

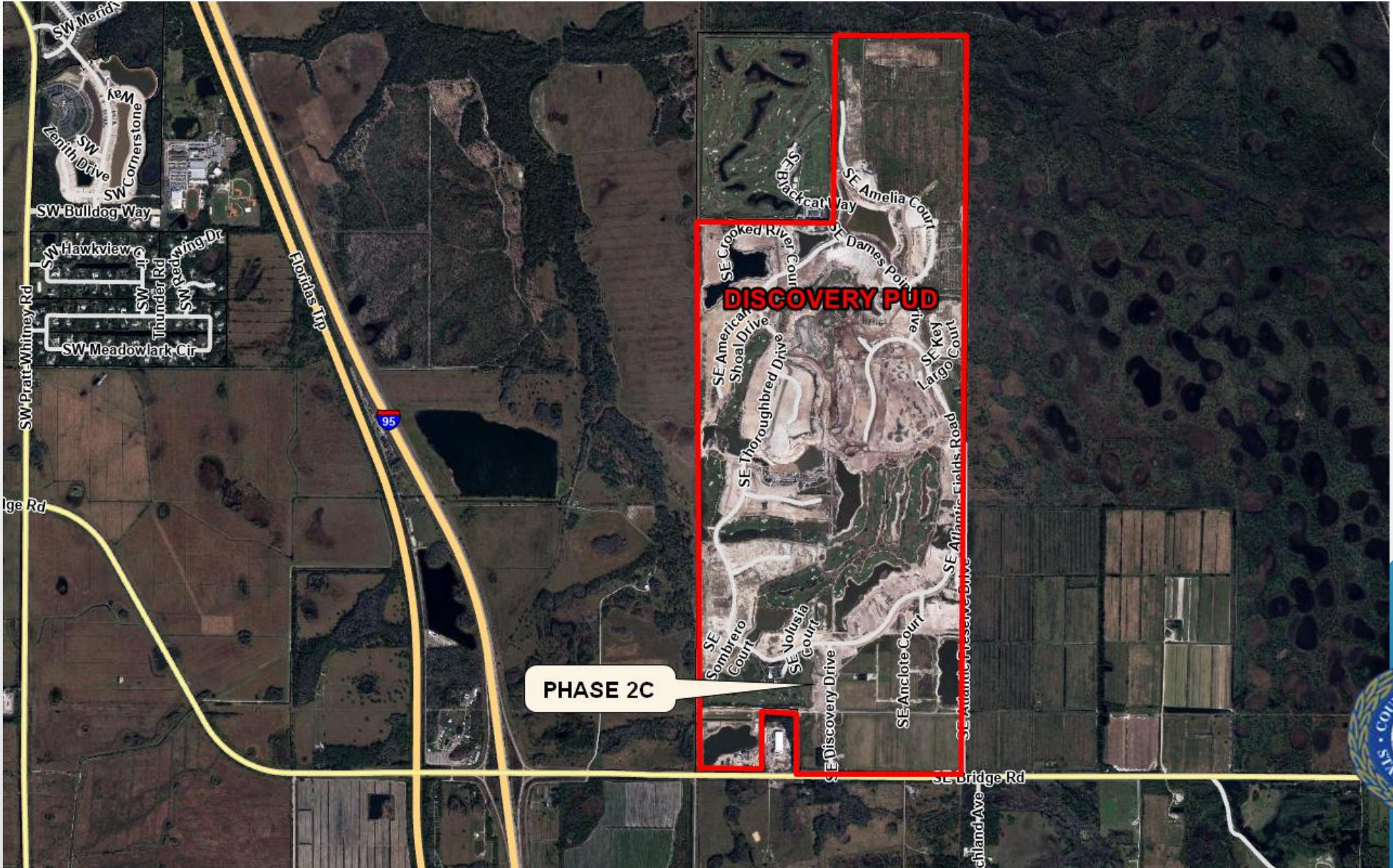
DISCOVERY PUD
PHASE 2C FINAL SITE PLAN
ORGANIC FARM
H123-034

Board of County Commissioners
Public Meeting
January 06, 2025

| | |
|----------------------|---|
| Owner: | Atlantic Fields Club, LLC (Rick Melchiori) |
| Applicant: | Atlantic Fields Club, LLC |
| Requested by: | Lucido & Associates (Morris A. Crady, AICP) |
| Project Coordinator: | Brian Elam, PMP, Principal Planner |

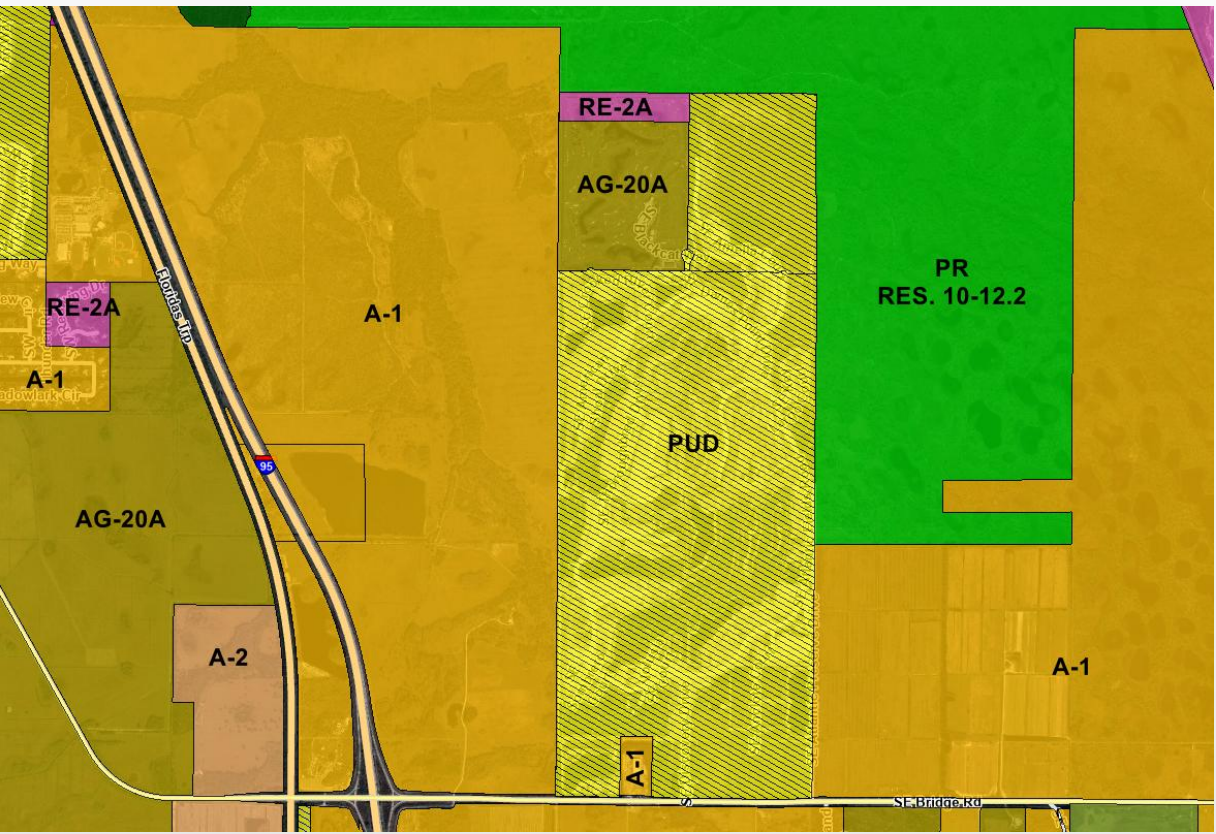


LOCATION MAP



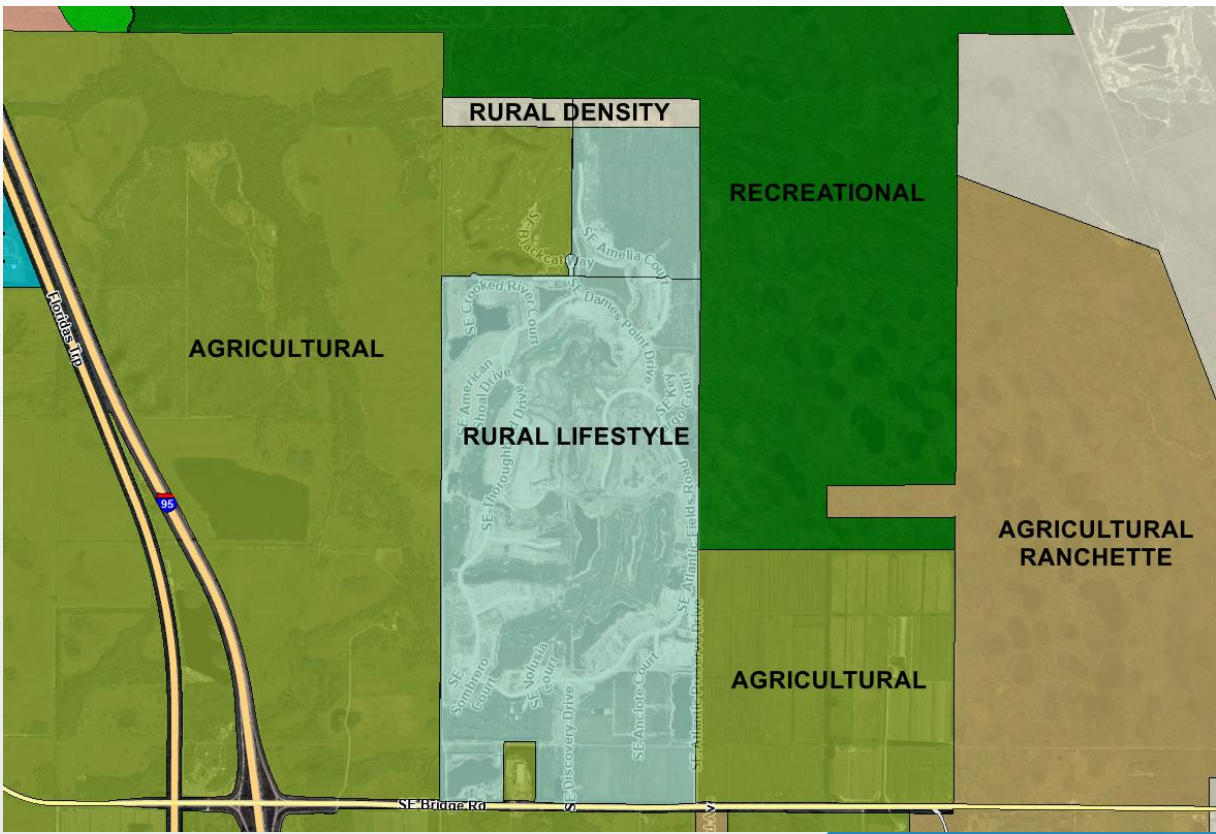
EXISTING FUTURE LAND USE AND ZONING

ZONING ATLAS



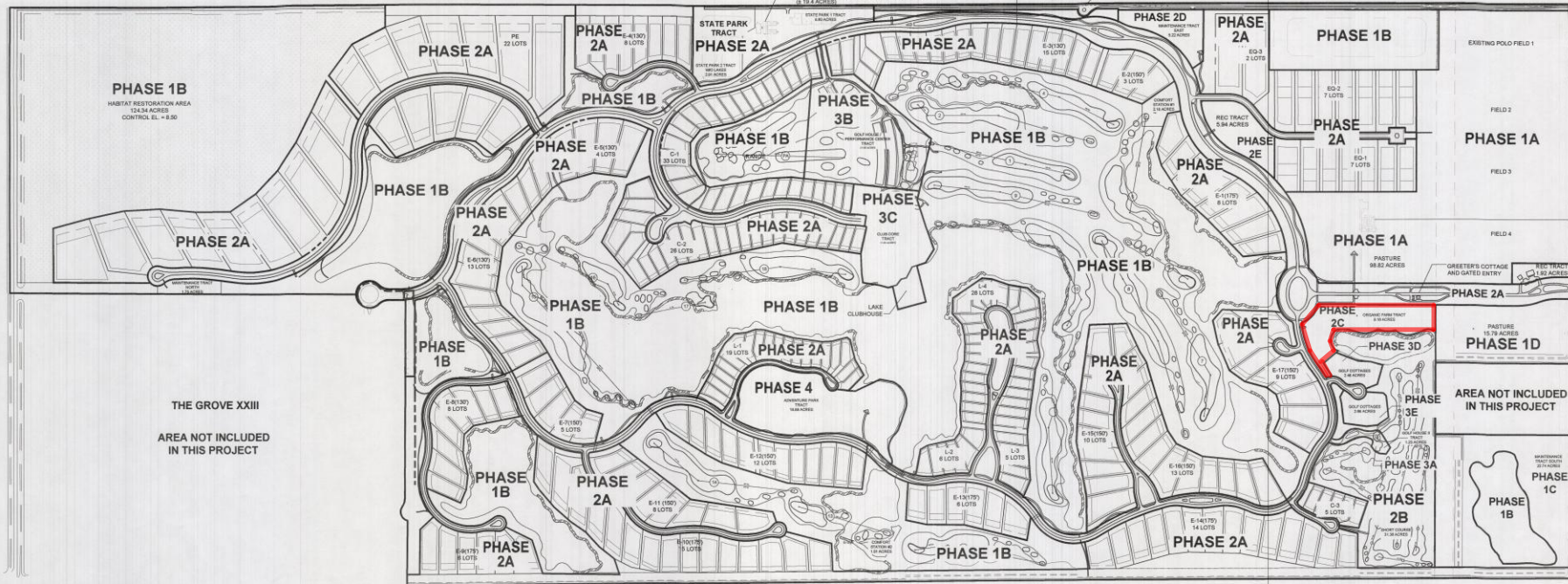
PUD

FUTURE LAND USE MAP



RURAL LIFESTYLE
RURAL DENSITY





PHASING PLAN NOTES:

PHASE 1A

Expansion of existing polo and equestrian club support facilities including improvements to existing buildings and structures, shade cabana structures for event viewing, improved parking and access from existing SE Polo Drive (changed to SE Discovery Drive).

PHASE 1B

All clearing, lake construction and site excavation and grading activities including golf course and residential areas, drainageways, lake interconnections, lake littoral zones, upland transition areas and habitat restoration area. Construction of 18-hole golf course; Donation of Hobe Sound train station to Martin County.

Note: Existing SE Polo Drive to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until paved temporary alternative access is constructed and certified complete by Martin County.

PHASE 1C

Golf maintenance facilities including construction of permanent access from Bridge Road, parking and loading areas, maintenance buildings, required landscaping and supporting utilities and drainage improvements (Existing 50' buffer along Bridge Road to remain as part of required landscaping).

PHASE 1D

Construction of the pasture recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 1E

Construction of the early sales center including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 2A

Construction of private roads including eastern spine road loop from existing SE Discovery Drive (fka SE Polo Drive) to SE BlackCat Way; Construction and donation of State Park access road and related facilities; Construction of all residential pods (317 lots) and future development tracts including supporting roads, sidewalks, trails and connection to regional water and wastewater treatment facilities. Installation of a traffic signal at the intersection of Bridge Road and the project entrance, i.e., SE Discovery Drive (fka SE Polo Drive).

PHASING PLAN NOTES:

PHASE 2B

Construction of short course golf area, permanent farm maintenance and composting facilities, temporary sales area; golf practice and teaching facilities, golf shelters and halfway facilities, temporary clubhouse facilities for short course and 18-hole golf course, temporary golf maintenance facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 2C

Construction of organic farm facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 2D

Construction of maintenance tract east facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 2E

Construction of recreation tract including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 3A

Construction of infrastructure for permanent short course clubhouse facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 3B

Construction of the performance/practice facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 3C

Construction of the main golf clubhouse and lake clubhouse including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 3D

Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 3E

Construction of golf cottages including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

PHASE 4

Construction of adventure park including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

LEGEND

LITTORAL PLANTING AREA

EDGE OF WATER

RIGHT OF WAY

BASIN BOUNDARY

PROPERTY BOUNDARY

EQUESTRIAN TRAIL



PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: 3/11/2025
PROJECT COORDINATOR: Dawn S. Glan
GROWTH MANAGEMENT DEPARTMENT

RECEIVED

MAR 27 2025
GROWTH MANAGEMENT
DEPARTMENT



SHEET NUMBER:
1-A



| REV. | DATE | COMMENT |
|------|----------|------------------------------------|
| 01 | 09-29-23 | REV. CROSS SECTION PER MC COMMENTS |
| 02 | 12-04-23 | REVISIONS PER MC COMMENTS |
| 03 | 01-23-24 | GRADING REV. PER CLIENT/CONTRACTOR |
| 04 | 03-23-24 | REVISIONS PER MC COMMENTS |
| 05 | 05-13-24 | REVISIONS PER MC COMMENTS |

PROJECT:
DISCOVERY PUD
MARTIN COUNTY, FLORIDA

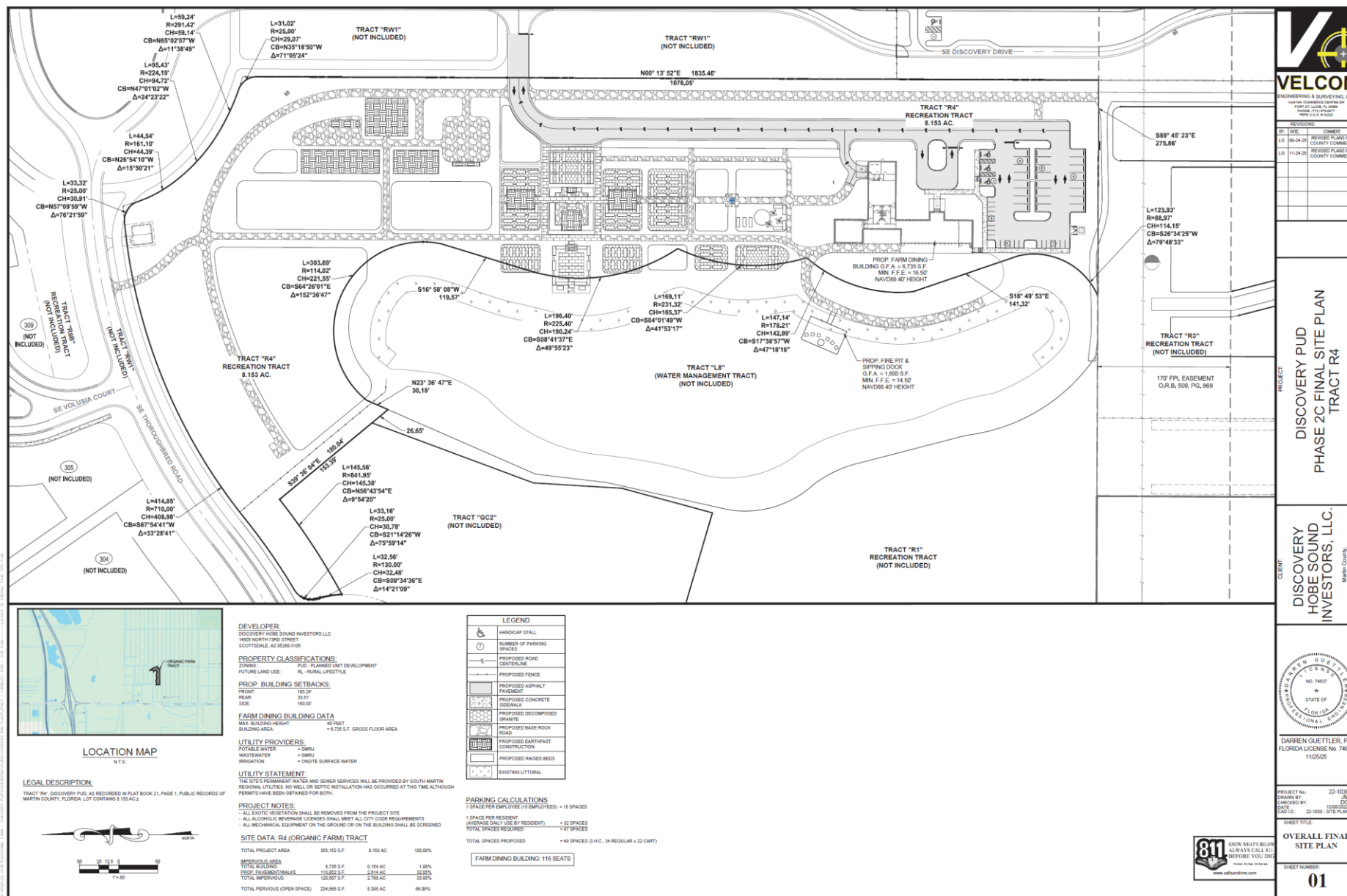
CLIENT:
DISCOVERY LAND DEVELOPMENT



DARRIN G. GUELLER
FLORIDA PROFESSIONAL ENGINEER



PHASE 2C FINAL SITE PLAN



LOCAL PLANNING AGENCY

Review of this application by the Local Planning Agency (LPA) is not required.



REVIEW OF APPLICATION

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:

Table 1 Development Review Team

| 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 Sjolholm | 772-288-5909 | Comply |
| K | Transportation Review | James Hardee | 772-288-5470 | N/A |
| L | County Surveyor Review | Jet Martel | 772-288-5418 | N/A |
| M | Engineering Review | Kaitlyn Zanello | 772-288-5920 | 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 | Kaitlyn Zanello | 772-288-5920 | Comply |
| R | Health Department Review | Paul Stemie | 772-221-4090 | N/A |
| R | School Board Review | Julie Sessa | 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 |

Development review staff have found the Atlantic Fields Club, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



STAFF RECOMMENDATION

Staff recommends approval of this application.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the Resolution approving the Phase 2C final site plan for the Discovery PUD project.

This concludes the presentation.
Questions?

