



## PROJECT NARRATIVE & JUSTIFICATION

### Becker B-14 Grove, LTD

Comprehensive Growth Management Plan  
Text Amendments  
December 13, 2021

#### **COMPREHENSIVE PLAN AMENDMENT APPLICATION**

The proposed Comprehensive Growth Management Plan text amendments are necessary to accommodate the Discovery PUD, which is proposed on approximately 1,530 acres north of Bridge Road and one mile east of the I-95 Interchange, including the extension of regional water and wastewater treatment services and the concurrent land use amendment application from Agricultural future land use to Rural Lifestyle future land use.

The enclosed Comprehensive Plan text amendments are intended to make the Discovery PUD consistent with the Comprehensive Plan policies related to the Primary or Secondary Urban Service Districts, and allow for the extension of regional potable water and wastewater treatment services by Martin County or South Martin Regional Utilities (SMRU) pursuant to a Joint Planning Agreement. An amendment to expand the existing Primary or Secondary Urban Service Boundary or create a free-standing urban service district is not proposed or required.

#### **SUMMARY OF COMPREHENSIVE PLAN TEXT AMENDMENTS**

##### **Proposed Chapter 4 text addition:**

Policy 4.13A.16. Rural Lifestyle. The Rural Lifestyle land use category shall guide and establish development of site specific private clubs and rural residential communities on land generally located between the fringe of the Agricultural heartland and the urban service districts. The Rural Lifestyle land use is intended to accommodate projects that maintain and enhance natural and manmade open space, promote sustainability and stewardship of the land and water; and provide opportunities for lifestyles that benefit the local economy, promote health and well-being, and contribute to local charitable organizations.

(1) Urban sprawl. The Rural Lifestyle land use and development criteria are specifically designed to accommodate self-supporting, self-contained rural development opportunities that provide a net positive fiscal impact to public facilities and services. Approved development within the Rural Lifestyle land use is not considered urban development that would otherwise be in conflict with Florida Statute 163.3177(3)(a)9.

(2) PUD Zoning Agreement. Development projects within the Rural Lifestyle land use category must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement. At a minimum, the PUD Zoning Agreement must comply with the following criteria:

- (a) Consist of a project area of 1,000 acres or more;
- (b) Offset biological and ecological impacts of new development;
- (c) Maintain compatibility with adjacent agricultural uses and rural development;
- (d) Protect and manage significant areas of open space and natural lands in perpetuity over and above minimum open space, wetland and upland preserve area requirements;
- (e) Enhance water quality in the St. Lucie River and Indian River Lagoon through temporary retention, on-site irrigation and natural cleaning of nutrient-rich canal water prior to discharge into the St. Lucie River;
- (f) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces;
- (g) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.;
- (h) Where appropriate or required based on environmental benefit, provide connection to a regional utility provider or construction of on-site potable water treatment and/or wastewater treatment and disposal systems approved by the County and the State Health Department or Florida Department of Environmental Protection, as applicable;
- (i) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service district;
- (j) Promote the creation of permanent and seasonal employee housing options as an accessory use or off-site amenity;
- (k) Identify private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities;
- (l) Utilize sustainable building principles, low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat;
- (m) Meet the requirements of concurrency and all applicable land development regulations; and
- (n) Provide a maximum residential density of no more than 1 unit per 5 acres.

(3) For rural lifestyle residential communities seeking a density increase from the Agricultural future land use designation (1 unit per 20 acres) or the clustering of residential units on lots less than twenty (20) acres, the PUD application will require a proportional increase in public benefits and an economic analysis prepared by a qualified economic analyst that evaluates the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.

(4) The applicant shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.

**Justification:**

The proposed language creates a specific future land use category that provides an alternative development scenario for properties located between urban service boundary along the coast and the agricultural lands to the west. The Rural Lifestyle land use recognizes projects that maintain and enhance natural and manmade open space, promote sustainability and stewardship of the land, and provide opportunities for lifestyles that benefit the local economy, promote health and well-being and contribute to local charitable organizations. Projects within the Rural Lifestyle land use are intended to further Martin County's commitment to land conservation, water quality protection, best management practices and sustainable rural development opportunities.

The following Comprehensive Plan text amendments are solely intended to create internal consistency with other policies and chapter of the Plan:

***Chapter 4: Policy 4.1D.7. Active Residential Development Tracking System***

**Proposed text addition:**

(4) Residential development approved under the active residential development process must meet locational suitability requirements including:

- (a) Locating within the primary or secondary urban service district.
- (b) Consistency with the CIE.
- (c) Protection of natural resources.
- (d) Adequate provision of facilities and services at adopted levels of service standards; and
- (e) Consistency with all goals, objectives and policies of this Plan and the requirements of Chapter 1.

(f) Proposed residential development that encroaches into active agricultural lands shall not be permitted unless the proposed project's density is permissible under the Rural Lifestyle land use designation (up to one unit per five acres) or an agricultural use designation (minimum five acre lots in Agricultural Ranchette and twenty acre lots in the Agricultural future land use). Active agricultural land is defined as land currently receiving an Agricultural Classification from the Martin County Property Appraiser.

(g) This criterion does not prevent the Board of County Commissioners from approving a residential development on land with an agricultural classification in place provided the exemption is removed after approval of a final development order. This policy only applies to the land area subject to the final development order. Any land area that is found by the Board of County Commissioners to maintain the agricultural classification for ad valorem tax purposes after approval of a final development order shall be found in violation of the final development order and be subject to breach proceedings.

**Justification:**

By identifying the Rural Lifestyle land use designation in the policy language above, internal consistency is addressed, and the intent of maintaining limited density and excluding non-agricultural uses on lands previously classified by the Property Appraiser as agricultural for as valorem tax purposes, is assured.

***Chapter 4: Policy 4.7A.3.1. Exceptions to Location in the Primary Urban Service District***

**Proposed text addition:**

(3) Development projects approved in accordance with Policy 4.13A.16, Rural Lifestyle future land use designation.

**Justification:**

By identifying the Rural Lifestyle land use designation in the policy language above, internal consistency is addressed.

***Chapter 10: Policy 10.1A.8. Sanitary Sewer***

**Proposed text addition:**

(2) Development projects approved in accordance with Policy 4.13A.16, Rural Lifestyle future land use designation.

**Justification:**

By identifying the Rural Lifestyle land use designation in the policy language above, internal consistency is addressed.

***Chapter 11: Policy 11.1C.11. Potable Water***

**Proposed text addition:**

(10) Development projects approved in accordance with Policy 4.13A.16, Rural Lifestyle future land use designation.

**Justification:**

By identifying the Rural Lifestyle land use designation in the policy language above, internal consistency is addressed.

*Policy 4.13A.16. Rural Lifestyle.* The Rural Lifestyle land use category shall guide and establish development of site specific private clubs and rural residential communities on land generally located between the fringe of the Agricultural heartland and the urban service districts. The Rural Lifestyle land use is intended to accommodate projects that maintain and enhance natural and manmade open space, promote sustainability and stewardship of the land and water; and provide opportunities for lifestyles that benefit the local economy, promote health and well-being, and contribute to local charitable organizations.

(1) *Urban sprawl.* The Rural Lifestyle land use and development criteria are specifically designed to accommodate self-supporting, self-contained rural development opportunities that provide a net positive fiscal impact to public facilities and services. Approved development within the Rural Lifestyle land use is not considered urban development that would otherwise be in conflict with Florida Statute 163.3177(3)(a)9.

(2) *PUD Zoning Agreement.* Development projects within the Rural Lifestyle land use category must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement. At a minimum, the PUD Zoning Agreement must comply with the following criteria:

- (a) Consist of a project area of 1,000 acres or more;
- (b) Offset biological and ecological impacts of new development;
- (c) Maintain compatibility with adjacent agricultural uses and rural development;
- (d) Protect and manage significant areas of open space and natural lands in perpetuity over and above minimum open space, wetland and upland preserve area requirements;
- (e) Enhance water quality in the St. Lucie River and Indian River Lagoon through temporary retention, on-site irrigation and natural cleaning of nutrient-rich canal water prior to discharge into the St. Lucie River;
- (f) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces;
- (g) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.;
- (h) Where appropriate or required based on environmental benefit, provide connection to a regional utility provider or construction of on-site potable water treatment and/or wastewater treatment and disposal

systems approved by the County and the State Health Department or Florida Department of Environmental Protection, as applicable;

- (i) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service district;
- (j) Promote the creation of permanent and seasonal employee housing options as an accessory use or off-site amenity;
- (k) Identify private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities;
- (l) Utilize sustainable building principles, low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat;
- (m) Meet the requirements of concurrency and all applicable land development regulations; and
- (n) Provide a maximum residential density of no more than 1 unit per 5 acres.

(3) For rural lifestyle residential communities seeking a density increase from the Agricultural future land use designation (1 unit per 20 acres) or the clustering of residential units on lots less than twenty (20) acres, the PUD application will require a proportional increase in public benefits and an economic analysis prepared by a qualified economic analyst that evaluates the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.

(4) The applicant shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.

**Comprehensive Growth Management Plan Policy 4.1D.7**  
**December 13, 2021**

Proposed text additions are in **underlined bold type** for clarity

*Policy 4.1D.7. Active residential development tracking system.* Martin County will implement and maintain an active residential tracking system for all residential development approvals. By limiting approvals within the first five year period of the 15 year planning period to 125% of the housing demand for that five year period, the County can maintain a fiscally feasible and cost-effective concurrency management system. The same 15 year planning period used for residential capacity planning shall be used. The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. Implementation of the Active residential development tracking system shall begin within 12 months of the date this text becomes effective.

(1) In the fourth year of the five year planning period, Martin County shall begin preparing the update to the residential capacity analysis described in Policies 4.1D.5 and 6. Demand calculations must be available for the following five year period before a given five year period expires.

(2) The County shall:

(a) Remove all projects that have breached or exceeded their timetables.

(b) Ensure for the current five year period that the active development pool does not exceed 125% of the five year residential demand.

(3) Ten percent of the available residential units shall be set aside for small residential developments. Small residential developments are defined as projects that contain 25 units or fewer. If the set aside units for each five year planning period are not allocated by the third year of that planning period, the set aside units shall be available for allocation to large residential developments.

(4) Residential development approved under the active residential development process must meet locational suitability requirements including:

(a) Locating within the primary or secondary urban service district.

(b) Consistency with the CIE.

(c) Protection of natural resources.

(d) Adequate provision of facilities and services at adopted levels of service standards; and

(e) Consistency with all goals, objectives and policies of this Plan and the requirements of [chapter 1](#).

(f) Proposed residential development that encroaches into active agricultural lands shall not be permitted unless the proposed project's density is permissible **within the Rural Lifestyle land use designation (up to one unit per five acres) or** under an agricultural use designation (minimum five acre lots in Agricultural Ranchette and twenty acre lots in the Agricultural future land use). Active agricultural land is defined as land currently receiving an Agricultural Classification from the Martin County Property Appraiser.

(g) This criterion does not prevent the Board of County Commissioners from approving a residential development on land with an agricultural classification in place provided the exemption is removed after approval of a final development order. This policy only applies to the land area subject to the final development order. Any land area that is found by the Board of County Commissioners to maintain the agricultural classification for ad valorem tax purposes after approval of a final development order shall be found in violation of the final development order and be subject to breach proceedings.



**Comprehensive Growth Management Plan Policy 4.7A.3**  
**November 9, 2021**

Proposed text additions are in **underlined bold type** for clarity

*Policy 4.7A.3. Exceptions to location in the Primary Urban Service District.* All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only in the Primary Urban Service District. The only exceptions are for the currently approved developments below:

- (1) Jonathan Dickinson State Park, as contained in Policy 10.1A.7. and Policy 11.1C.10.
- (2) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 of Canopy Creek PUD (f/k/a Tuscawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).
- (3) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.
- (4) Seven J's Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
- (5) The County landfill, parcel number 07-38-40-000-000-00020-7.
- (6) Martingale Commons PUD f/k/a Palm City 95 PUD.
- (7) Sheriff's Shooting Range, parcel number 08-38-40-000-000-00011-0.
- (8) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.
- (9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153.

*Policy 4.7A.3.1.* All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District, except the following facilities may be served with water and sewer service:

- (1) The Martin Correctional Institution, consistent with an interlocal agreement between Martin County, the City of Port St. Lucie and the Florida Department of Corrections for service to be provided by the City of Port St. Lucie.

(2) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.

**(3) Development projects approved in accordance with Policy 4.13A.16, Rural Lifestyle future land use designation.**

**Comprehensive Growth Management Plan Policy 10.1A.8**  
**November 9, 2021**

Proposed text additions are in **underlined bold type** for clarity

*Chapter 10: Policy 10.1A.8.* Sanitary sewer lines may be extended from the Primary Urban Service District to serve the following previously approved projects provided that the project is proceeding in accordance with its timetable of development, is consistent with all conditions of approval, and is maintaining its schedule of construction or other activities established in the development order.

(1) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 of Canopy Creek PUD (f/k/a Tuscowilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).

(2) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.

(3) Seven J's Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.

(4) The County landfill, parcel number 07-38-40-000-000-00020-7.

(5) Martingale Commons PUD f/k/a Palm City 95 PUD.

(6) Sheriff's Shooting Range, parcel number 08-38-40-000-000-00011-0.

(7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.

*Policy 10.1A.9* Facilities at the Martin Correctional Institution may continue to receive sanitary sewer service from the City of Port St. Lucie in accordance with an interlocal agreement between Martin County, the City of Port St. Lucie and the Florida Department of Corrections. This is a specific exception and Port St. Lucie Utilities is not recognized as a regional utility for providing wastewater in Martin County.

*Policy 10.1A.10* An exception to the prohibition of public facilities outside the Primary Urban Service District shall be provided for

- (1)** the 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0; and

**(2) Development projects approved in accordance with Policy 4.13A.16, *Rural Lifestyle future land use designation.***

**Comprehensive Growth Management Plan Policy 11.1C.11**  
**November 9, 2021**

Proposed text additions are in **underlined bold type** for clarity

*Policy 11.1C.11.* Potable water lines may be extended from the Primary Urban Service District to serve:

(1) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 at Canopy Creek PUD (f/k/a Tuscawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).

(2) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.

(3) Seven J's Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.

(4) The County landfill, parcel number 07-38-40-000-000-00020-7.

(5) Martingale Commons PUD f/k/a Palm City 95 PUD.

(6) Sheriff's Shooting Range, parcel number 08-38-40-000-000-00011-0.

(7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.

(8) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.

(9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance 1153.

**(10) Development projects approved in accordance with Policy 4.13A.16, Rural Lifestyle future land use designation.**

# Comprehensive Plan Amendment 21-08 Becker B14 Text Amendment

The following application materials were submitted on June 14, 2021 and prior to the proposed text changes under review.



June 14, 2021

HAND DELIVERY

Clyde Dulin, Comprehensive Planning Administrator  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: CPA 21-08 Becker B-14 (TEXT) – Response to Insufficiency Letter Dated June 8, 2021  
(Our ref. #18-366)**

Dear Clyde:

Please note the following itemized responses to your attached letter dated June 8, 2021:

- Correct. The corresponding Future Land Use Map Amendment Application (CPA 21-09) and the Discovery PUD Application (H123-022) are mentioned in the CPA Text Application because they are tied to a specific property that will be legally described in the text amendment. Each application is dependent on the other and none of them can be approved by themselves. It is intended that the CPA Text and Future Land Use Map Amendment applications be scheduled for the same Local Planning Agency public hearing, which will be followed by a County Commission hearing to transmit the CPAs with the hope and understanding that the PUD zoning agreement will be adopted concurrent with, or immediately following the adoption of the CPAs.
- Page 3 of the application form has been corrected to remove reference to A-1 as the proposed zoning.
- The traffic impact analysis is included because the amendment to *Policy 4.1B.2, Analysis of Available Public Facilities*, provides a maximum intensity of use on a specific parcel of land (see new subsection 6). The text amendment must be and is supported by a finding that the proposed development intensity can meet the County's level of service (LOS) standards for public facilities.
- Page 3 of the application form for both the Text and FLUM amendments clarifies that the PUD zoning is proposed on 36.98 acres of existing Rural Density (RD) land use and 1,493.91 acres that is proposed to be changed from Agricultural to Agricultural Ranchette. No land designated for Agricultural land use is proposed to be included in the PUD.
- Page 3 of the application form clarifies the affected property to include 1,530.88 acres of land on the north side of Bridge Road (see legal description for Discovery PUD) and 811.30 acres of land south of Bridge Road (see legal description of Agricultural Easement).
- The completion of Figures 11-1 and 11-2 is dependent on the service provider, which will be determined in accordance with the Joint Planning Agreement between Martin County and South Martin Regional Utility as described in the application letter and Project Narrative.
- The proposed text language has been revised for consistency.
- Page 3 of the application form clarifies the affected property to include 1,530.88 acres of land on the north side of Bridge Road (see legal description for Discovery PUD) and 811.30 acres of land south of Bridge Road (see legal description of Agricultural Easement). The total affected property is 2,342.18 acres.
- As described above there are only 2 legal descriptions for the affected property. The current aerial submitted with the application clearly shows the affected property south of Bridge Road

and the affected property north of Bridge,Road, and their proximity to major roads including I-95, Bridge Road and US-1.

With this understanding, please find enclosed the, the CD with PDF copies of the revised application materials, and the original application package containing the following materials:

1. Application letter;
2. The completed application form;
3. Affidavit for digital submittal;
4. Project narrative and justification;
5. Agent authorization letter;
6. Disclosure of interest affidavit;
7. Legal description (Discovery PUD);
8. Legal description (Agricultural easement)
9. Current aerial/location map of the affected property;
10. Policy 4.1B.2 (Chapter 4) revised text;
11. Policy 4.1D.7 (Chapter 4) revised text;
12. Policy 4.7A.3 (Chapter 4) revised text;
13. Policy 10.1A.8 (Chapter 10) revised text;
14. Policy 11.1C.11 (Chapter 11) revised text; and
15. Traffic analysis report.

If you have any questions or need additional materials, please feel free to contact me.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President  
ENCL.





# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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June 8, 2021

Morris Crady, AICP  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

RE: CPA 21-08 Becker B14 Text- Application for Comprehensive Plan Amendment

Dear Mr. Crady:

Thank you for submitting the application materials for a text amendment to the Comprehensive Growth Management Plan (CGMP). The application has been assigned the name CPA 21-08, Becker B-14 Text. The application materials were reviewed for sufficiency by the Comprehensive Planning Division of the Growth Management Department and were determined to be insufficient for the following reasons:

- The Project Description includes data about a proposed Planned Unit Development and a proposed Future Land Use Map Amendment.
- The Text amendment application materials confusing it with a Future Land Use Map amendment and a Planned Unit Development. For example, Page 3 of the Application Packet states Proposed Zoning Designation as "A-1" but in the FLUM application, it is indicated that the proposed zoning is PUD.
- Should the traffic analysis be attached to the application materials for the text amendment and the Future Land Use Map Amendment?
- Proposed Future Land Use Designation on Page 3 is shown to be "AG, RD and Ag Ranchette". However, in the FLUM application, the proposal is only for Ag Ranchette. Please ensure both FLUM and Text applications are consistent with each other.
- Page 3 asks for Size of Project. Since this is a site-specific text amendment, please provide the total number of acres the proposed text change affects.

- Page 3 states the proposed Elements to amend and includes Figure 11-1 and Figure 11-2 as part of the list. However, Figures 11-1 and 11-2 are not included in any of the exhibits. Please show on Figures 11-1 and 11-2 the proposed areas that will be served consistent with the other proposed text amendments.
- The proposed text amendment language shown in Pages 28 to 37 contains different text than the proposed text shown in the Justification Statement. Please make both documents consistent with each other.
- Please provide the relevant Legal Description and accurate acreage of the subject site regarding the site-specific text amendment. Since this is a site-specific text amendment, please provide the Legal Description of the parcels that the proposed text change affects. Currently, the legal description provided just shows 1,530.89 acres of the "Discovery PUD parcel" and a legal description of "Agricultural Easement" 811.30 acres, totaling 2,342.18 acres. But the text amendment mentions a lower number, "2,330 acres." Please ensure consistency between the proposed language and the legal descriptions.
- If there are multiple legal descriptions describing multiple large parcels, please provide a location map attachment to each legal description so that reader clearly understands which parcels each legal description is describing.

Please submit the requested items within 30 days of receiving this notice. If you have any questions, please contact me by email to [mjose@martin.fl.us](mailto:mjose@martin.fl.us) or by telephone at 772-288-5930.

Sincerely,



Clyde Dulin, AICP  
Comprehensive Planning Administrator  
Growth Management Department

CD:MJ:kk

Enclosure: Application Check List

## APPLICATION MATERIALS CHECKLIST

Plan Amendment # CPA 21-08 Becker 14 Text amendment (Staff use only)

This application materials checklist is provided for the applicant's use. The checklist will be used by staff to determine the completeness of the application. If there are incomplete items, a notification will be sent to the applicant with a request to provide the missing materials.

- 1. Application.
- 2. Name and address of the current property owner and documents of authority to act on behalf of the owner.
- 3. Certificate of opinion by an attorney/title company regarding current property ownership.
- 4. Financial Disclosure Affidavit.
- 5. Legal descriptions and parcel control numbers for each parcel proposed to be amended. If the request is for more than one land use designation, the legal description must be formatted to identify each designated land use separately.
- 6. Acreage of subject parcel or parcels per land use type.
- 7. A detailed location map.
- 8. A Soils Survey Map sheet with the subject property outlined in red. Soil Survey map sheets can be obtained from the Soil and Water Conservation Service by calling (772) 221-1303.
- 9. A current Flood Insurance Rate map with the subject property outlined in red. The Flood Insurance Rate Map sheets are available on the County's Web Site. Search for FEMA Flood Insurance Rate Maps.
- 10. Proposed text amendment, if applicable.
- 11. Justification statement for the proposed amendment that cites how the amendment is consistent with the Goals, Objectives and Policies of the CGMP.
- 12. Traffic study, demonstrating the effects of the proposed amendment on the minimum Levels of Service.
- 13. School Impact Worksheet.
- 14. Water & Sewer Availability Worksheet.
- 15. Survey file in CAD format, in the correct coordinate system, that is compatible with the County's GIS system.
- 16. Other relevant data as appropriate.

The following must be provided concurrent with the draft notification letter for staff review prior to the first public hearing.

- 17. Certified list of surrounding property owners.

Reviewed By: Maria Jose (Staff use only)  
Growth Management Dept.: (772)288-5495



April 29, 2021

HAND DELIVERY

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Becker B-14 Grove, LTD – Comprehensive Growth Management Plan Text Amendment  
(Our ref. #18-366)**

Dear Paul:

On behalf of the property owner, Becker B-14 Grove, LTD, Hobe Sound Equestrian, LLC and joint venture partner Discovery Land Company, and in response to our pre-application workshop on March 25, 2021 regarding the proposed Discovery PUD, please find enclosed application materials in support of the proposed amendments to the Comprehensive Plan text.

As you know the proposed Discovery PUD is located on approximately 1,530 acres north of Bridge Road and one mile east of the I-95 Interchange in unincorporated Martin County. The enclosed "site-specific" Comprehensive Plan text amendments to Chapters 4 (Future Land Use Element), 10 (Sanitary Sewer Services Element) and Chapter 11 (Potable Water Services Element) are intended to make the Discovery PUD consistent with the Comprehensive Plan policies related to the Primary Urban Service District and the Agricultural Ranchette land use category. The text amendments enforce the PUD special conditions by reference to the Discovery PUD property and allow the extension of regional potable water and wastewater treatment services by Martin County or South Martin Regional Utilities (SMRU) pursuant to a Joint Planning Agreement. Once the service provider is determined, Figure 11-1 and 11-2 will be updated to identify the service provider.

With this understanding, please find enclosed the application fee check in the amount of \$6,100.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Affidavit for digital submittal;
- Project narrative and justification;
- Agent authorization letter;
- Disclosure of interest affidavit;
- Legal description (Discovery PUD);
- Legal description (Agricultural easement)
- Current aerial/location map of the affected property;
- Policy 4.1B.2 (Chapter 4) revised text;
- Policy 4.1D.7 (Chapter 4) revised text;
- Policy 4.7A.3 (Chapter 4) revised text;
- Policy 10.1A.8 (Chapter 10) revised text;
- Policy 11.1C.11 (Chapter 11) revised text; and
- Traffic analysis report.

Paul Schilling  
April 29, 2021  
Page 2 of 2

Please be aware that this text application will be followed by the future land use map amendment application (from Agricultural to Agricultural Ranchette future land use) and a PUD Master Site Plan application within the next 30 days.

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Crady", with a long horizontal flourish extending to the right.

Morris A. Crady, AICP  
Senior Vice President  
ENCL.



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

# COMPREHENSIVE PLAN AMENDMENT APPLICATION

## A. General Information:

Type of Application: Text Amendment

Name or Title of Project:  
Discovery PUD (Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC)

### Future Land Use Amendment

#### Location of Project and Description of Proposal:

See enclosed Project Narrative and Justification

#### Parcel Control Number(s):

See attached parcel control numbers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

2,342.18 acres (includes PUD and 811.30 Ag easement)

Current Future Land Use Designation:

Agricultural (AG), Rural Density (RD)

Current Zoning Designation:

AG-20A (1,493.91 ac), RE-2A (36.98 ac)

Proposed Future Land Use Designation:

Agricultural Ranchette (1,493.91 ac)

Proposed Zoning Designation:

PUD (1,530.88 acres)

### Text Amendment

#### Proposed Elements to Amend:

Policy 4.1B.2.(2), Policy 4.1D.7, Policy 4.7A.3, Policy 10.1A.8, Policy 11.1C.11, Fig. 11.1, 11.2

**Description of Text Amendment:**

See attached Project Narrative and Justification

**Property Owner:**

Name or Company Name Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC  
Company Representative Thomas Hurley and Rick Melchiori  
Address 1701 Highway A1A, Suite 204  
City Vero Beach State FL Zip 32963  
Phone 772 - 473 - 0841 Fax     -    -      
Email rmelchiori@beckerholding.com

**Agent:**

Name or Company Name Lucido & Associates  
Company Representative Morris A. Crady, Senior Vice Pres., AICP  
Address 701 SE Ocean Blvd  
City Stuart State FL Zip 34994  
Phone 772 - 220 - 2100 Fax 772 - 223 - 0220  
Email mcrady@lucidodesign.com

**Contract Purchaser:**

Name or Company Name Not applicable  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

**Land Planner:**

Name or Company Name Same as agent  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

**Traffic Engineer:**

Name or Company Name O'Rourke Engineering & Planning  
Company Representative Susan O'Rourke, P.E. President  
Address 969 SE Federal Hwy, Suite 402  
City Stuart State FL Zip 34994  
Phone 772 - 781 - 7918 Fax     -    -      
Email seorourke@comcast.net

**Attorney:**

Name or Company Name Gunster  
Company Representative Robert S. Raynes  
Address 800 SE Monterey Comons Blvd., Suite 200  
City Stuart State FL Zip 34996  
Phone 772 - 288 - 1980 Fax 772 - 288 - 0610  
Email r raynes@gunster.com

**Other Professional:**

Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

**B. 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.

*Morris A. Crady* 6-15-2021  
Applicant's signature Date  
Morris A. Crady  
Printed name

**NOTARY ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2020, by Morris A. Crady.  
He or she  is personally known to me or  has produced \_\_\_\_\_ as identification.

*Shirley Lyders*  
Notary public signature  
Printed name



State of Florida at-large



**Applicant or Agent Certification:**

Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit: public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

He/she understands the application must be submitted during the established submission period to: Martin County, Growth Management Department, 2401 SE Monterey Road, Stuart, FL 34996. Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:


\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

Applicant Agent:

Morris A. Crady

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Agent

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.



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 Becker B-14 Grove, Ltd. Comprehensive Growth Management Plan Text Amendment 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

4-29-21  
 Date

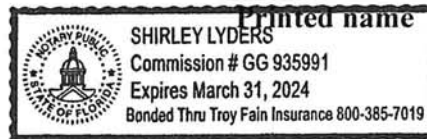
### NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 29<sup>th</sup> day of April, 20 21, by Morris A. Crady.

He or She  is personally known to me or  has produced \_\_\_\_\_ as identification.

  
 Notary Public Signature



STATE OF: FLORIDA at-large

**Becker B-14 Grove, LTD  
Hobe Sound Equestrian, LLC  
1701 Highway A1A, Suite 204  
Vero Beach, FL 32963**

April 29, 2021

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

Re: Hobe Sound Polo Club Plat and Tract D of Grove Golf Club Plat -  
Comprehensive Plan Amendment and PUD Applications

Dear Mr. Schilling:

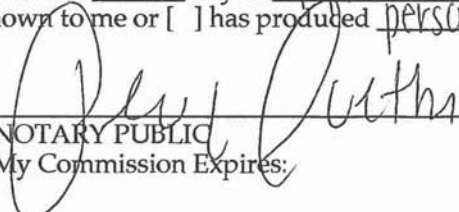
As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC during the governmental review process of the Discovery PUD and corresponding Comprehensive Plan Amendment applications.

Sincerely,

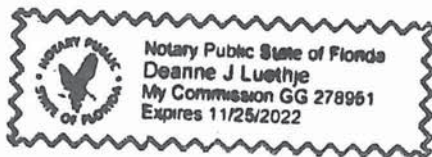
  
Thomas Hurley, Authorized Agent

STATE OF Florida  
COUNTY OF Martin

The foregoing was acknowledged before me this 27<sup>th</sup> day of April, 2021,  
by Thomas Hurley who [] is personally known to me or [ ] has produced personally  
known as identification.

  
NOTARY PUBLIC  
My Commission Expires:

(Notarial Seal)



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## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Becker B-14 Grove, LTD	1701 Highway A1A, Suite 204, Vero Beach, F
Hobe Sound Equestrian, LLC	1701 Highway A1A, Suite 204, Vero Beach, F

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest

(If more space is needed attach separate sheet)

## **DISCLOSURE OF INTEREST AFFIDAVIT**

### **REF :** Affidavit, Question 2

a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County

<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>Interest</u></b>
Richard E. Becker Irrevocable Trust	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	98% Owner & General Partner of Becker B-14 Grove, Ltd.
Becker Sisters Management, LLC	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	2% Owner & Managing Partner of Becker B-14 Grove, Ltd.
Thomas W. Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
Richard E. Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
R. Scott Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
Valentine Schaible	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC.

# DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

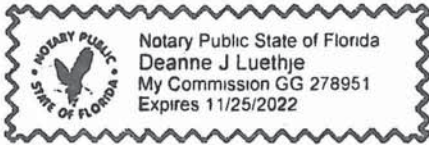
Thomas Hurley  
Signature

Thomas Hurley  
Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21<sup>st</sup> day of April, 2021, by Thomas Hurley, who is personally known to me or have produced personally known as identification.



(Notary Seal)

Deanne Luethje  
Signature

Notary Public, State of Florida

Print Name: Deanne J Luethje

My Commission Expires: 11/25/2022

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
*(Discovery PUD)*

ALL OF GROVE GOLF CLUB, TRACT D, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS  
OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 16, PAGE 78 OF THE PUBLIC RECORDS  
OF MARTIN COUNTY, FLORIDA.

CONSISTING OF 1,530.89 ACRES (+/-)

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(Agricultural Easement)**

TRACT A:

THE EAST 130 FEET OF THAT PART OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 708.

TRACT B:

THE WEST ONE-HALF (W 1/2) OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY;

TRACT C:

THE NORTH 130 FEET OF THE EAST 130 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

TRACT D:

ALL OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY:

TRACT E:

ALL OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY;

TRACT F:

THAT PART OF THE NORTHONE"HALF (N 1/2) OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF SUNSHINE PARKWAY

LESS AND EXCEPT THE FOLLOWING PARCELS:

THE WEST 80 FEET OF THE EAST 130 FEET OF THE WEST ONE-HALF OF SECTION 2, LESS THE SOUTH 623.5 FEET AND THE NORTH 50 FEET THEREOF LYING EAST OF THE EAST RIGHT OF WAY LINE OF SUNSHINE PARKWAY IN TOWNSHIP 40 SOUTH, RANGE 41 EAST OF MARTIN COUNTY FLORIDA.

ALSO

THE SOUTH 80 FEET OF THE NORTH 130 FEET OF THE WEST ONE-HALF OF SECTION 2 AND THE SOUTH 80 FEET OF THE NORTH 130 FEET OF THE EAST 130 FEET OF SECTION 3 AND THE NORTH 50 FEET OF THE WEST 80 FEET OF THE EAST 130 FEET OF SECTION 3, ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 41 EAST OF MARTIN COUNTY, FLORIDA.

ALSO

THE WEST 80 FEET OF THE EAST 130 FEET OF SECTION 34, LESS THE RIGHT OF WAY OF STATE ROAD 708.

CONSISTING OF 811.30 acres (+/-)



IN THE CIRCUIT COURT OF THE 19<sup>th</sup>  
JUDICIAL CIRCUIT OF FLORIDA IN  
AND FOR MARTIN COUNTY, FLORIDA

BECKER B-14 GROVE, LTD.,  
a Florida Limited Partnership,

CASE NO. 432011CA001484

Plaintiff,

vs.

GROVES 14, LLC, a Florida Limited Liability  
Company, MICHAEL PRICE, HOBE SOUND  
POLO CLUB PROPERTY OWNERS'  
ASSOCIATION, INC., a not-for-profit Florida  
Corporation, and EARTHMARK MITIGATION  
SERVICES, LLC, a Florida Limited Liability Company,

Defendants.

  
INSTR # 2418125  
OR BK 2678 PG 691  
(5 Pgs)  
RECORDED 09/24/2013 10:25:50 AM  
CAROLYN TIMMANN  
MARTIN COUNTY CLERK  
DEED DOC TAX \$0.70

**CERTIFICATE OF TITLE**

**THE UNDERSIGNED CLERK** of the Court certifies that he/she executed and filed a Certificate Of Sale in this action on Sept. 3, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Martin County, Florida, to-wit:

(See Attached Exhibit "A")

was sold to:

Becker B-14 Grove, Ltd., 3150 Cardinal Drive, Vero Beach, Florida 32963

WITNESS my hand and seal of this Court on September 16, 2013.

CAROLYN TIMMANN  
Clerk of the Circuit Court

By: Melissa Walker  
Deputy Clerk



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

**TRACT A:**

The South  $\frac{3}{4}$  of Section 14, Township 39 South, Range 41 East, Martin County, Florida.

**TRACT B:**

All of Section 23, Township 39 South, Range 41 East, Martin County, Florida.

**TRACT C:**

Section 26, Township 39 South, Range 41 East, Martin County, Florida, less and excepting road right of way for State Road 708 (Bridge Road);

**ALSO LESS AND EXCEPTING:**

A parcel out of the East one-half (E  $\frac{1}{2}$ ) of the West one-half (W  $\frac{1}{2}$ ) and out of the West one-half (W  $\frac{1}{2}$ ), described as follows: Beginning at a point on the center line of the State Road, 1320 feet East of the Southwest corner of said Section 26; (1) thence North on a line at right angle from said road center line for a distance of 1320 feet to a concrete marker; (2) thence East on a line at right angle to the previous described line for a distance of 660 feet to a concrete marker; (3) thence South on a line at right angle to the previous described line for a distance of 1320 feet to a point on the center line of said State Road; (4) thence West along center line of said State Road for a distance of 660 feet to the point or place of beginning.

**BEING TOGETHER WITH RIGHTS AND EASEMENTS FOR THE BENEFIT OF GROVE B-14 AS FOLLOWS:**

(a) Perpetual Drainage Easements as created by those certain Drainage Easements dated November 16, 1964 in Official Records Book 145, Page 190 and in Official Records Book 400, Page 688, and in Right of Way Deed recorded June 26, 1981 in Official Records Book 524, Page 2093, all in the Public Records of Martin County, Florida, over and across lands described therein.

A portion of the property contained in the above legal description is now known as, and shall be identified as, and according to the Plat of Hobe Sound Polo Club, as recorded in Official Records Book 16, Page 78, Public Records of Martin County, Florida.

**FURTHER LESS AND EXCEPT THEREFROM:**

**TRACT "A"**

A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:  
Commencing at the Southwest corner of said Section 26, thence along the South line of said Section 26, South  $89^{\circ} 45' 23''$  East, a distance of 1980 feet; thence departing said South line,

North 00° 14' 37" East, a distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the Southeast corner of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida, and to the Point of Beginning; thence along the East line of said parcel of land described in Official Records Book 1243, Page 488, North 00° 14' 37" East, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line for the following four courses: South 89° 45' 23" East, a distance of 2328.48 feet to a point of curvature of a curve concave Northerly, having a radius of 11394.20 feet; thence Easterly along the arc of said curve, through a central angle of 02° 13' 24", a distance of 442.15 feet to a point of tangency; thence North 88° 01' 13" East, a distance of 245.67 feet to a point of curvature of a curve concave Southerly, having a radius of 21550.90 feet; thence Easterly along the arc of said curve, through a central angle of 00° 48' 21", a distance of 303.15 feet to a point on the East line of said Section 26; thence along said East line, South 00° 05' 39" West, a distance 15.00 feet to the said North right-of-way line of State Road 708 and to a point on a non-tangent curve concave Southerly, having a radius of 21535.90 feet, and a chord bearing of South 88° 25' 22" West; thence along said North right-of-way line for the following four courses, thence Westerly along the arc of said curve, through a central angle of 00° 48' 18", a distance of 302.60 feet to a point of tangency; thence South 88° 01' 13" West, a distance of 245.67 feet to a point of curvature of a curve concave Northerly, having a radius of 11409.20 feet; thence Westerly along the arc of said curve, through a central angle of 02° 13' 24", a distance of 442.73 feet to a point of tangency; thence North 89° 45' 23" West, a distance of 2328.48 feet to the point of beginning.

Containing 1.143 acres or 49.792 square feet, more or less.

TOGETHER WITH:

TRACT "B"

A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

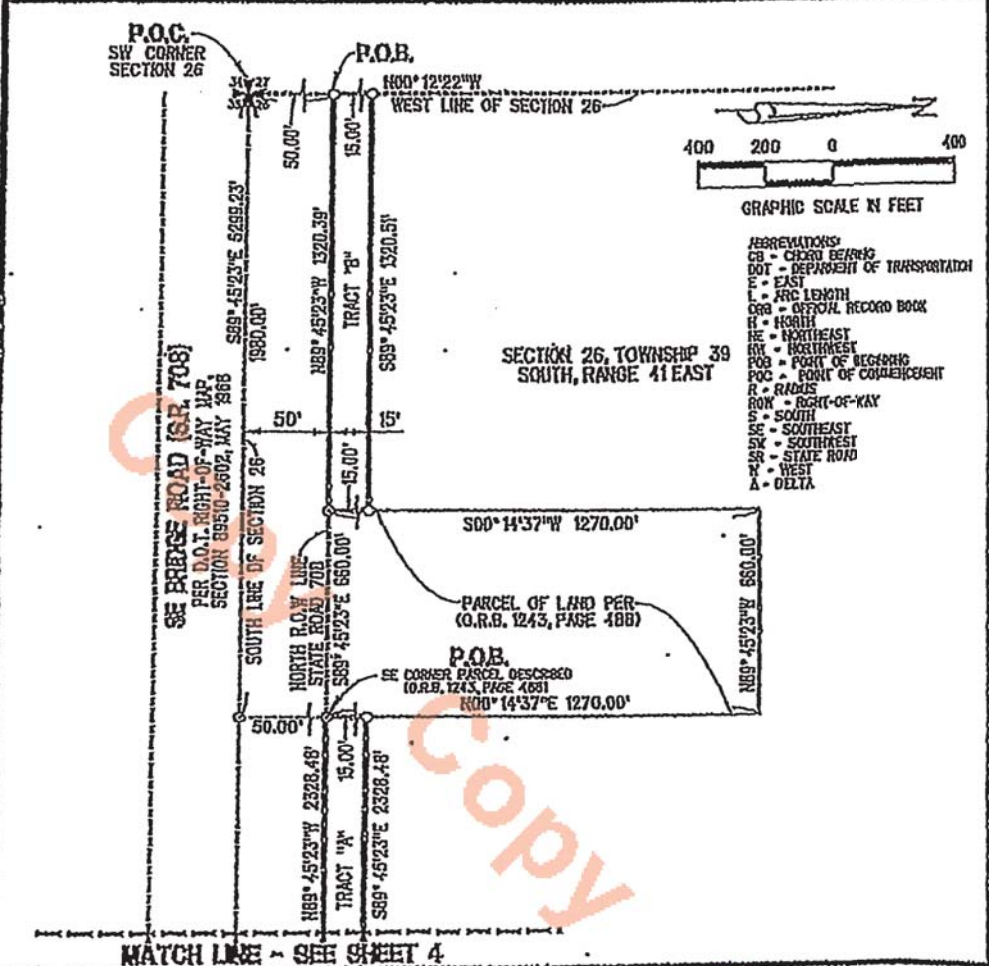
Commencing at the Southwest corner of said Section 26, thence along the West line of said Section 26, North 00° 12' 22" West, a distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the point of beginning; thence continue along said West line, North 00° 12' 22" West, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line, South 89° 45' 23" East, a distance of 1320.51 feet to a point on the West line of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida; thence along said West line, South 00° 14' 37" West, a distance of 15.00 feet to the Southwest corner of a parcel of land described in Official Records Book 1243, Page 488 and to the said North right-of-way line of State Road 708; thence along said North right-of-way line, North 89° 45' 23" West, a distance of 1320.39 feet to the Point of Beginning.

Containing 0.455 acres or 19.807 square feet, more or less.

(See Sketches Attached)

DESCRIPTION & SKETCH  
 PREPARED FOR:  
 GROVES HOLDINGS, LLC

TRACTS "A" & "B"  
 ADDITIONAL R.O.W BRIDGE ROAD



MATCH LINE - SEE SHEET 4

**LIDBERG LAND SURVEYING, INC.**  
 672 West McCallum Road, Suite 200,  
 Austin, Texas 78748, TEL: 501-740-8151

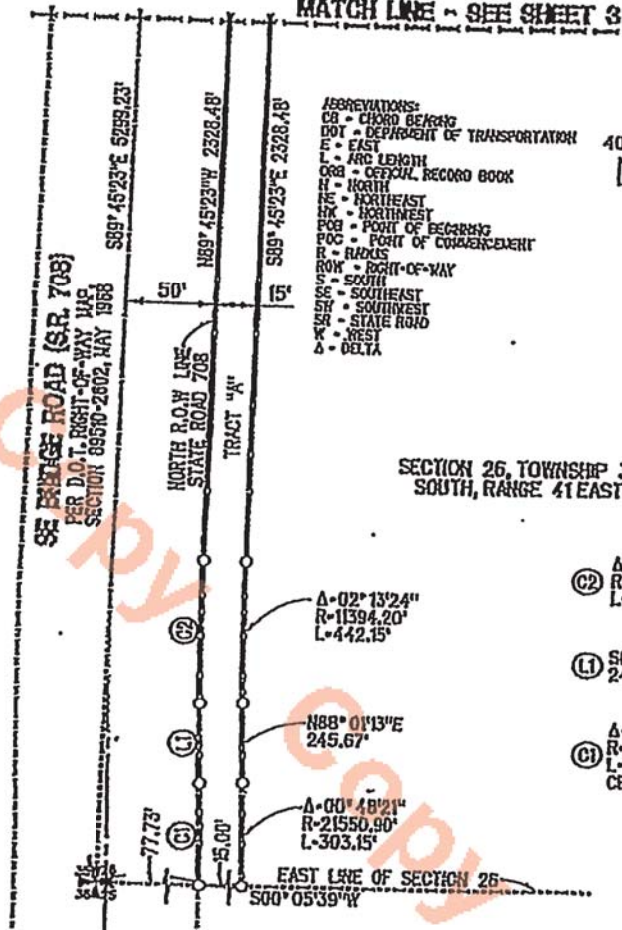
C.D.	KJUST \ BECKER \ 07-021B-303J \ 07-021B-303J.DGN		
REF.			
D.O.		FB	PC
DATE	12/01/03		
C.D.	CG	SHEET	3 OF 4
DWG.			107-021B

KJUST\BECKER\07-021B-303J\07-021B-303J.DGN 10/14/2008 10:58:28 AM

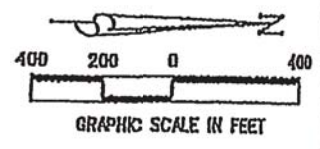
DESCRIPTION & SKETCH  
PREPARED FOR:  
GROVES HOLDINGS, LLC

TRACTS "A" & "B"  
ADDITIONAL R.O.W BRIDGE ROAD

MATCH LINE - SEE SHEET 3



- ABBREVIATIONS:  
 CB - CHORD BEARING  
 DOT - DEPARTMENT OF TRANSPORTATION  
 E - EAST  
 L - ARC LENGTH  
 ORB - OFFICIAL RECORD BOOK  
 N - NORTH  
 NE - NORTHEAST  
 NW - NORTHWEST  
 POB - POINT OF BEGINNING  
 POC - POINT OF COMMENCEMENT  
 R - RADIUS  
 ROW - RIGHT-OF-WAY  
 S - SOUTH  
 SE - SOUTHEAST  
 SW - SOUTHWEST  
 SR - STATE ROAD  
 W - WEST  
 Δ - DELTA



SECTION 26, TOWNSHIP 39  
SOUTH, RANGE 41 EAST

- Ⓒ2 Δ-02°13'24"  
R-11394.20'  
L-442.73'
- Ⓒ1 S88°01'13"W  
245.67'
- Ⓒ1 Δ-00°48'18"  
R-21535.90'  
L-302.60'  
CB-S88°25'22"W

**LIDBERG LAND SURVEYING, INC.**  
 675 West Brentwood Road, Suite 200  
 Naples, Florida 34108 TEL: 561-746-8454

C/O. KJUST BECKER \ 07-021B-303J \ 07-021B-303J.DGN			
REV.			
FLD.	FD.	PC.	JOB 07-021B-303J
OFF. R.L.V.			DATE 11/02/08
COO. E.G.	SHEET 4	OF 4	DRG. 107-0115

KJUSTBECKER\07-021B-303J\07-021B-303J.DGN 10/14/2008 10:58:34 AM

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
***(Discovery PUD)***

ALL OF GROVE GOLF CLUB, TRACT D, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS  
OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 16, PAGE 78 OF THE PUBLIC RECORDS  
OF MARTIN COUNTY, FLORIDA.

CONSISTING OF 1,530.89 ACRES (+/-)

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**(Agricultural Easement)**

TRACT A:

THE EAST 130 FEET OF THAT PART OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 708.

TRACT B:

THE WEST ONE-HALF (W 1/2) OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY;

TRACT C:

THE NORTH 130 FEET OF THE EAST 130 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

TRACT D:

ALL OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY;

TRACT E:

ALL OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING NORTH AND EAST OF SUNSHINE PARKWAY;

TRACT F:

THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF SUNSHINE PARKWAY.

LESS AND EXCEPT THE FOLLOWING PARCELS:

THE WEST 80 FEET OF THE EAST 130 FEET OF THE WEST ONE-HALF OF SECTION 2, LESS THE SOUTH 623.5 FEET AND THE NORTH 50 FEET THEREOF LYING EAST OF THE EAST RIGHT OF WAY LINE OF SUNSHINE PARKWAY IN TOWNSHIP 40 SOUTH, RANGE 41 EAST OF MARTIN COUNTY FLORIDA.

ALSO

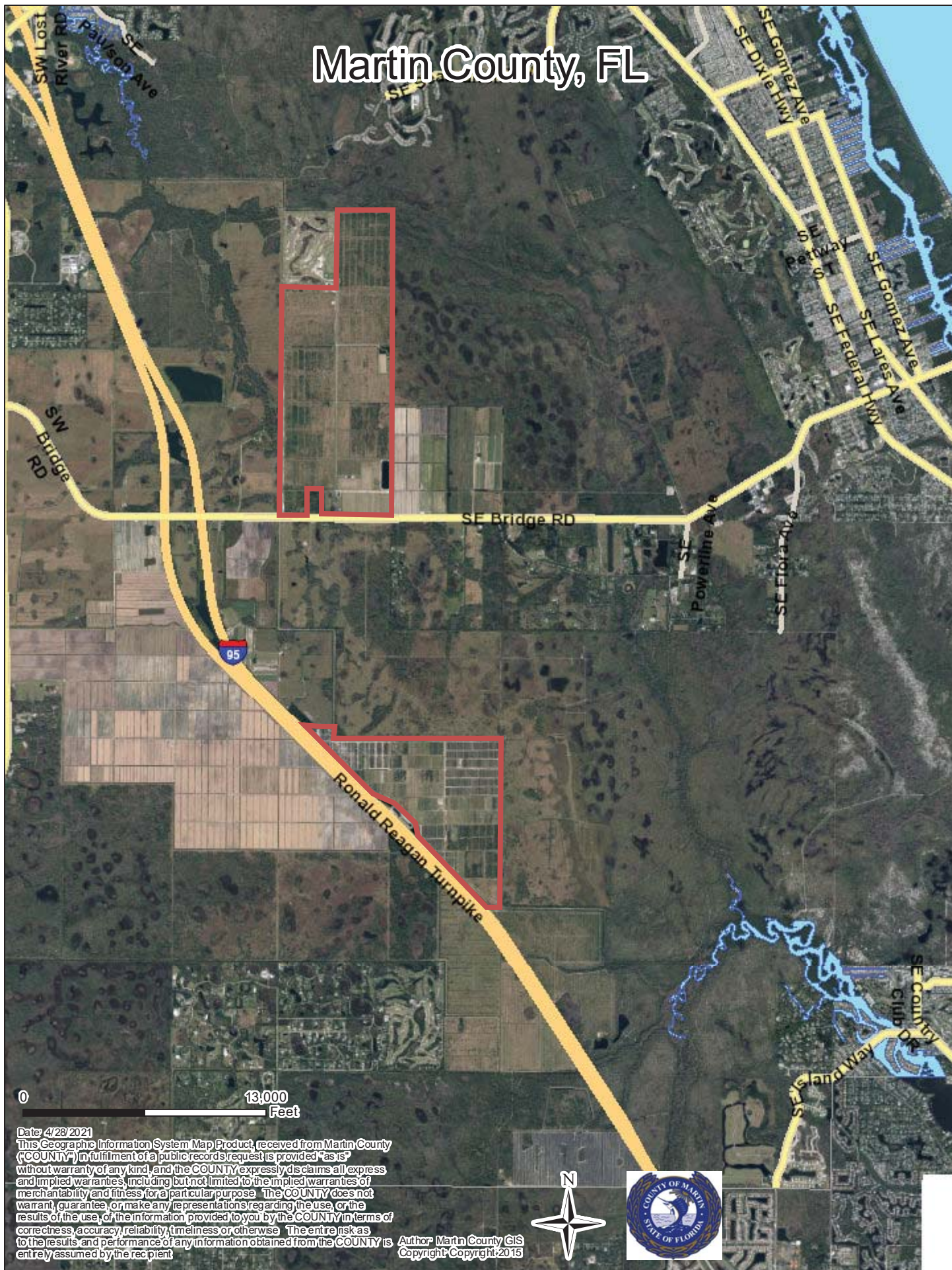
THE SOUTH 80 FEET OF THE NORTH 130 FEET OF THE WEST ONE-HALF OF SECTION 2 AND THE SOUTH 80 FEET OF THE NORTH 130 FEET OF THE EAST 130 FEET OF SECTION 3 AND THE NORTH 50 FEET OF THE WEST 80 FEET OF THE EAST 130 FEET OF SECTION 3, ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 41 EAST OF MARTIN COUNTY, FLORIDA.

ALSO

THE WEST 80 FEET OF THE EAST 130 FEET OF SECTION 34, LESS THE RIGHT OF WAY OF STATE ROAD 708.

CONSISTING OF 811.30 acres (+/-)

# Martin County, FL



Date: 4/28/2021  
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Author: Martin County GIS  
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