



January 2, 2024

**Hand Delivery**

Pete Walden, Deputy Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: Discovery PUD Final Plat Supplemental and Revised Application Materials with Certificate of Public Facilities Exemption (M.C. Project No. H123-027; Our Reference #21-540)**

Dear Pete:

As you know, the subject application was determined complete for review purposes on June 22, 2023. However, the application review was delayed due to a legal challenge of the Rural Lifestyle land use and a change in ownership. Per our meetings to date, and in response to the change in ownership and revisions to the master plan that are proposed by way of the pending 2<sup>nd</sup> PUD Amendment, please find enclosed the following updated application materials:

- Application form;
- Special warranty deed;
- Legal description;
- Project narrative;
- The owner's notarized power of attorney for representation by Lucido & Associates;
- No property transfer statement;
- Disclosure of Interest Affidavit;
- Engineer's opinion of probable cost;
- Surveyor's plat checklist certification (S&S);
- Title commitment;
- Draft contract for required improvements;
- Draft performance bond;
- Master declaration of covenants;
- Two (2) full size copies of the revised master site plan, and electronic copy;
- Two (2) full size copies of approved final site plan for Phase 1B;
- Two (2) full size copies of pending final site plan for Phase 2A, and electronic copy;
- Closure reports (lakes, lots, rights-of-way and tracts); and
- Two (2) full size copies of proposed plat (rolled due to size).

Please conduct the plat review using these revised application materials and feel free to contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Crady", is written over the typed name.

Morris A. Crady, AICP  
Senior Partner  
Encl.



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: Plat

Name or Title of Proposed Project: Discovery PUD Final Plat Application

**Brief Project Description:**

See project narrative

Was a Pre-Application Held?  YES/NO  Pre-Application Meeting Date: July 24, 2023

Is there Previous Project Information?  YES/NO

Previous Project Number if applicable: H123

Previous Project Name if applicable: Discovery PUD, 2nd PUD Amendment

**Parcel Control Number(s)**

See attached list

_____	_____
_____	_____
_____	_____
_____	_____

**B. PROPERTY OWNER INFORMATION**

Owner (Name or Company): Discovery Hobe Sound Investors, LLC

Company Representative: Rick Melchiori

Address: 1701 Highway A1A, Suite 204

City: Vero Beach, State: FL Zip: 32963

Phone: 772-473-0841 Email: rmelchiori@beckerholding.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  
Company Representative: Dylan Roden  
Address: 1907 Commerce Lane, Suite 101  
City: Jupiter, State: FL Zip: 33458  
Phone: 561 575-9557 Email: dylan@2gho.com

**Surveyor (Name or Company):** Velcon Engineering & Surveying  
Company Representative: Darren Guettler / Jacob McClellan  
Address: 1449 Commerce Centre Drive  
City: Port St. Lucie, State: FL Zip: 34986  
Phone: 772-879-0477 Ext. 208 Email: 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):** O'Rourke Engineering & Planning  
Company Representative: Susan O'Rourke  
Address: 22 Seminole Street  
City: Stuart, State: FL Zip: 34994  
Phone: 772-781-7918 Email: seorourke@comcast.net

**Architect (Name or Company):** \_\_\_\_\_  
Company Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Attorney (Name or Company):** Gunster  
Company Representative: Bob Raynes  
Address: 800 SE Monterey Commons Blvd., Suite 200  
City: Stuart, State: FL Zip: 34996  
Phone: 772-288-1980 Email: rraynesjr@gunster.com

**Environmental Planner (Name or Company):** EW Consultants  
Company Representative: Ed Weinberg  
Address: 1000 SE Monterey Commons Blvd., Suite 208  
City: Stuart, State: FL Zip: 34996  
Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

**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.*

*M.A.C.*  
Applicant Signature

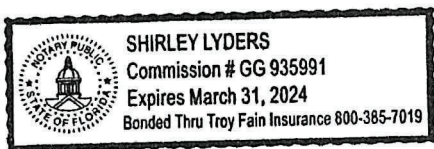
*1-2-24*  
Date

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 *2nd* day of *January*, 20*24*, 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

*Shirley Lyders*  
(Printed, Typed or Stamped Name of Notary Public)

23-39-41-001-000-00001-0	
23-39-41-001-000-00002-0	
23-39-41-001-000-00010-0	5485 SE POLO DR, HOBE SOUND
23-39-41-001-000-00020-0	5167 SE POLO DR, HOBE SOUND
23-39-41-001-000-00030-0	2581 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00040-0	2759 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00050-0	3073 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00060-0	4652 SE POLO DR, HOBE SOUND
23-39-41-001-000-00070-0	4653 SE POLO DR, HOBE SOUND
23-39-41-001-000-00080-0	3949 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00090-0	4213 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00100-0	4385 SE COWDRAY WAY, HOBE SOUND
23-39-41-001-000-00110-0	2580 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00120-0	2758 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00130-0	3072 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00140-0	4048 SE POLO DR, HOBE SOUND
23-39-41-001-000-00150-0	4049 SE POLO DR, HOBE SOUND
23-39-41-001-000-00160-0	3948 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00170-0	4212 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00180-0	4384 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00190-0	2581 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00200-0	2759 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00210-0	3073 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00220-0	3464 SE POLO DR, HOBE SOUND
23-39-41-001-000-00230-0	3465 SE POLO DR, HOBE SOUND
23-39-41-001-000-00240-0	3949 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00250-0	4213 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00260-0	4385 SE HURLINGHAM PL, HOBE SOUND
23-39-41-001-000-00270-0	2580 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00280-0	2758 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00290-0	3072 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00300-0	2856 SE POLO DR, HOBE SOUND
23-39-41-001-000-00310-0	2857 SE POLO DR, HOBE SOUND
3-39-41-001-000-00310-0	2857 SE POLO DR, HOBE SOUND
23-39-41-001-000-00320-0	3948 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00330-0	4212 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00340-0	4384 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00350-0	2581 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00360-0	2759 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00370-0	3073 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00380-0	2198 SE POLO DR, HOBE SOUND
23-39-41-001-000-00390-0	2199 SE POLO DR, HOBE SOUND
23-39-41-001-000-00400-0	3949 SE SANTA BARBARA TERR, HOBE SOUND

23-39-41-001-000-00410-0	4213 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00420-0	4385 SE SANTA BARBARA TERR, HOBE SOUND
23-39-41-001-000-00430-0	2580 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-000-00440-0	2758 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-000-00450-0	3072 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-000-00460-0	1630 SE POLO DR, HOBE SOUND
23-39-41-001-000-00470-0	1631 SE POLO DR, HOBE SOUND
23-39-41-001-000-00480-0	3948 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-000-00490-0	4212 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-000-00500-0	4384 SE SOUTHHAMPTON WAY, HOBE SOUND
23-39-41-001-003-00000-0	2935 SE BRIDGE RD, HOBE SOUND
23-39-41-001-005-00000-0	6121 SE POLO DR, HOBE SOUND
14-39-41-001-000-00002-0	UNASSIGNED, HOBE SOUND



Martin County Florida Growth Management Department  
 DEVELOPMENT REVIEW DIVISION  
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**Digital Submittal Affidavit**

I, Morris A. Crady, attest that the electronic version included for the project Discovery PUD Final Plat Application 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.

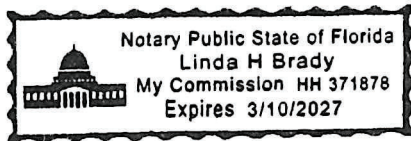
*Morris A. Crady*  
 Applicant Signature

6-12-2023  
 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 12<sup>th</sup> day of June, 2023 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

*Linda H. Brady*

(Printed, Typed or Stamped Name of Notary Public)





## **PROJECT NARRATIVE**

### **Discovery PUD Plat Application**

**December 27, 2023**

#### **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 all of the Hobe Sound Polo Club recorded plat, which consists of approximately 1,307 acres and Tract D of the Grove Golf Club recorded plat, which consists of approximately 223 acres.

The property was utilized for citrus production and other agricultural uses for several decades and contains no native wetlands or upland habitat. It is included within the Hobe-St. Lucie Conservancy District and contains perimeter agricultural canals and relocatable drainage easements that are dedicated to and maintained by the Hobe-St. Lucie Conservancy District. Internal private road rights-of-way and other common areas within the recorded plats are dedicated to the Hobe Sound Polo Club Property Owners' Association, Inc.

#### **OVERALL PROJECT DESCRIPTION**

The proposed project will be developed by Discovery Land Company and will consist of 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 an 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 uses 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.

**APPROVED PHASE 1B FINAL SITE PLAN/1<sup>ST</sup> PUD AMENDMENT**

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.

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

The Phase 2A final site plan application includes the construction of roads, utilities and drainage improvements that support all 317 single family lots and adjacent common areas and future development tracts. 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.

As noted in the PUD Agreement, the existing SE Polo Drive from SE Bridge Road to SE BlackCat Way (Grove XXIII Golf Club) shall remain in place until eastern spine road loop is constructed and certified complete by Martin County.

**PROPOSED 2<sup>ND</sup> PUD AMENDMENT/REVISED MASTER AND PHASING PLAN**

The 2<sup>nd</sup> PUD Amendment relocates the 18 golf cottages from the main golf and lake clubhouse tract (Phase 3B) to the short course clubhouse tract (Phase 3A). It also revises the phasing plan to consolidate the road and lot development program previously within Phases 4A and 5 into a single Phase 2A. The consolidation of the residential lots and adjoining common areas and future development tracts into a single phase will make the Phases 2A final site plan consistent with the pending plat application.

**PLAT APPLICATION**

The pending plat application is required to create lots of record for sale, common area tracts, buffer tracts, recreation tracts, utility and drainage easements and other elements consistent with the Phase 2A final site plan application. This includes plat language dedicating these elements to the Hobe-St Lucie Conservancy District and/or the Homeowners Association, as appropriate, for perpetual maintenance responsibility. The plat application includes financial security and bonding requirements, which are required prior to plat recordation, that ensure the completion of all required improvements prior to the sale and conveyance of individual lots.

*Discovery Hobe Sound Investors, LLC*  
*14605 N. 73<sup>rd</sup> St.*  
*Scottsdale, AZ 85260*

October 10, 2023

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 formal authorization for Lucido & Associates to represent Discovery Hobe Sound Investors, LLC, a Delaware limited liability company during the Martin County governmental review process of the application.

[Signature Follows]

Sincerely,

Discovery Hobe Sound Investors, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: Joseph Arenson  
Title: Vice President

**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 CALIFORNIA            )  
  )        ss.  
COUNTY OF LOS ANGELES    )

On Oct. 12<sup>th</sup>, 2023, before me, Karla Evans, Notary Public, personally appeared Joseph Lyle Arenson, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public



To the best of my knowledge and belief, there has been no transfer of the Discovery Hobe Sound Investors, LLC. property since the Special Warranty Deed was recorded in the Public Records of Martin County, Florida.

DATED THIS 2nd DAY OF January, 2024.

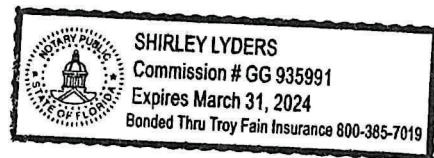
  
\_\_\_\_\_  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 2nd DAY OF January, 2024 BY MORRIS A. CRADY, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





THIS INSTRUMENT PREPARED BY AND  
SHOULD BE RETURNED TO:  
GEORGE G. COLLINS, JR., ESQ.  
COLLINS BROWN BARKETT, CHARTERED  
POST OFFICE BOX 3686  
VERO BEACH, FL 32964

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19<sup>th</sup> day of October, 2023, between

**BECKER B-14 GROVE, LTD., a Florida limited partnership, as to Parcel I, and HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, as to Parcel II**

**Grantor, and**

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

whose address is 14605 N. 73<sup>rd</sup> Street, Scottsdale, Arizona 85260

**Grantee.**

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situate in Martin County, State of Florida described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO easements, restrictions, reservations, and rights of way of record, and taxes subsequent to 2022 and thereafter.

SUBJECT TO the Permitted Exceptions set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same in fee simple forever.


AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

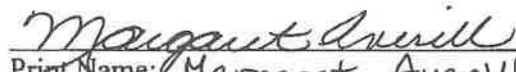
IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered  
in our presence:

BECKER B-14 GROVE, LTD.  
By: Becker Sisters Management, LLC  
Its: General Partner

  
Print Name: G. S. Callahan


By:   
Thomas W. Hurley  
Manager  
1701 Highway A1A, Suite 204  
Vero Beach, FL 32963

  
Print Name: Margaret Averill

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18<sup>th</sup> day of October, 2023, by THOMAS W. HURLEY, as Manager of Becker Sisters Management, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, on behalf of the General Partner, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

  
Notary Public.  
My Commission Expires: 7/22/2025





IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered  
in our presence:

BECKER B-14 GROVE, LTD.  
By: Becker Sisters Management, LLC  
Its: General Partner


  
Print Name: Gretchen C. Callahan

By:   
R. Scott Hurley  
Manager  
1701 Highway A1A, Suite 204  
Vero Beach, FL 32963

  
Print Name: Margaret Averill

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 18<sup>th</sup> day of October, 2023, by R. SCOTT HURLEY, as Manager of Becker Sisters Management, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, on behalf of the General Partner, who is personally known to me or has produced ----- as identification.

  
Notary Public.  
My Commission Expires: 7/22/2025

(Notary Seal)







IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

HOBE SOUND EQUESTRIAN, LLC  
By: Its Member

BECKER B-14 GROVE, LTD.  
By: BECKER SISTERS  
MANAGEMENT, LLC  
Its: General Partner

[Signature]  
Print Name: Gregory C. Collins

By: [Signature]  
Thomas W. Hurley, Manager

[Signature]  
Print Name: Margaret Averill

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 18<sup>th</sup> day of October, 2023, by THOMAS W. HURLEY, as Manager of BECKER SISTERS MANAGEMENT, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, the sole Member of HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Public.  
My Commission Expires: 7/22/2025

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.


Signed, sealed and delivered  
in our presence:

HOBE SOUND EQUESTRIAN, LLC  
By: Its Member

BECKER B-14 GROVE, LTD.  
By: BECKER SISTERS  
MANAGEMENT, LLC  
Its: General Partner

  
Print Name: Robert C. Callan

By:   
R. Scott Hurley, Manager


  
Print Name: Margaret Averill

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18<sup>th</sup> day of October, 2023, by R. SCOTT HURLEY, as Manager of BECKER SISTERS MANAGEMENT, LLC, a Florida limited liability company, as General Partner of BECKER B-14 GROVE, LTD., a Florida limited partnership, the sole Member of HOBE SOUND EQUESTRIAN, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced — — — — — as identification.

(Notary Seal)



  
Notary Public.  
My Commission Expires: 7/22/2025

**EXHIBIT "A"**

**Legal Description**

PARCEL I:

TRACT A:

The South 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).

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.

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.

LESS AND EXCEPT:

A parcel out of the East one-half (E 1/2) of the West one-half (W 1/2) and out of the West one-half (W 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.

ALSO LESS AND EXCEPT THEREFROM:

"LESS OUT 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° 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.

**FURTHER LESS AND EXCEPT THEREFROM:**

**"LESS OUT 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.

FURTHER LESS AND EXCEPT THEREFROM lands conveyed to Hobe Sound Equestrian, LLC in that certain Special Warranty Deed recorded in O.R. Book 2944, Page 1316, Public Records of Martin County, Florida.

PARCEL II:

Tracts A and D, GROVE GOLF CLUB, according to the map or plat thereof as recorded in Plat Book 17, Page 78, Public Records of Martin County, Florida.

ALSO KNOWN AS

LEGAL DESCRIPTION:

Tracts "A" and "D", GROVE GOLF CLUB, 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.

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**Exhibit "B"**

**Permitted Exceptions**

1. Taxes and assessments required to be paid in the year 2023 and subsequent years, which are not yet due and payable.
2. Terms and conditions as to drainage easements as set forth in Special Warranty Deed recorded in O.R. Book 400, Page 688, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
3. Terms and conditions as to drainage easements as set forth in Right-of-Way Deed recorded in O.R. Book 524, Page 2093, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
4. Easement to Florida Power and Light Company recorded in O.R. Book 203, Page 216, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
5. Easement to Florida Power and Light Company recorded in O.R. Book 235, Page 404, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
6. Easement to Florida Power and Light Company recorded in O.R. Book 273, Page 352, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
7. Easement to Florida Power and Light Company recorded in O.R. Book 862, Page 1268, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I and II)
8. Water Facilities Management Easement contained in instrument recorded January 21, 2009, under O.R. Book 2369, Page 1596, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030.. (as to Parcels I and II)

9. All matters contained on the Plat of Hobe Sound Polo Club, as recorded in Plat Book 16, Page 78, as affected by Quit Claim Deed recorded in O.R. Book 2376, Page 472, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
10. Relocatable Water Facilities Management Easement contained in instrument recorded January 21, 2009, under O.R. Book 2369, Page 1631, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
11. Relocatable Water Facilities Management Easement contained in instrument recorded March 12, 2009, under O.R. Book 2378, Page 2082, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
12. Declaration of Covenants and Restrictions recorded March 2, 2009, in O.R. Book 2376, Page 480, Public Records of Martin County, Florida, together with amendments thereto recorded in O.R. Book 3014, Page 1668, Public Records of Martin County, Florida, (hereinafter "Declaration"), Such Declaration does establish and provide without limitation for easements, liens, charges, assessments and user rights. (as to Parcels I and II)
13. Easement to Florida Power and Light Company recorded in O.R. Book 2454, Page 2019, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
14. Easement to BellSouth Telecommunications, Inc. recorded in O.R. Book 2545, Page 2765, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
15. Easement to Florida Power and Light Company recorded in O.R. Book 2545, Page 2752, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
16. Infrastructure Maintenance Easement recorded in O.R. Book 2981, Page 2836, as amended in O.R. Book 3020, Page 1671, Public Records of Martin County, Florida. (as to Parcels I and II)



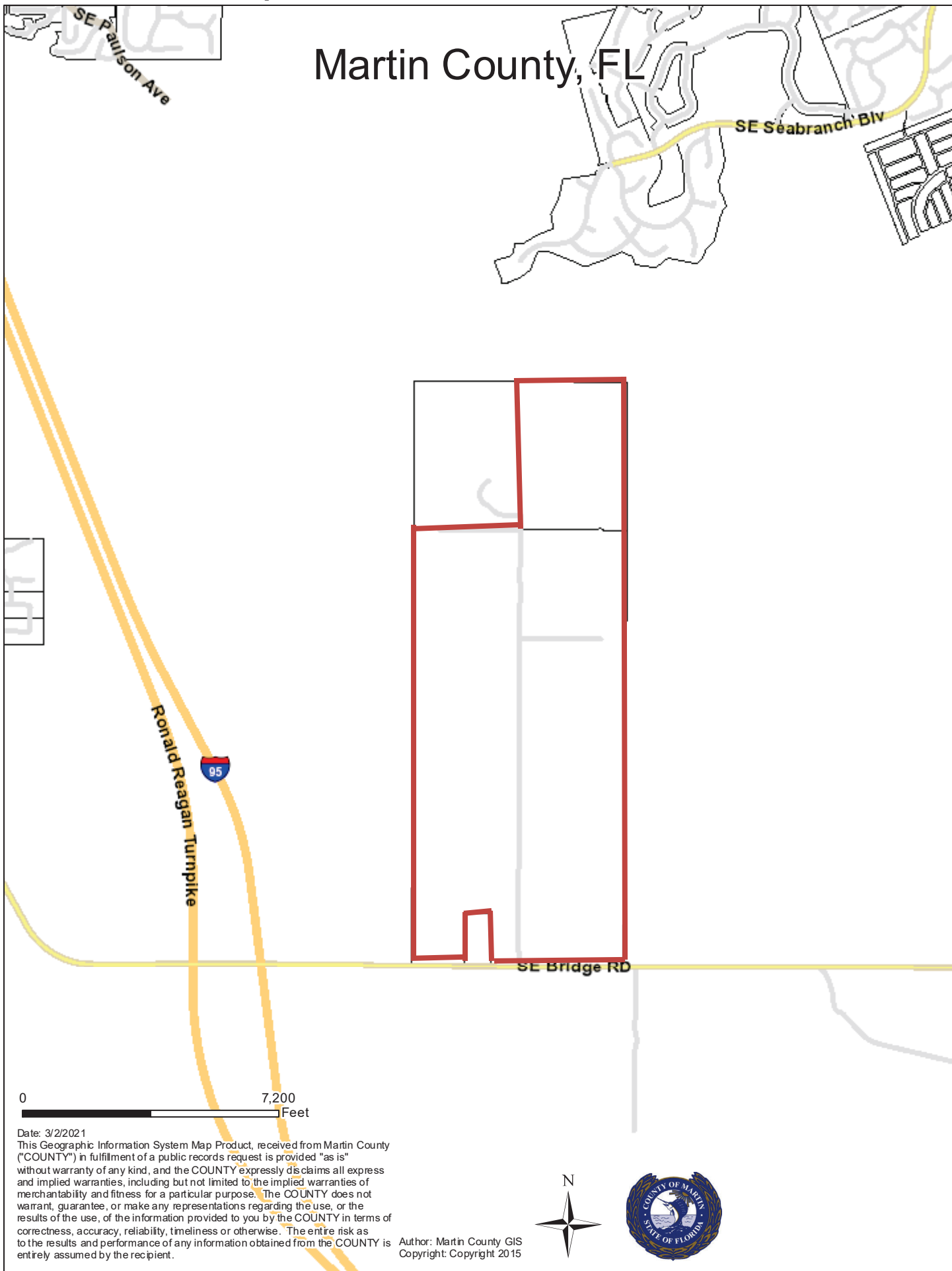
17. Easement to Florida Power and Light Company recorded in O.R. Book 3070, Page 2168, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
18. Resolution No. 08-12.11 recorded in O.R. Book 2376, Page 470, Public Records of Martin County, Florida. (as to Parcel I)
19. All matters contained on the Plat of Grove Golf Club, as recorded in Plat Book 17, Page 78, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
20. Terms and conditions as set forth in Maintenance Agreement recorded in O.R. Book 3020, Page 418, Public Records of Martin County, Florida. (as to Parcel II)
21. Development Order recorded in O.R. Book 3024, Page 218, Public Records of Martin County, Florida. (as to Parcel II)
22. Easement to Florida Power and Light Company recorded in O.R. Book 3070, Page 2186, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
23. Subject to the interest of Hobe Sound Polo Club Property Owners' Association, Inc., in Tracts D, F, G, H and I, Hobe Sound Polo Club, per plat recorded in Plat Book 16, Page 78, as contained in Parcel I of the subject property, and in Tract A, Grove Golf Club, per plat recorded in Plat Book 17, Page 78, as contained in Parcel II, all being in the public records of Martin County, Florida. (as to Parcels I and II)
24. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, bearing Job # 20-1030, which are limited to the following:  
(a) Overhead electric lines; (b) Wood power poles; (c) Light poles with cameras.
25. Notice and Disclosure of Taxing Authority by Hobe St. Lucie Conservancy District recorded in O.R. Book 3274, Page 600, Public Records of Martin County, Florida, which does establish and provide for charges.
26. Easement to Florida Power & Light Company recorded in O.R. Book 210, Page 275, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)

27. Easement to Florida Power & Light Company contained in Order of Taking recorded in O.R. Book 509, Page 869, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel I)
28. Easement (Relocatable) (B-14 Grove) recorded in O.R. Book 2191, Page 2163, as partially affected by Release and Termination recorded in O.R. Book 2973, Page 1077, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcels I & II)
29. Easement recorded in O.R. Book 2973, Page 1082, Public Records of Martin County, Florida, as shown on that certain ALTA/NSPS Land Title Survey prepared by Velcon Engineering & Surveying, LLC, dated November 16, 2020, last revised on March 18, 2022, assigned Job Number 20-1030. (as to Parcel II)
30. Construction liens for work currently taking place on the Exhibit "A" Property.
31. Resolution Number 22-9.42 recorded in O. R. Book 3402, Page 440, Public Records of Martin County, Florida.
32. Planned Unit Development Zoning Agreement recorded in O. R. Book 3402, Page 443, Public Records of Martin County, Florida.

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# Location Parcel Map



## Martin County, FL

SE Paulson Ave

SE Seabranck Blvd

Ronald Reagan Turnpike



SE Bridge Rd

0 7,200 Feet

Date: 3/2/2021  
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
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