

DISCOVERY PUD PLAT (H123-027)

**Board of County Commissioners
Public Meeting**

April 30, 2024

Owner: Discovery Hobe Sound Investors, LLC

Applicant: Discovery Hobe Sound Investors, LLC – Rick Melchiori

Requested by: Lucido & Associates – Morris A. Crady

County Project Coordinator: Brian Elam, PMP, Principal Planner



DISCOVERY PUD

This is a request by Lucido & Associates on behalf of Discovery Hobe Sound Investors, LLC for approval of the Discovery PUD plat. The proposed plat is to be consistent with the approved Discovery PUD Phase 2A Final Site plan which includes 317 single family residential lots and the associated infrastructure on approximately 1,530 acres.

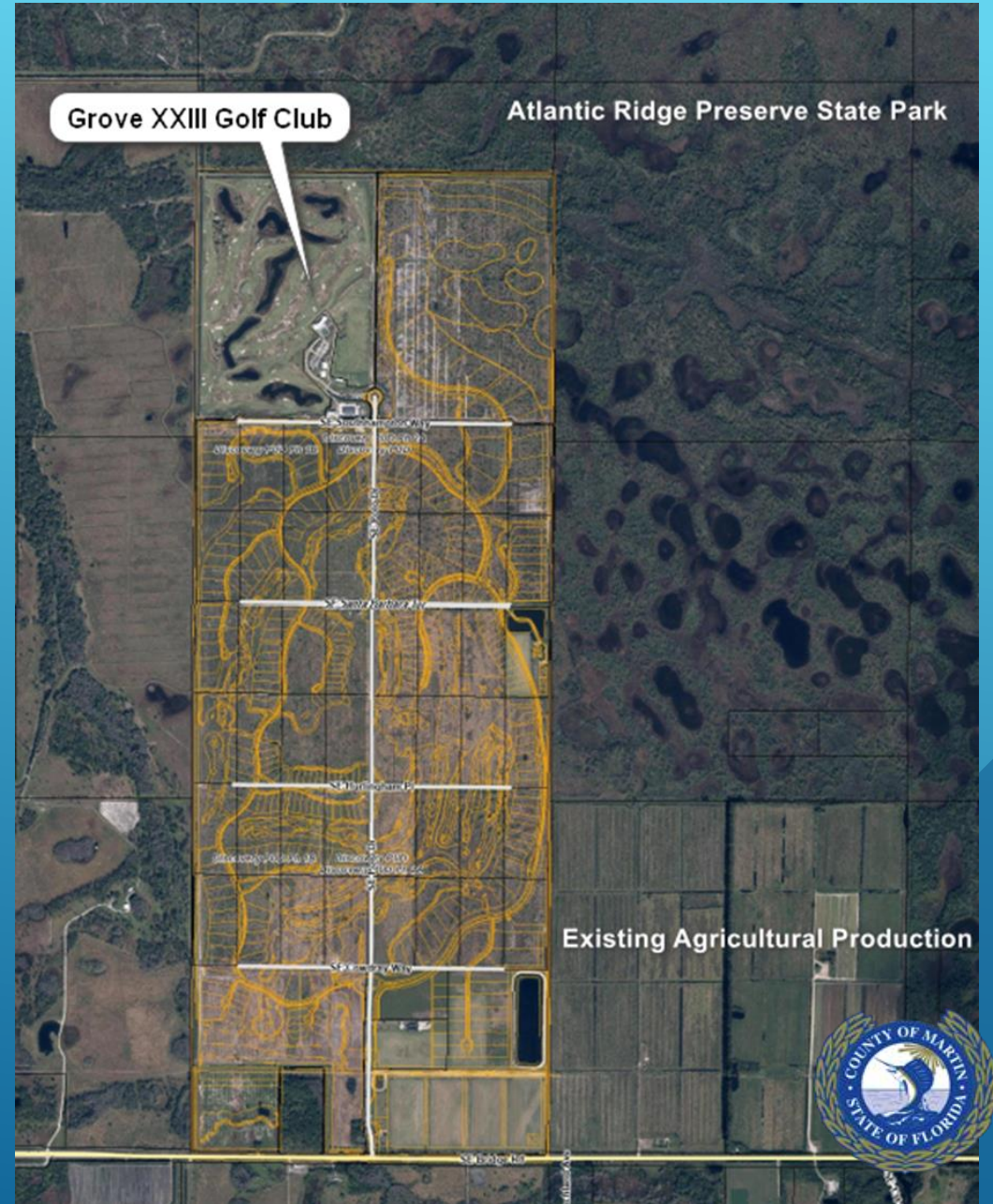
Minor technical changes were required to the Phase 2A final site plan to achieve consistency with the plat.

HISTORY

Comp. Plan Amendment:	09/13/2022	Agricultural FLU to Rural Lifestyle FLU
Rezoning:	09/13/2023	AG-20A, RE-1/2 to PUD, Planned Unit Development
PUD Zoning Agreement:	10/24/2023	1 st PUD Amendment
Final Site Plan Approval:	10/24/2023	Phase 1B PUD Final Site Plan - Earthwork
PUD Zoning Agreement:	03/12/2024	2 nd PUD Amendment, Phase 2A PUD Final Site Plan



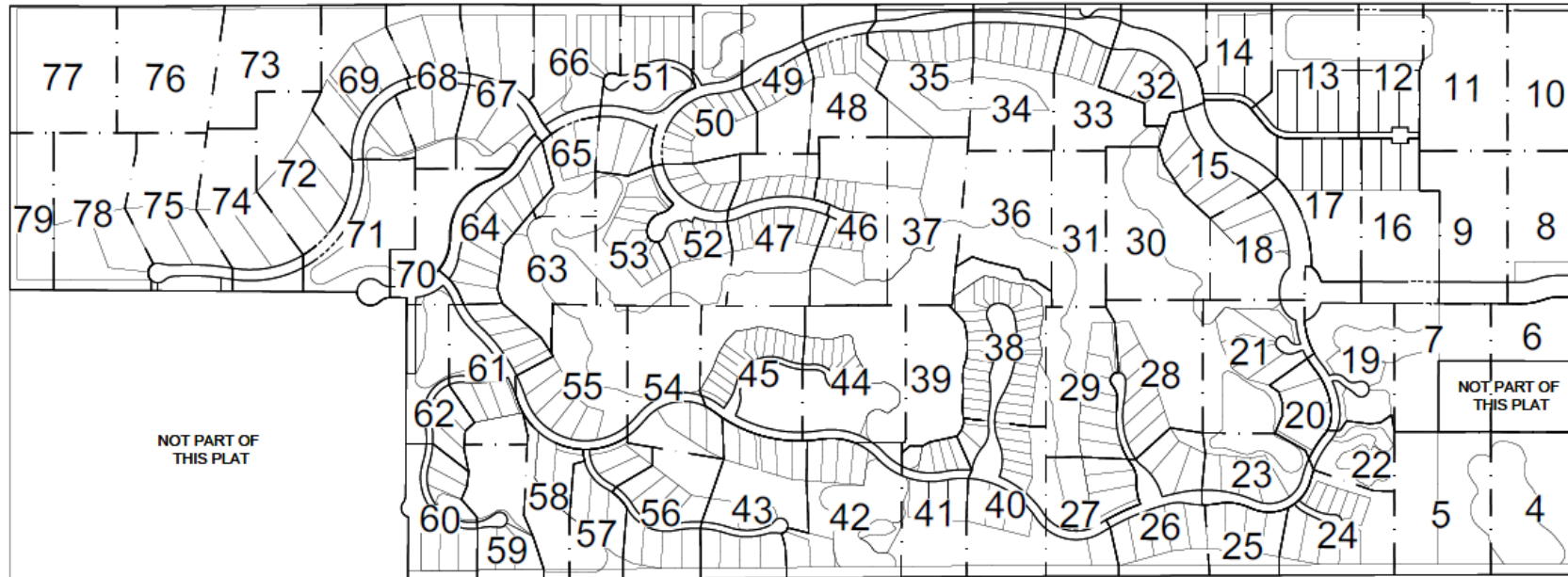
LOCATION MAP



PLAT

DISCOVERY P.U.D.

BEING A REPLAT OF ALL OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78 AND A REPLAT OF TRACT "A" AND TRACT "D", GROVE GOLF CLUB, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; LYING IN SECTION 14, 23 AND 26, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



SHEET KEY

SHEET 3 OF 79



LOCAL PLANNING AGENCY

Review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, LDR, Martin County, Fla. (2023).



REVIEW OF APPLICATION

Development review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

DISCOVERY PUD PLAT

Applicant:	Discovery Hobe Sound Investors, LLC (Rich Melchiori)
Property Owner:	Discovery Hobe Sound Investors, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-027
Record Number:	DEV2023060007
Report Number:	2024_0429_H123-027_DRT_STAFF_FINAL
Application Received:	06/20/2023
Transmitted:	06/28/2023
Additional Materials Received:	01/03/2024
Transmitted:	01/03/2024
Date of Report:	02/08/2024
Application Received:	03/12/2024
Transmitted:	03/13/2024
Date of Report:	04/08/2024
Additional Materials Received:	04/29/2024
Date of Report:	04/29/2024

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STAFF RECOMMENDATION

Staff recommends approval of the Discovery PUD Plat application.

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the Discovery PUD Plat, the Phase 2A Revised Final Site Plan, and the Contract for Construction of Required Improvements and Infrastructure contingent upon the release or termination of all easements contained in the Summary of Easements to be Terminated.

