



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: PUD Final Site Plan

Name or Title of Proposed Project: Discovery PUD Phase 2C, Tract R4

Brief Project Description:

See Project Narrative

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: H123

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

Parcel Control Number(s)

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

B. PROPERTY OWNER INFORMATION

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

Company Representative: Rick Melchiori

Address: 2935 SE Bridge Road

City: Hobe Sound, State: FL Zip: 33455

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

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

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

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Velcon Engineering & Surveying

Company Representative: Frank Guettler, P.S.M.

Address: 1449 Commerce Centre Drive

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

Phone: 772-879-0477 Email: FrankG@velconfl.com

Civil Engineer (Name or Company): Same as surveyor

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Gunster

Company Representative: Robert Raynes

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

City: Stuart, State: FL Zip: 34996

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

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

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

E. Certification by Professionals

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

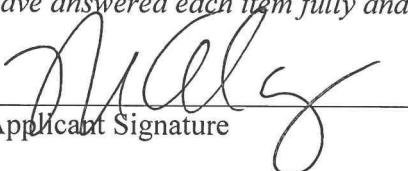
When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877. F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that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



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

F. APPLICANT or AGENT CERTIFICATION

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



Applicant Signature

5/7/2025

Date

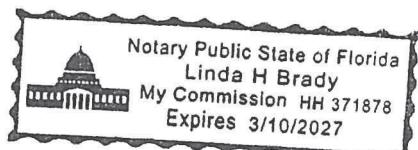
Morris A. Brady

Printed Name

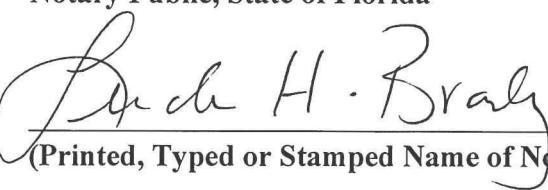
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 7th day of May, 2025, by Morris A. Brady, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Morris Crady, attest that the electronic version included for the project Discovery PUD Phase 2C, Tract R4 Final Site Plan 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.

Mag
Applicant Signature

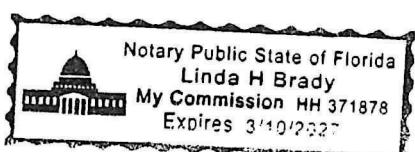
May 7, 2025
Date

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 7th day of May, 2025, by
Morris A. Gacy, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

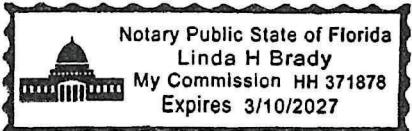
Notary Public, State of Florida



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)





PROJECT NARRATIVE

**Discovery PUD
Phase 2C, Tract R4 (Organic Farm)
Final Site Plan
May 6, 2025**

EXISTING PROPERTY CHARACTERISTICS

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

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

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

APPROVED PHASE 1B FINAL SITE PLAN

The 1st 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 1st 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.

APPROVED PHASE 2A FINAL SITE PLAN APPLICATION

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

RECORDED PLAT

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

APPROVED 3rd PUD AMENDMENT

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

PENDING PHASE 1C, PHASE 3B AND PHASE 3C FINAL SITE PLAN APPLICATIONS

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

PROPOSED PHASE 2C FINAL SITE PLAN APPLICATION

The proposed Phase 2C final site plan for the organic farm is consistent with the approved master site plan, phasing plan and the recorded plat. It is located on Tract R4, which is an 8.15-acre lakefront tract west of the main entrance road (SE Discovery Drive) that was created by way of the recorded plat. The Phase 2C final site plan includes the construction of new access roads from SE Discovery Drive, the farm packing house, production greenhouses, starter greenhouse, production beds, shade house, farm to table dining hall, grill, outdoor dining, playground, parking and various supporting elements and infrastructure improvements.

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

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

March 3, 2025

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

Re: Discovery PUD

Dear Mr. Schilling:

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

Sincerely;

ATLANTIC FIELDS CLUB, LLC,
a Delaware limited liability company

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

By:

Name: Ryan Newton
Title: Manager

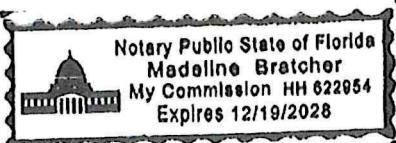
STATE OF Florida
COUNTY OF Martin

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

Madeline Bratcher

NOTARY PUBLIC

My Commission Expires: 12/19/2028





Recorded in Martin County, FL 7/29/2024 4:30 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$35.50 Deed Tax: \$0.70
CFN#3084112 BK 3450 PG 1212 PAGE 1 of 4

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

QUITCLAIM DEED

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

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

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

SEE ATTACHED EXHIBIT "A"

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

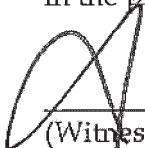
To Have and to Hold the same together with each and all of the appurtenances thereunto belonging
or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor,
either in law or equity, to the only proper use and benefit of Grantee forever.

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

[Signature page for Quitclaim Deed]

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

Signed, sealed, and delivered
in the presence of:

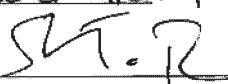

(Witness Signature)

STEVE CHARLES

(Print Name)

Post Office Address:

2019 S. Whitetail Crossing Ct
Coeur d'Alene, ID 83814

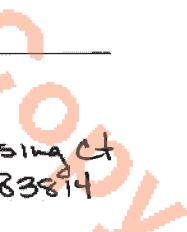

(Witness Signature)

Shawn T. Taylor

(Print Name)

Post Office Address:

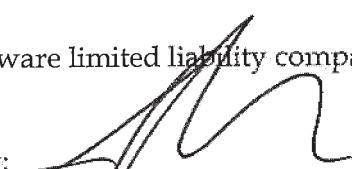
2290 E Honeysuckle Ave
Hayden, ID 83835

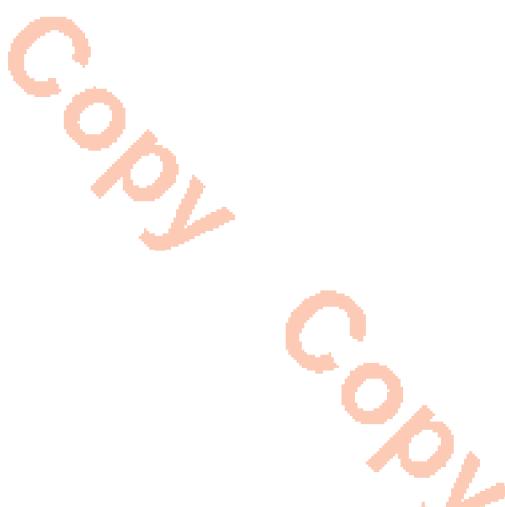


DISCOVERY HOBE SOUND INVESTORS,
LLC,

a Delaware limited liability company

By:


Joseph Arenson,
Vice President



ACKNOWLEDGMENT

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

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

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

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

WITNESS my hand and official seal.



Notary Public

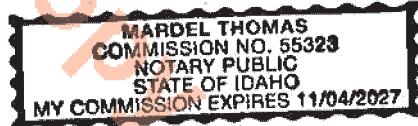


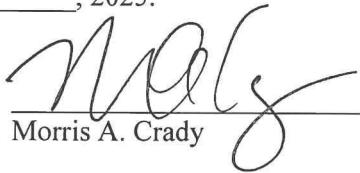
EXHIBIT "A"

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

Copy Copy Copy

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

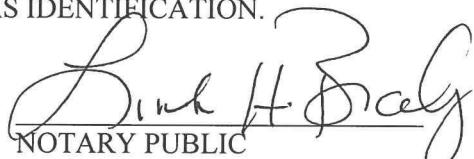
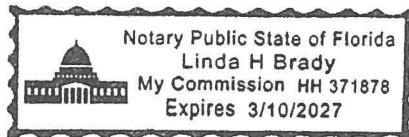
DATED THIS 7th DAY OF May, 2025.



Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [x]
PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 7th DAY OF
May, 2025 BY MORRIS A. CRADY, WHO [x] IS PERSONALLY KNOWN TO
ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.



Linda H. Brady
NOTARY PUBLIC

MY COMMISSION EXPIRES:

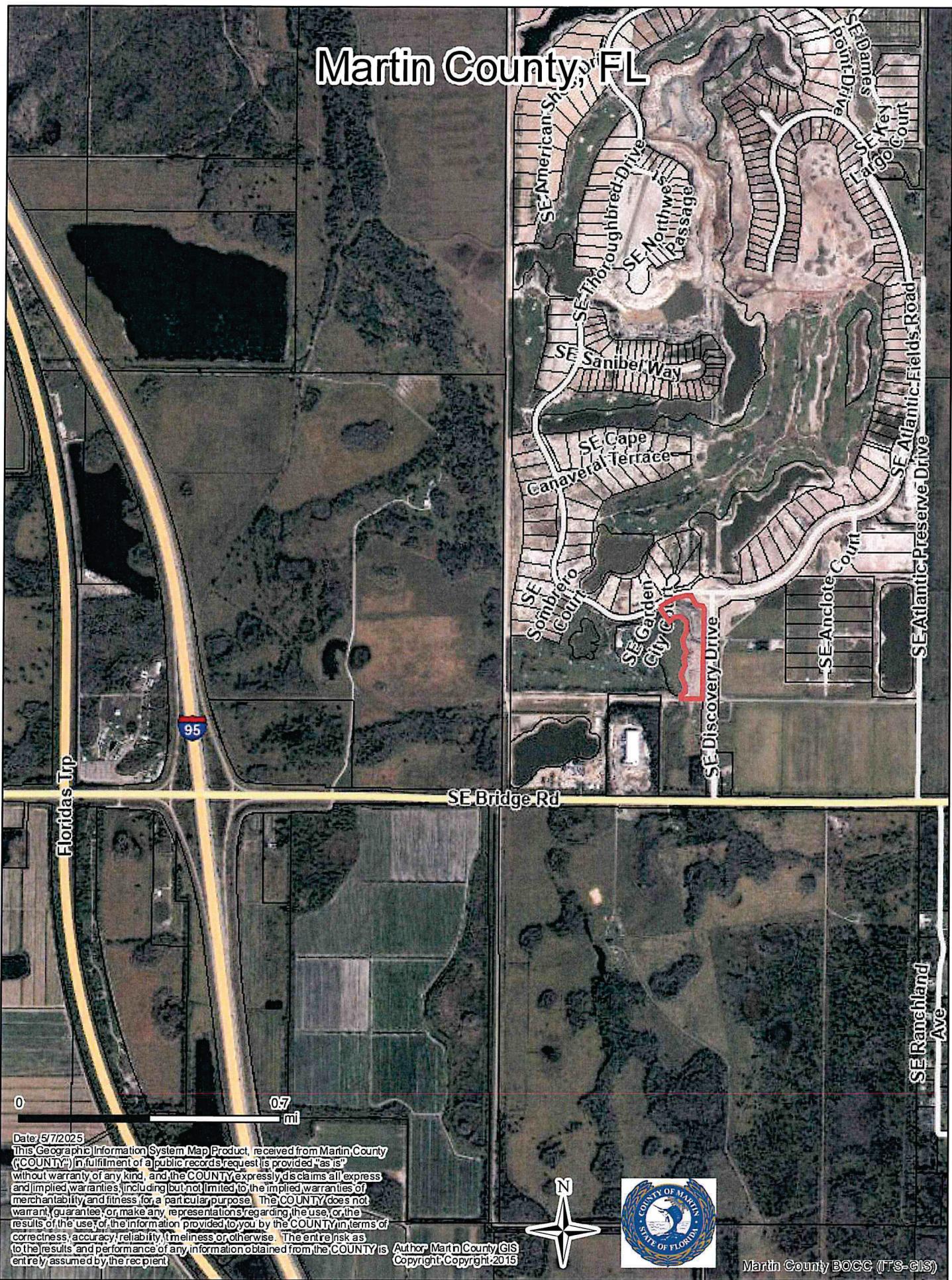
LEGAL DESCRIPTION

Phase 2C, Tract R4

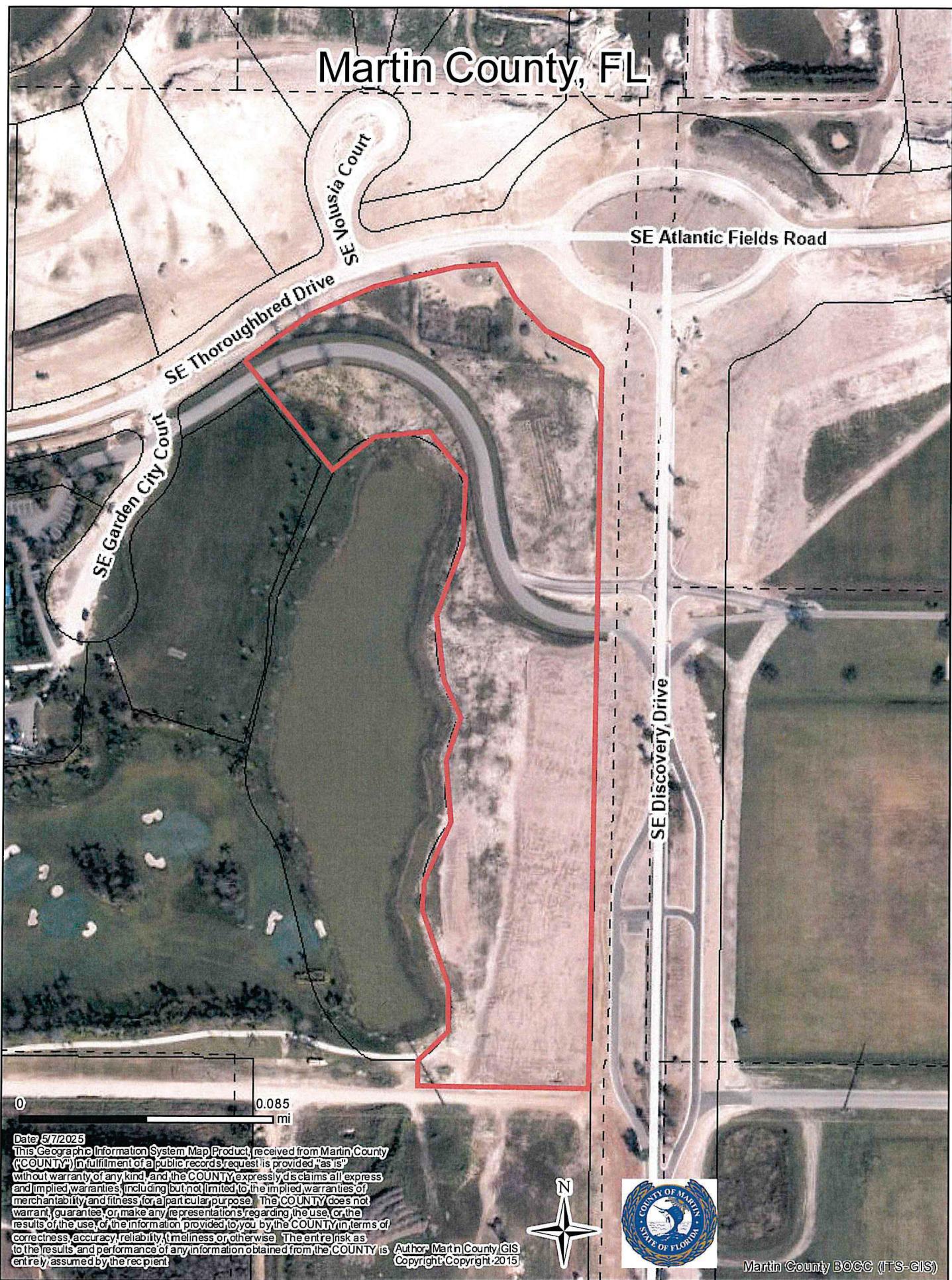
TRACT "R4", DISCOVERY PUD, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 21, PAGE 1 THROUGH 79, INCLUSIVE,
OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Phase 2C (Tract R4) Location Map

Martin County, FL

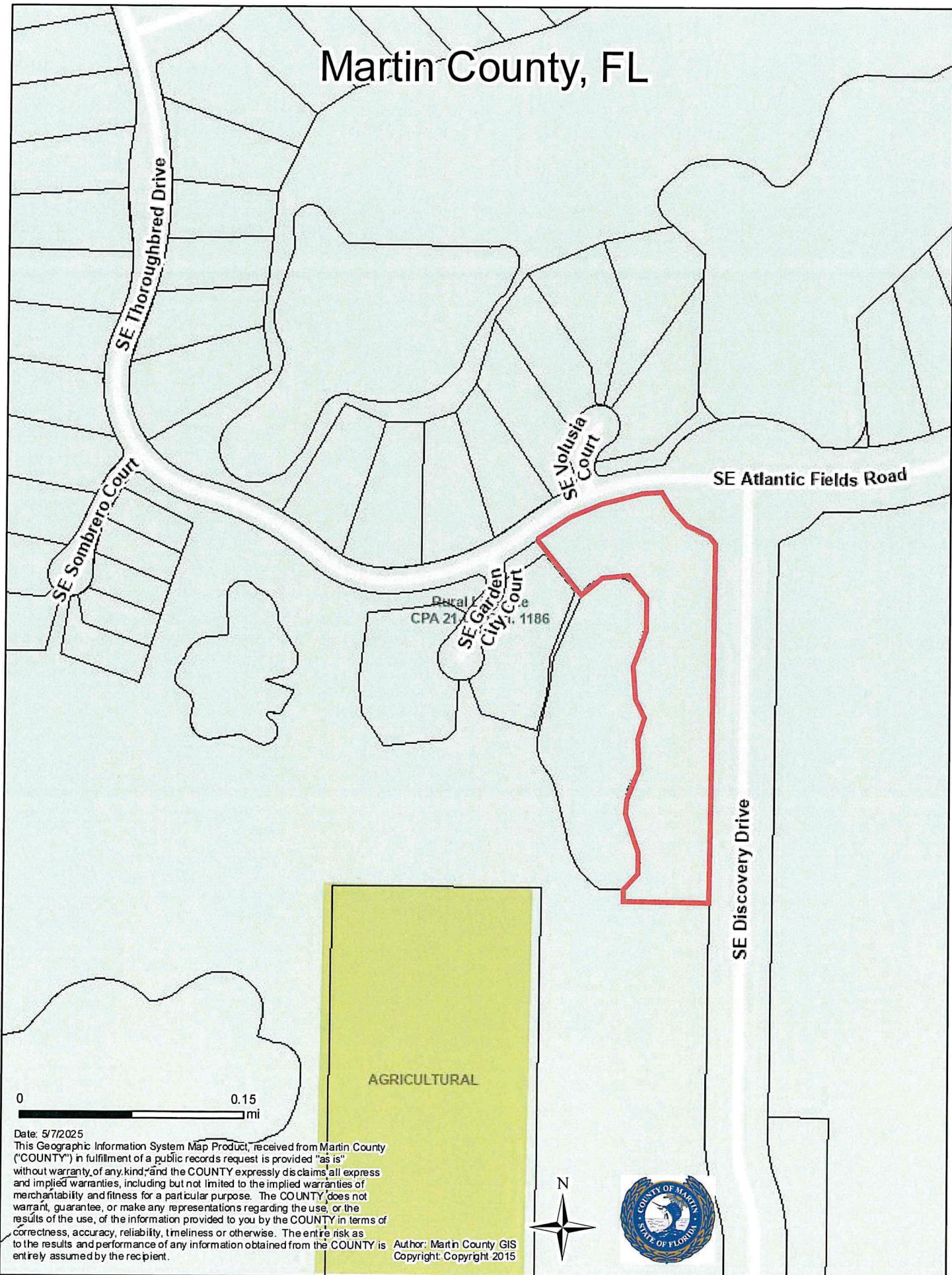


Phase 2C (Tract R4) Current Aerial



Phase 2C (Tract R4) Future Land Use

Martin County, FL



Phase 2C (Tract R4) Zoning

