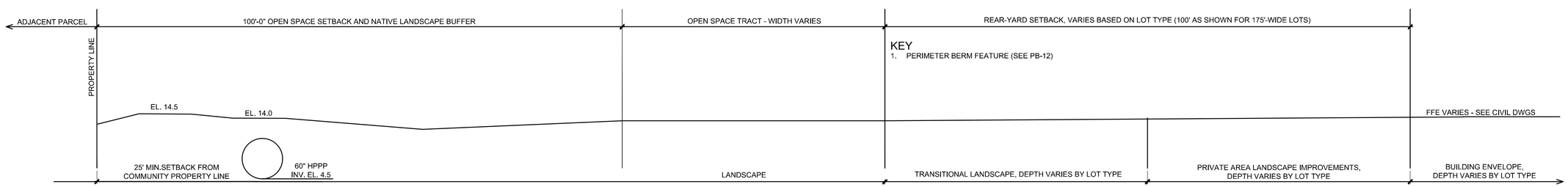


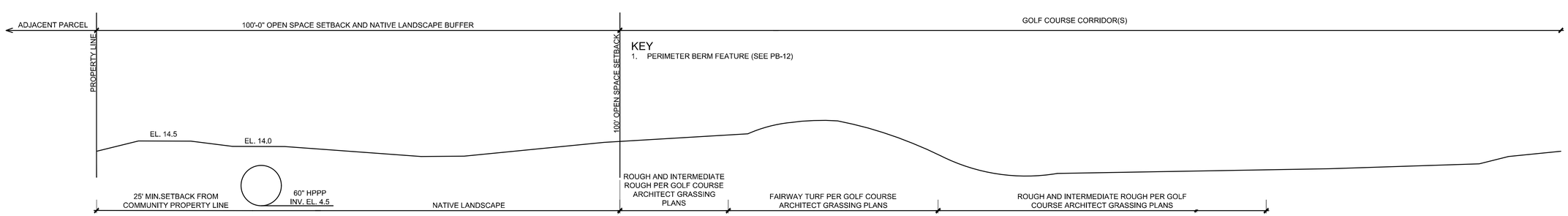



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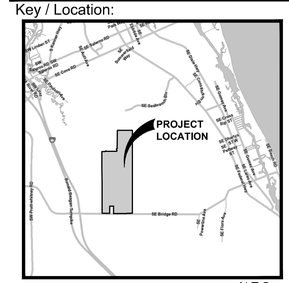


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# Discovery PUD

Martin County, Florida

## Revised Master Site Plan

**(3rd Amendment)**

## Road Cross-Sections

| Date | By | Description |
|---|---|---|
| 11.6.2024 | S.L.S. | Initial Submittal |

NORTH

SCALE: 1" = NTS

0 -- -- --

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | --- | Sheet |
| Manager | MC | **5 of 6** |
| Project Number | --- | |
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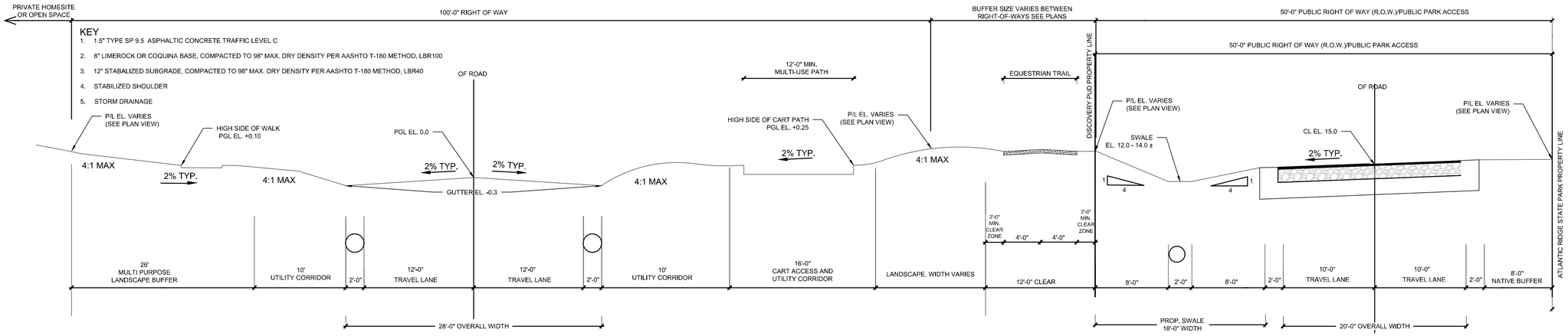


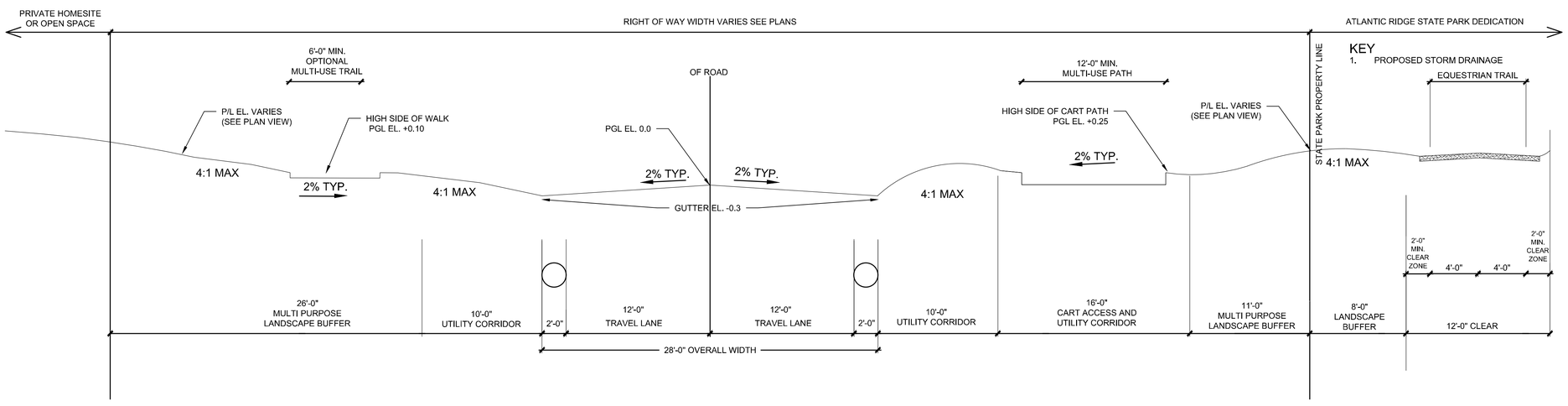


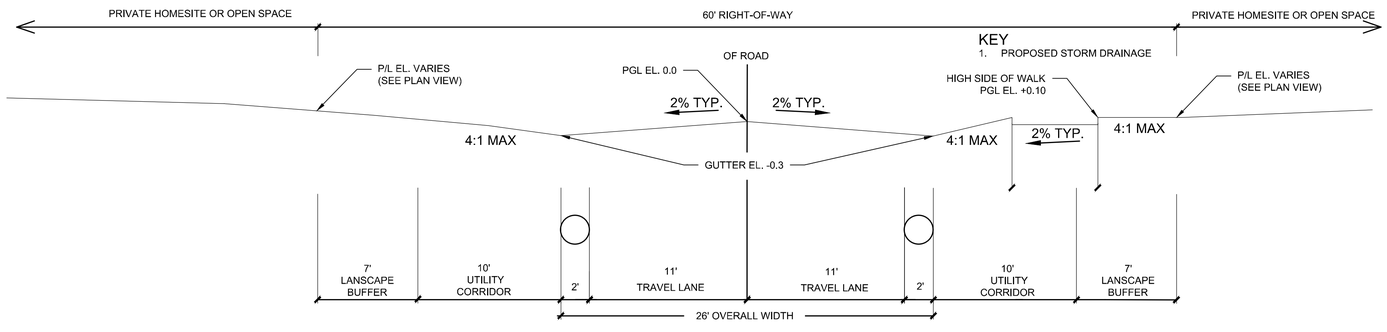



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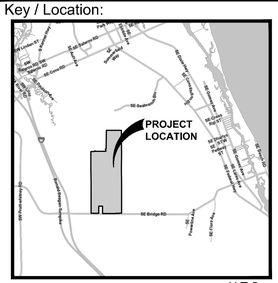


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# Discovery PUD

Martin County, Florida

## Revised Master Site Plan

**(3rd Amendment)**

## Road Cross-Sections

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Thomas P. Lucido

| | |
|---|---|
| Designer | --- |
| Manager | MC |
| Project Number | --- |
| Municipal Number | --- |
| Computer File | 18-366 Discovery PUD - Master Plan.dwg |

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