



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

## **DISCOVERY PUD PHASE 1C FINAL SITE PLAN**

Applicant:	Atlantic Fields Club, LLC (Rick Melchiori)
Property Owner:	Atlantic Fields Club, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-029
Record Number:	DEV2024080006
Report Number:	2025_0523_H123-029_DRT_STAFF_FINAL
Application Received:	08/15/2024
Transmitted:	08/20/2024
Date of Report:	11/08/2024
Application Received:	01/24/2025
Transmitted:	01/27/2025
Date of Report:	03/13/2025
Application Received:	04/08/2025
Transmitted:	04/10/2025
Date of Report:	05/15/2025
Application Received:	05/22/2025
Transmitted:	05/22/2025
Date of Report:	05/23/2025

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](http://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 the Phase 1C Final Site Plan of the Discovery Planned Unit Development (PUD). The subject site is an approximate 21.3-acre portion of the 1,530-acre property. The proposed development includes a maintenance facility, office building, cart barn, various agricultural structures and related infrastructure

including a 50-foot-wide landscape berm along the entire Bridge Road frontage. The property is located north of Bridge Road approximately one mile east of the I-95 Interchange at 2935 SE Bridge Road in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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 Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	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	Stephanie Piche	772-223-4858	Comply
R	Health Department Review	Nicholas Clifton	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 is an application for a PUD Final Site Plan with a previously approved Master Plan. As such, final action on this request is required to be heard at a public meeting. The public meeting shall be before the Board of County Commissioners (BCC), who will take final action on the request pursuant to Table 10.5.F.9., LDR, Martin County, Florida (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), 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.

The applicant addressed the non-compliance findings from the staff report dated, May 15, 2025 with its resubmittal dated May 22, 2025. The previous staff reports, and resubmittals are incorporated herein by reference. 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:	233941001000003300
Address:	3421 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:	21.275 acres
Non-residential gross floor area:	42,639 square feet

**Figure 1: Location Map**



Figure 2: Zoning Atlas

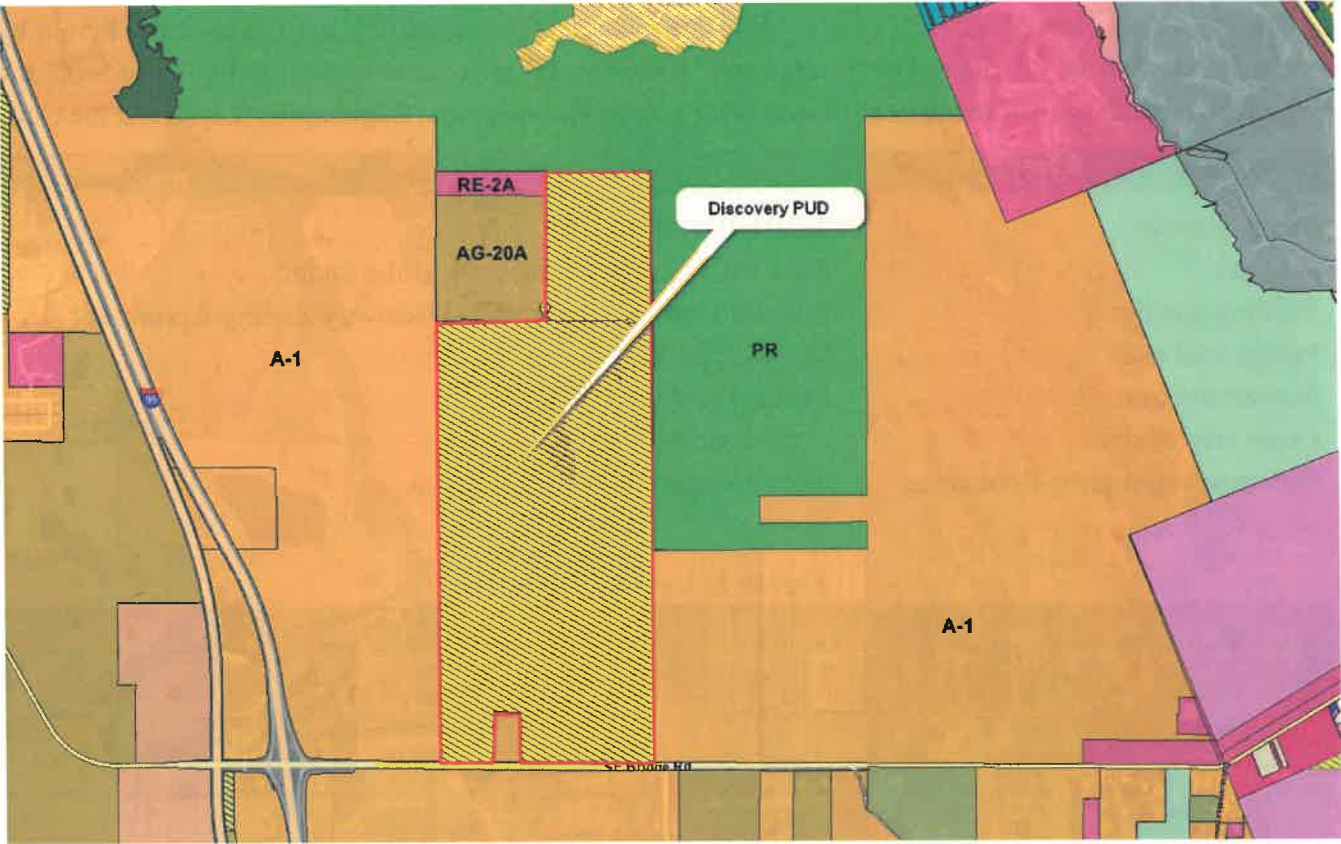
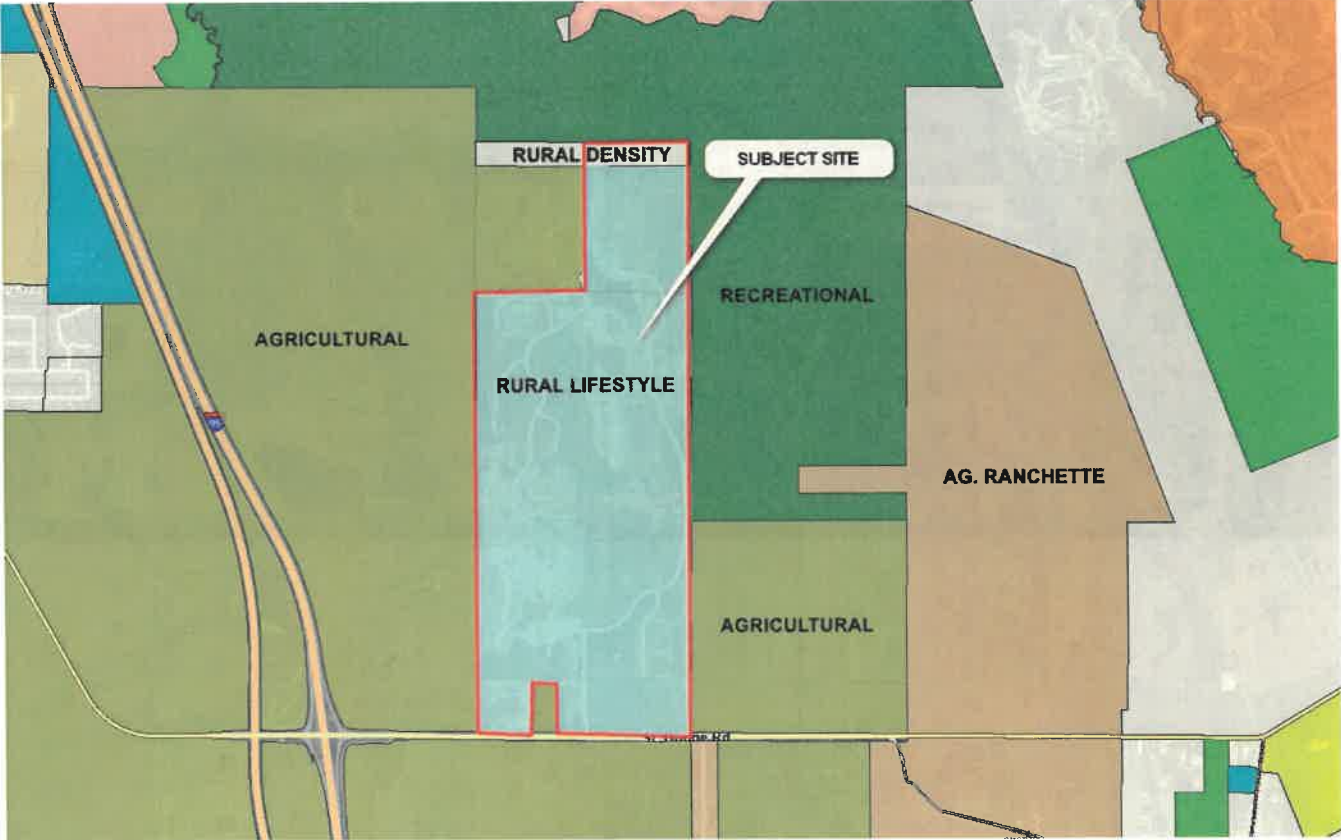


Figure 3: Future Land Use Map





***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 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.

***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**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a maintenance facility within the prior approved golf course.

The applicant has proposed installation of 518 native trees within this site for the golf course maintenance facility.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

***K. Determination of compliance with transportation requirements – Engineering Department***

**Findings of Compliance**

At buildout, CR-708 (SE Bridge Road) will be signalized at the project entrance, thereby changing the Context Classification of the Corridor from C2 (Rural) to C3R (Suburban Residential). Staff estimates the site's maximum peak hour directional trips will be added to the road network in the PM. It is estimated that 105 trips will be added to the westbound direction on CR-708 (SE Bridge Road). This is 10.8% of the generalized capacity of the roadway, which is currently operating at a level of service D; it is anticipated to operate at an acceptable level of service D at buildout (year 2028). Therefore, staff has determined that the evaluation is positive, and serves as a determination that adequate facilities are in place to serve the development at the time of anticipated impact of the development on the roadways.

***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 LOS 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: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount

of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development is included in the Master Stormwater Management System and the proposed development is consistent with the approved existing system; 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 is set at or above the maximum predicted stage of the 100-year 3-day storm event (14.50-feet NAVD); therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 – The connection to SE Bridge Road is the subject of a separate right-of-way use permit that will be reviewed for consistency with the requirements of Division 19.

**Development Order Conditions:**

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

***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. (2025).

**Electronic File Submittal**

**Findings of Compliance:**

The AutoCAD dwg file of the site plan was found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

***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**

#### **Finding of Compliance**

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Are fire sprinklers proposed for the maintenance building?

##### **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***

#### **Unresolved Issues:**

As previously stated, provide additional proposed elevations for any proposed sidewalks demonstrating the allowable slopes are not exceeded. If the proposed concrete area west of the Maintenance Facility is for pedestrian use, it shall be revised to not exceed a 2% cross slope. Provide clarification.

#### ***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.

Item	Description	Requirement
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.
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 PUD Phase 1C Final Site Plan	One (1) copy 24" x 36" of the approved PUD Phase 1C 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.	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.
10.	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.
11.	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 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:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

\* 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: Atlantic Fields Club, LLC  
Rick Melchiori  
14605 N. 73<sup>rd</sup> Street  
Scottsdale, Arizona 85260  
772-473-0841  
[rmelchiori@beckerholding.com](mailto:rmelchiori@beckerholding.com)

Owner: Atlantic Fields Club, LLC  
Rick Melchiori  
14605 N. 73<sup>rd</sup> Street  
Scottsdale, Arizona 85260  
772-473-0841  
[rmelchiori@beckerholding.com](mailto:rmelchiori@beckerholding.com)

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

Engineer of Record: Velcon Engineering & Surveying  
(Surveyor) Darren Guettler/Jacob McClellan  
1449 Commerce Centre Drive  
Port Saint Lucie, Florida 34986  
772-879-0477 ext. 208  
[darreng@velconfl.com](mailto:darreng@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***