



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application: PUD Final Site Plan

Name or Title of Proposed Project: Discovery PUD Phase 4 (Tract R10) - Adventure Park

#### Brief Project Description:

See Project Narrative

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: \_\_\_\_\_

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: H123

Previous Project Name if applicable: Discovery PUD (AKA Atlantic Fields)

#### Parcel Control Number(s)

14-39-41-002-000-00003-0

_____	_____
_____	_____
_____	_____
_____	_____

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Atlantic Fields Club, LLC

Company Representative: Rick Melchiori

Address: 2935 SE Bridge Road

City: Hobe Sound, State: FL Zip: 33455

Phone: 772 473-0841 Email: rmelchiori@atlanticfields.com

### C. PROJECT PROFESSIONALS

**Applicant (Name or Company):** Same as property owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** 2GHO Landscape Architecture & Planning

Company Representative: Dylan Roden

Address: 1907 Commerce Lane, Suite 101

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-9557 x110 Email: dylan@2gho.com

**Surveyor (Name or Company):** Velcon Engineering & Surveying

Company Representative: Frank Guettler - Darren Guettler (Jacob McClellan)

Address: 1449 Commerce Centre Drive

City: Port St. Lucie, State: FL Zip: 34986

Phone: 772-879-0477 Email: rankG@velconfl.com/DarrenG@velconfl.com

**Civil Engineer (Name or Company):** Same as surveyor

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** Olson Kundig

Company Representative: Dominique Cameron

Address: 159 S Jackson St Ste 600

City: Seattle, State: WA Zip: 98104

Phone: 206.438.1499 ex: 3299 Email: dominique@olsonkundig.com

**Attorney (Name or Company):** Gunster

Company Representative: Robert Raynes

Address: 800 S.E. Monterey Commons Boulevard, Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynes@gunster.com

**Environmental Planner (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

**E. Certification by Professionals**

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

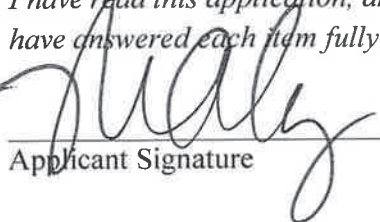
When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

**F. APPLICANT or AGENT CERTIFICATION**

*I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.*

  
Applicant Signature

July 8, 2025  
Date

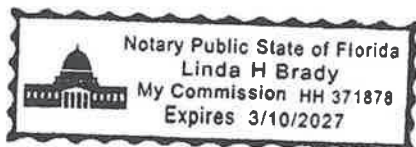
Morris A. Crady  
Printed Name

**STATE OF FLORIDA**

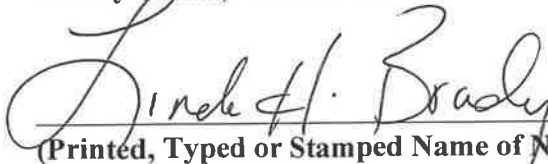
**COUNTY OF MARTIN**

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of July, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

  
(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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## Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Discovery PUD Phase 4 (Tract R10) - Adventure Park is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

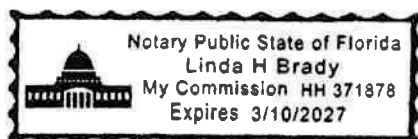
July 8, 2025  
Date

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of July, 2025, by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification \_\_\_\_\_.

NOTARY PUBLIC SEAL

Notary Public, State of Florida





(Printed, Typed or Stamped Name of Notary Public)



## **PROJECT NARRATIVE**

**Discovery PUD  
Phase 4, Tract R10 (Kid's Club and Adventure Park)  
Final Site Plan  
July 8, 2025**

### **EXISTING PROPERTY CHARACTERISTICS**

The 1,530-acre (+/-) subject property is located north of Bridge Road, approximately one mile east of the I-95 Interchange in unincorporated Martin County, Florida. The project area includes a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by approximately 180 acres of lakes, an 18-hole Tom Fazio Golf Course, and more than 124 acres of native wetland and upland habitat that will be restored adjacent to the Atlantic Ridge Preserve State Park. Lakefront amenities include a Golf and Lake Club with golf cottages and a Kids Adventure Club and Sports Park. The Golf Club will also feature two driving range facilities, a Par 3 mini course and Club with teaching and practice facilities.

The existing Polo Club equestrian and polo fields along the Bridge Road frontage will be maintained and enhanced by additional support facilities including expansion of the existing Equestrian/Polo Club facilities, addition of an equestrian-oriented neighborhood and private riding trails throughout the project, and by the creation of "public access" from Bridge Road to the Atlantic Ridge Preserve State Park by way of an access road along the east boundary of the project and the improvements on Lot 34, namely an existing 14,000 sf barn/groom's quarters, horse stables, parking area and paddocks, all of which will be donated to the State Park for public use.

A change in land use from Agriculture to Rural Lifestyle was adopted on September 13, 2022. The PUD Master Site Plan application, which includes a PUD Zoning Agreement and Phasing Plan, were approved at the same meeting subsequent to the adoption of land use amendment.

### **PHASE 1B FINAL SITE PLAN**

**The 1<sup>st</sup> PUD Amendment and Phase 1B final site plan application**, which includes all earthwork, lake construction, site excavation and mass grading activities to support the golf course and residential areas, construct future roads, drainageways, lake interconnections, lake littoral zones, upland transition areas and habitat restoration area, were approved along with the 1<sup>st</sup> PUD Amendment on October 24, 2023. The PUD amendment acknowledged minor changes to the master site plan, phasing plan and PUD Agreement.

Construction access to Phase 1B is provided from Bridge Road through "**Phase 1A**" and **Phase 1C**. Phase 1A consists of the existing equestrian uses and polo club facilities along SE Polo Drive and the Bridge Road frontage including 3 existing polo fields, horse paddocks improved pasture, access, and parking areas. Construction access through Phase 1C is accommodated by maintaining an existing driveway on Bridge Road that will be improved with Phase 1C, which consists of future golf course maintenance facilities.

### **PHASE 2A FINAL SITE PLAN APPLICATION**

The Second PUD Amendment and **Phase 2A** final site plan application, which includes the construction of roads, utilities and drainage improvements that support all 317 single family lots and adjacent common areas and future development tracts, was approved on March 12, 2024. Phase 2A also includes the construction of a traffic signal at the project's main entrance on Bridge Road and construction of a public access road from Bridge Road to the existing equestrian and staging areas that will be dedicated to the Atlantic Ridge Preserve State Park to allow public access.

### **RECORDED PLAT**

The Discovery PUD plat, which is consistent with the **Phase 2A** final site plan application, was approved by the County Commission on April 30, 2024 and recorded on July 15, 2024. The plat application created the individual lots, common areas and future development tracts, and included financial security and bonding requirements that ensure the completion of all required improvements prior to the sale and conveyance of individual lots.

### **APPROVED 3<sup>rd</sup> PUD AMENDMENT**

The 3<sup>rd</sup> PUD Amendment, which was unanimously approved by the Board of County Commissioners on March 11, 2025, adjusted the tract boundaries and phasing plan adjacent to the Golf Clubhouse Tract and the Kid's Club Adventure Park Recreation Tract. The amendment also included the addition of a lake clubhouse within the lake adjacent to the Clubhouse Tract. A replat application was submitted to the and is under review.

### **PHASE 1C, PHASE 3B AND PHASE 3C FINAL SITE PLAN APPLICATIONS**

The Phase 1C final site plan, which includes the golf maintenance facility on Bridge Road, the proposed Phase 3B final site plan, which includes the golf performance center on the driving range, and the proposed Phase 3C final site plan, which includes the clubhouse tract, are currently under review in accordance with the 2<sup>nd</sup> PUD Amendment and the 3<sup>rd</sup> PUD Amendment.

### **PHASE 2C FINAL SITE PLAN APPLICATION**

The Phase 2C final site plan for the organic farm is consistent with the approved master site plan, phasing plan and the recorded plat. It is located on Tract R4, which is an 18.8-acre lakefront tract west of the main entrance road (SE Discovery Drive) that was created by way of the recorded plat. The Phase 2C final site plan includes the construction of new access roads from SE Discovery Drive, the farm packing house, production greenhouses, starter greenhouse, production beds, shade house, farm to table dining hall, grill, outdoor dining, playground, parking and various supporting elements and infrastructure improvements.

### **PHASE 4 FINAL SITE PLAN APPLICATION**

The Phase 4 (Kid's Club and Adventure Park) final site plan is located on Tract R10 of the recorded plat, which is a +/- 18-acre tract on Lake 1 with road frontage on SE Thoroughbred Road and SE Northwest Passage. The Kid's Club and Adventure Park tract consists of private recreation amenities for the residents and their guests including a water park, multi-purpose courts, playing fields and related site improvements.

Water and wastewater services will be provided by South Martin Regional Utilities.

Atlantic Fields Club, LLC  
4800 N. Scottsdale Road  
Suite 3850  
Scottsdale, AZ 85251

March 3, 2025

Paul Schilling, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: Discovery PUD

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence authorization for Lucido & Associates to represent Atlantic Fields Club, LLC during the governmental review process of the application.

Sincerely;


ATLANTIC FIELDS CLUB, LLC,  
a Delaware limited liability company

By: ATLANTIC FIELDS CLUB MANAGER, LLC,  
a Delaware limited liability company, Its Manager

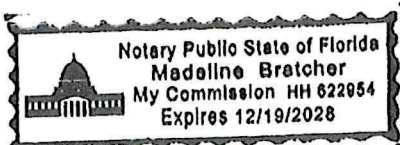
By:   
Name: Ryan Newton  
Title: Manager

STATE OF Florida  
COUNTY OF Martin

The foregoing was acknowledged before me by ☒ physical presence or ☐ online notarization this 3 day of March, 2025; by Ryan Newton Manager of Atlantic Fields Club Manager, LLC, a Delaware limited liability company, Manager of Atlantic Fields Club, LLC, a Delaware limited liability company, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC  
My Commission Expires: 12/19/2028

(Notarial Seal)





This instrument was prepared by  
and after recording return to:  
Karen Havice, Esq.  
HOLLAND & KNIGHT LLP  
200 S. Orange Avenue, Suite 2600  
Orlando, Florida 32801

QUITCLAIM DEED

This Quitclaim Deed is executed this 26 day of July, 2024, by DISCOVERY HOBE SOUND INVESTORS, LLC, a Delaware limited liability company ("Grantor") whose post office address is 14605 North 73rd Street, Scottsdale, Arizona 85260 to ATLANTIC FIELDS CLUB, LLC, a Delaware limited liability company ("Grantee") whose post office address is 14605 North 73<sup>rd</sup> Street, Scottsdale, Arizona 85260.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT "A"

Provided, however, that pursuant to Exhibit "C", Item 2 of the Discovery Planned Unit Development Zoning Agreement dated as of September 18, 2023 and recorded in Official Records Book 3402, Page 443 of the Public Records of Martin County, Florida by and between Becker B-14 Grove, Ltd., a Florida limited partnership, Hobe Sound Equestrian, LLC, a Florida limited liability company, and Hobe Sound Polo Club Property Owners' Association, Inc., a Florida not for profit corporation, and Martin County, a political subdivision of the State of Florida, their successors and assigns, as the same may be amended from time to time ("PUD Agreement"), if any of the subject property is developed for recreational purposes, such portion(s) of the subject property will never be used for any purpose other than as developed recreation areas; in addition, and pursuant to Section 4.2 of the PUD Agreement, the Master Declaration of Covenants, Conditions, Easements, and Restrictions of Atlantic Fields Club as recorded in Official Records Book 3447, Page 2837 of the Public Records of Martin County, Florida, and as amended and supplemented from time to time, hereby is incorporated by reference; provided further, however, that reference to the PUD Agreement shall not serve to reimpose the provisions of the PUD Agreement.

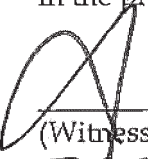
To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

**NOTE TO RECORDER: This transfer of unencumbered property is subject to minimal documentary stamp taxes, pursuant to Kuro, Inc. v. Department of Revenue, 713 So. 2d 1021 (Fla 2d DCA 1998) and Crescent Miami Center, LLC v. Department of Revenue, 903 So.2d 913 (Fla. 2005).**

[Signature page for Quitclaim Deed]

In Witness Whereof, Grantor has signed and sealed these presents the date above written.

Signed, sealed, and delivered  
in the presence of:

  
\_\_\_\_\_  
(Witness Signature)

STE CAMP  
\_\_\_\_\_  
(Print Name)

Post Office Address:

2079 S. Whitetail Crossing Ct  
Coeur d'Alene, ID 83814

  
\_\_\_\_\_  
(Witness Signature)

Shawn T. Taylor  
\_\_\_\_\_  
(Print Name)

(Print Name)

Post Office Address:

2290 E Honeysuckle Ave  
Hayden, ID 83835

DISCOVERY HOBE SOUND INVESTORS,  
LLC,  
a Delaware limited liability company

By: 

\_\_\_\_\_  
Joseph Arenson,  
Vice President

Copy  
Copy

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF IDAHO                                 )  
   )  
 COUNTY OF KOOTENAI                         )                 ss.

On JULY 26, 2024, before me, MARDEL THOMAS, Notary Public, personally appeared JOSEPH ARENSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of IDAHO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
 Notary Public

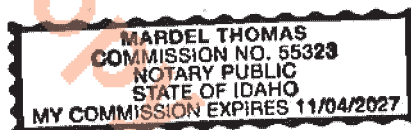


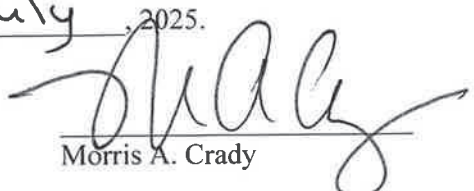
EXHIBIT "A"

Tracts M1, M2, M3, Tracts R1-R6I (inclusive), and Tracts R8A-R14 (inclusive) of DISCOVERY P.U.D , according to the plat thereof, recorded in Plat Book 21, Page 1 in the Public Records of Martin County, Florida.

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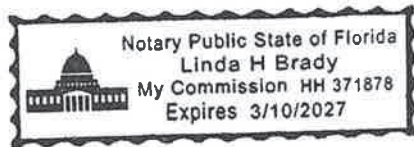
To the best of my knowledge and belief, there has been no transfer of the subject property since the Quitclaim Deed for Atlantic Fields, LLC, a Delaware limited liability company, was recorded in the Martin County Public Records.

DATED THIS 8<sup>th</sup> DAY OF July, 2025.

  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 8<sup>th</sup> DAY OF July, 2025 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



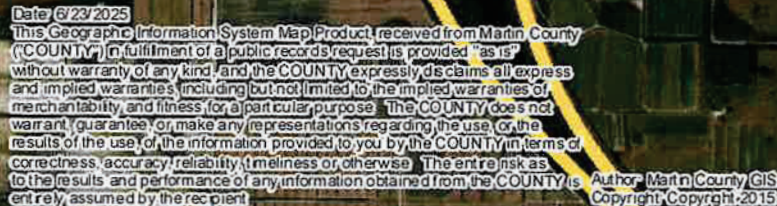
  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

## LEGAL DESCRIPTION

TRACT "R10", OF THE FIRST REPLAT OF DISCOVERY P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK XX, PAGE X THROUGH XX, INCLUSIVE, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (THIS SECTION IS RESERVED FOR THE OFFICIAL LEGAL DESCRIPTION OF THE PROPERTY. THE "FIRST REPLAT OF DISCOVERY P.U.D" IS YET TO BE RECORDED BUT CAN BE REFERENCED IN MARTIN COUNTY DEVELOPMENT NO. DEV 2025020005.)

# Martin County, FL



# CURRENT AERIAL - PARCEL MAP



Date: 5/21/2025

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Author: Martin County GIS  
Copyright: Copyright 2015



SE Seacrest Court  
Martin County BOCC (ITS-015)

# FUTURE LAND USE MAP

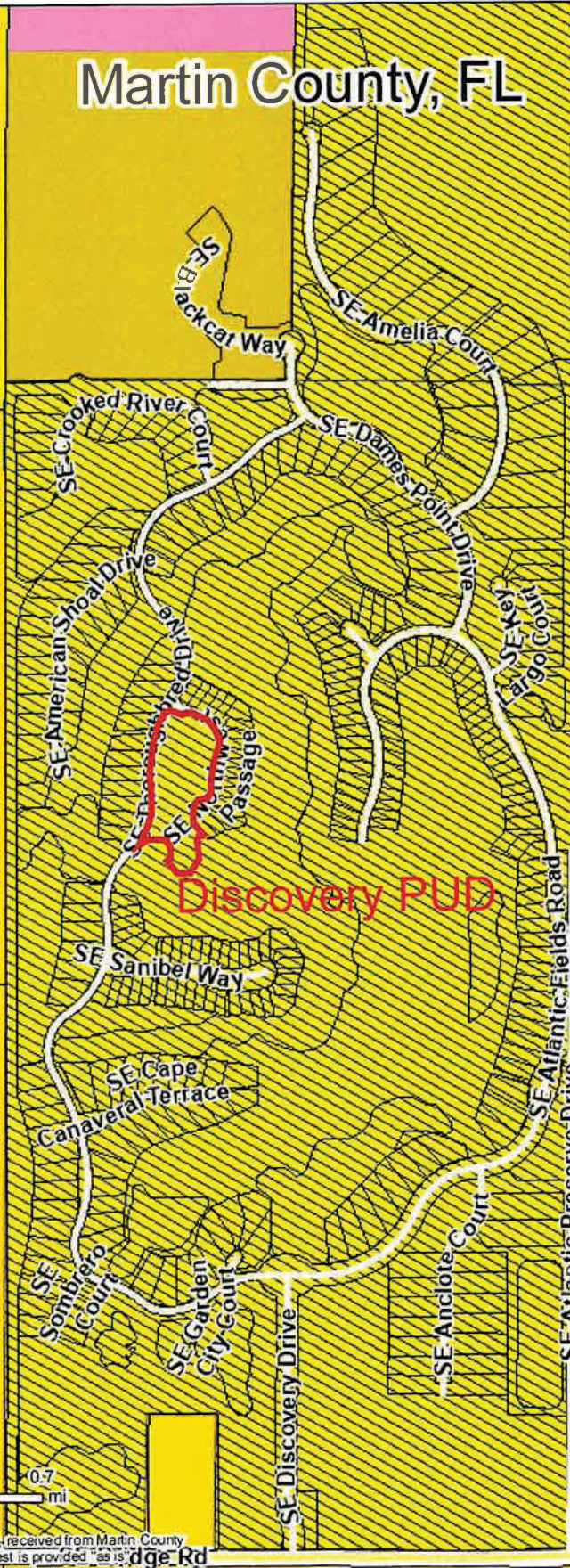
## Martin County, FL

RURAL DENSITY



# CURRENT ZONING MAP

## Martin County, FL



0

0.7 mi

Date: 5/21/2025

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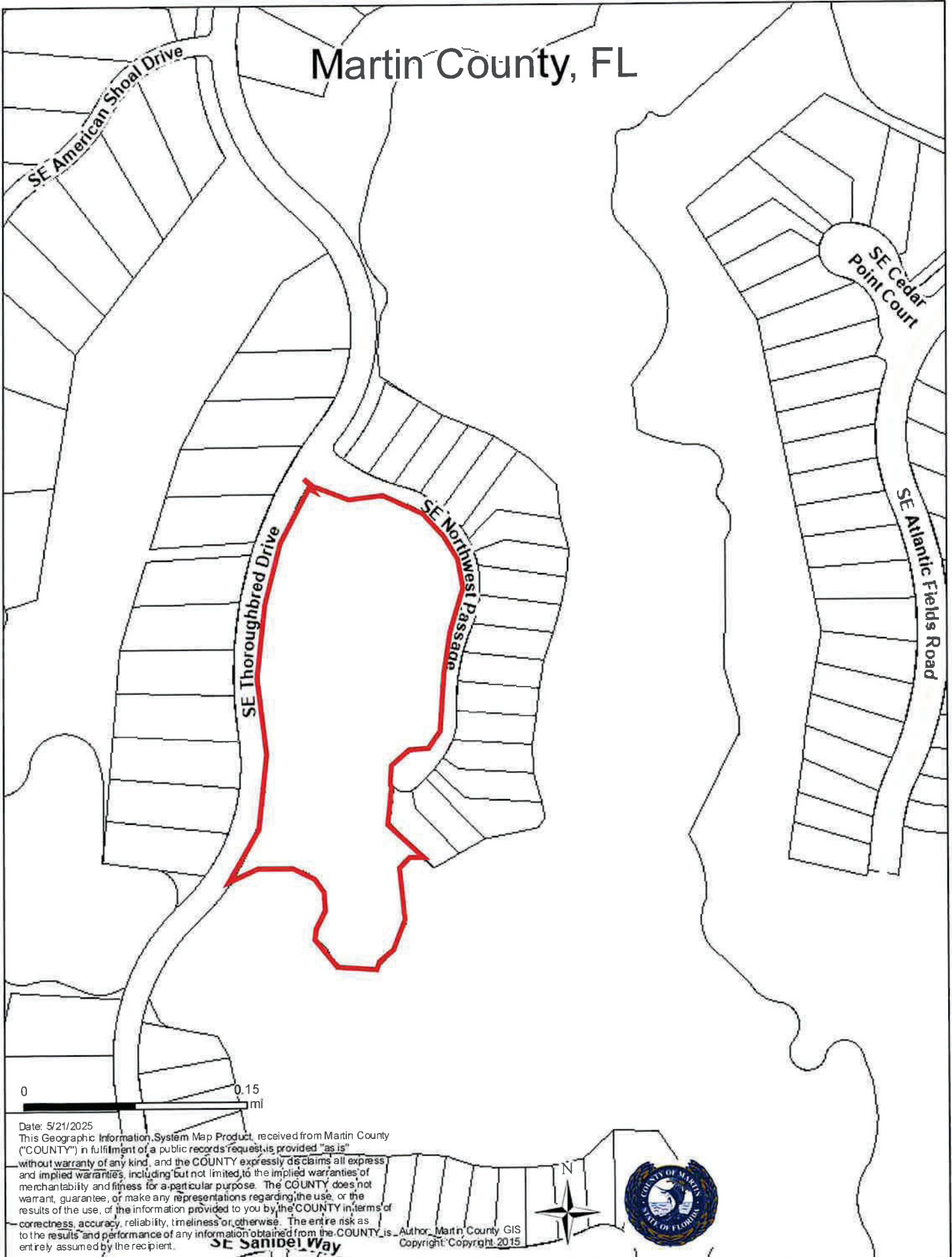
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SE Atlantic Preserve Drive

# Parcel Map

## Martin County, FL



Date: 5/21/2025  
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