

**Project Team:**  
**Land Owner:** Discovery Hobe Sound Investors, LLC  
 1701 Highway A1A, Suite 204  
 Vero Beach, FL 32983  
**Developer:** Lucido Land Company  
**Land Planning:** Via Landscapes Architecture / Planning  
 181 Third Street, Suite 100  
 San Rafael, CA 94901  
**Golf Course Design:** Fazio Golf Course Designers, Inc.  
 17755 SE Federal Highway  
 Tequesta, FL 34986  
**Civil Engineer / Survey:** Velcon Engineering & Surveying, Inc.  
 590 Peacock Blvd.  
 Fort St. Lucie, FL 34986  
**Traffic Engineer:** O'Rourke Engineering and Planning  
 22 SE Seminole Street  
 Stuart, FL 34994  
**Environmental:** EW Consultants, Inc.  
 1000 SE Monterey Commons Blvd., Suite 208  
 Stuart, FL 34996

**DEVELOPMENT SUMMARY**

LOT/PRODUCT TYPE (ABBREVIATION)	SIZE/TYP. DIMENSIONS	FRONT	REAR BUILDING	REAR ACCESSORY	SIDE	UNITS	% TOTAL
PRESERVE ESTATES (PE)	±3.0 - 4.0 ACRES (300' X 500')	20'	20'	10'	10'	22	7%
EQUESTRIAN ESTATES (EQ)	MIN. ±1.75 ACRES (180' X 485') MAX. ±4.0 ACRES (250' X 725')	20'	10'	10'	10'	16	5%
ESTATE HOMES 175' (E)	±1.0 - 1.5 ACRES (175' X 325')	20'	20'	10'	10'	49	16%
ESTATE HOMES 150' (E)	±1.0 - 1.5 ACRES (150' X 350')	20'	20'	10'	10'	57	18%
ESTATE HOMES 130' (E)	±1.0 - 1.5 ACRES (130' X 350')	20'	20'	10'	10'	51	16%
COTTAGE LOTS (C)	>0.50 - 1.0 ACRES (100' X 250')	20'	10'	5'	10'	64	20%
LAKE HOMES (L)	>0.50 ACRES (80' X 261')	20'	10'	5'	10'	58	18%
<b>TOTAL:</b>						<b>317</b>	<b>100%</b>
GOLF CLUB COTTAGES	SIZE VARIES (IN CLUB COMPLEX)					18	-

**General Notes**

- The existing HSLCD easements are relocatable and will be addressed by way of dedicating all lakes, lake interconnections, habitat restoration area and drainage ways to the HSLCD by way of the future replat of the property.
- All existing easements and rights-of-way that have been dedicated to the Hobe Sound Polo Club POA will be removed/relocated by replat.
- The only easements to be retained in their existing locations are the FPL overhead utility line easements and buffer easement for the off-site wetlands in the southwest corner of the property.
- A new SMRU utility easement is proposed along the northwest property line to allow for the extension of existing water/sewer lines from Seabranche Boulevard to the project site.
- All roads and other common elements shall be privately owned and maintained by a new POA to be determined with the replat.
- Existing SE Polo Drive 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.
- The ASSOCIATION and Hobe-St. Lucie Conservancy District shall maintain all common areas and preservation areas free of prohibited plant species as defined in Martin County Land Development Regulations and free of invasive plant species designated as Category I by the Florida Invasive Species Council (FISC) or the Florida Exotic Pest Plant Council (FLEPPC).
- Buffer improvements and additional landscaping within the buffer areas shall be submitted for approval with the applicable construction phase as per the PUD Phasing Plan

**LAND USE SUMMARY**

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	457.81	30%
GOLF COURSE	233.78	15%
LOCAL AND SPINE ROADS (PRIVATE RIGHT OF WAY)	126.34	8%
LAKES	196.01	13%
LAKE BANKS	23.24	1%
PRIVATE AMENITIES & MAINTENANCE	176.94	12%
POLO FIELDS	70.11	5%
HABITAT RESTORATION AREA	124.34	8%
DONATED STATE PARK PUBLIC ACCESS AND FACILITIES	11.51*	<1%
PERIMETER BUFFERS	31.42	2%
OPEN SPACE	79.39	5%
<b>TOTALS:</b>	<b>1,530.9 AC</b>	<b>100%</b>

\* NOT INCLUDING LAKE AND PUBLIC ACCESS PRIVATE RIGHT OF WAY

**Site Area Calculations**

**Total Site Area:** 1,530.9 acres  
**Pervious Area:** 760.6 acres (49.7%)  
 Residential Lots: 228.9 acres  
 Golf Course: 210.4 acres  
 Local and Spine Roads (Private Right of Way): 79.7 acres  
 Lake Banks: 23.2 acres  
 Private Amenities & Maintenance: 44.2 acres  
 Polo Fields: 63.1 acres  
 Donated State Park Public Access and Facilities: 5.8 acres  
 Buffers: 29.9 acres  
 Open Space: 75.4 acres

**Impervious Area:** 770.3 acres (50.3%)

Residential Lots: 228.9 acres  
 Golf Course: 23.4 acres  
 Local and Spine Roads (Private Right of Way): 46.7 acres  
 Lakes: 196.0 acres  
 Private Amenities & Maintenance: 132.7 acres  
 Polo Fields: 7.0 acres  
 Donated State Park Public Access and Facilities: 5.7 acres  
 Habitat Restoration Area: 124.3 acres  
 Buffers: 1.6 acres  
 Open Space: 4.0 acres

**Overall Site Data**

**Future Land Use:** Rural Lifestyle, Rural Density  
**Zoning:** PUD  
**Total Site Area:** 1,530.9 acres  
**Residential Units:** 317 single family lots  
**Gross Density:** 0.207 units per acre  
**Minimum Lot Size:** >0.50 acres

**Approved**  
**Proposed Use:** Community agriculture, polo fields, equestrian facilities, 317 single-family lots, 18-hole standard golf course, 18-hole par 3 golf course, 18 golf cottages, clubhouse, recreation and accessory uses, maintenance facilities, supporting roads, utilities and drainage infrastructure.

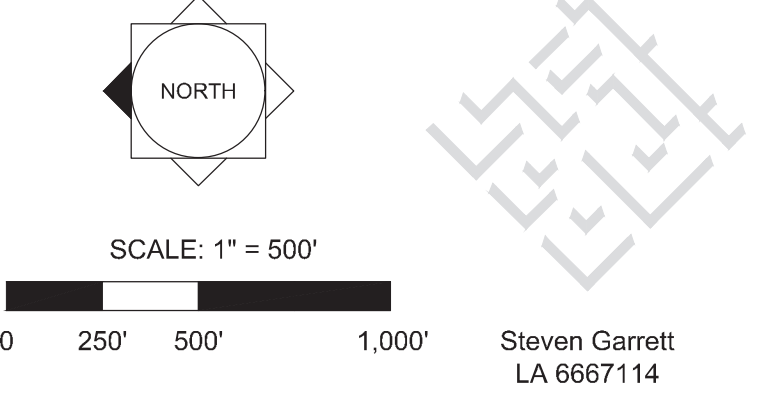
**Density Calculations**

**Existing Rural Density:** 36.98 ac. @ 1 unit per 2 ac. = 18.49 units  
**Existing Rural Lifestyle:** 1,493.91 ac @ 1 unit per 5 ac. = 298.78 units  
**Proposed Units:** 317 (298.78+18.49)

**Open Space Data**

**Project Area:** 1,530.9 acres (100%)  
**Required Open Space:** 1,071.7 acres (70.0%)  
**Provided Open Space:** 1,08.9 acres (70.6%)  
**Pervious Area:** 760.6 acres (49.7%)  
**Habitat Restoration Area:** 124.3 acres (8.1%)\*  
**Lakes:** 196.0 acres (12.8%)\*

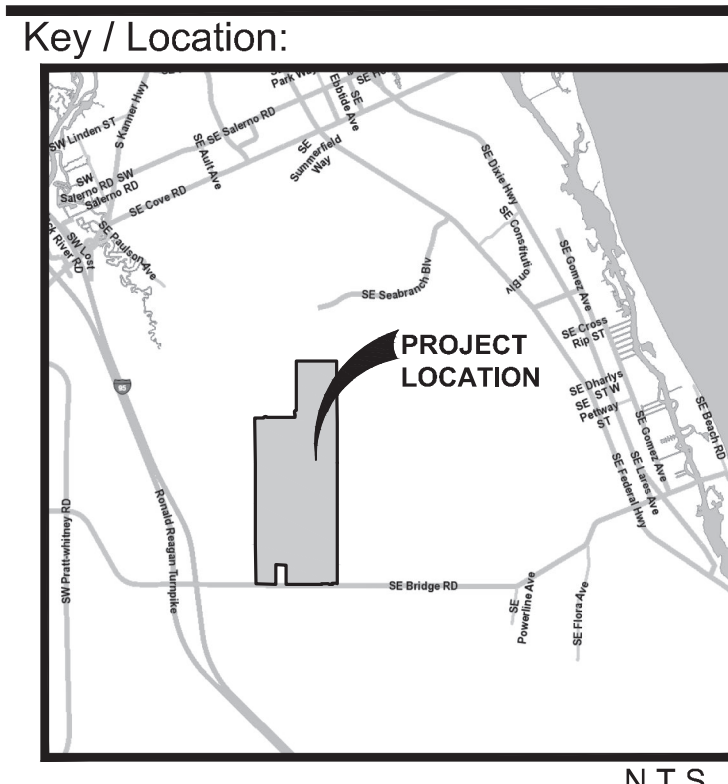
\*As per Goal 4.3, MCCGMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space.



Designer: ---  
 Manager: M.C.  
 Project Number: 21-540  
 Municipal Number: ---  
 Computer File: 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

Sheet  
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**Project Team:**

**Land Owner**  
 Discovery Hole Sound Investors, LLC  
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**Developer**  
 Discovery Land Company

**Land Planning**  
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**Traffic Engineer**  
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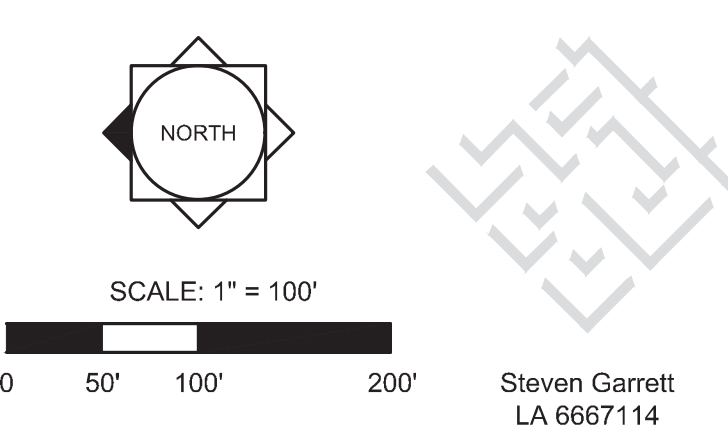
**Environmental**  
 EW Consultants, Inc.  
 1000 SE Monterey Commons Blvd., Suite 208  
 Stuart, FL 34996

# Discovery PUD

Martin County, Florida

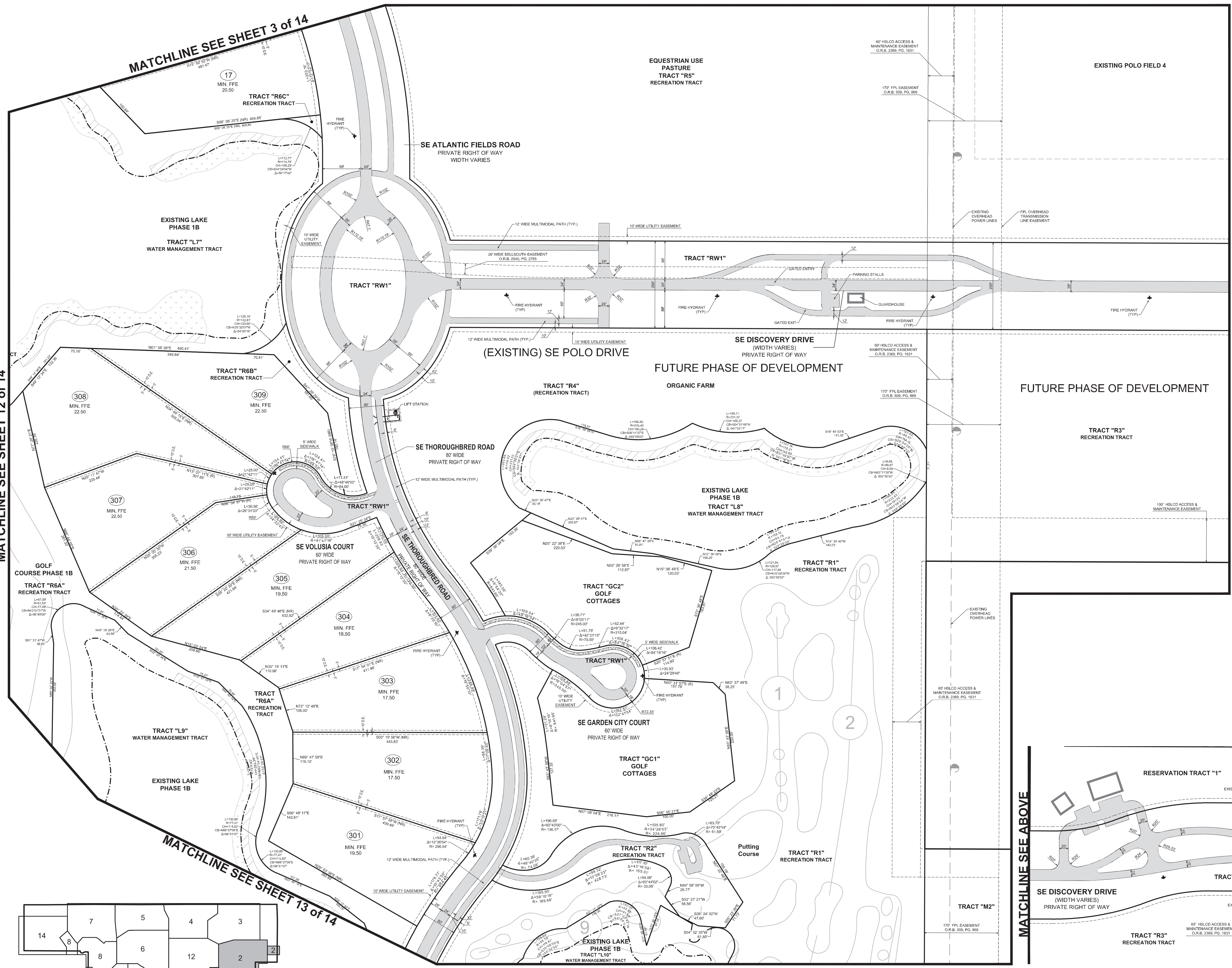
## Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.25.2024	S.L.S.	Plat Revisions



Designer: — Sheet: **2 of 14**  
 Manager: MC  
 Project Number: 21-540  
 Municipal Number: —  
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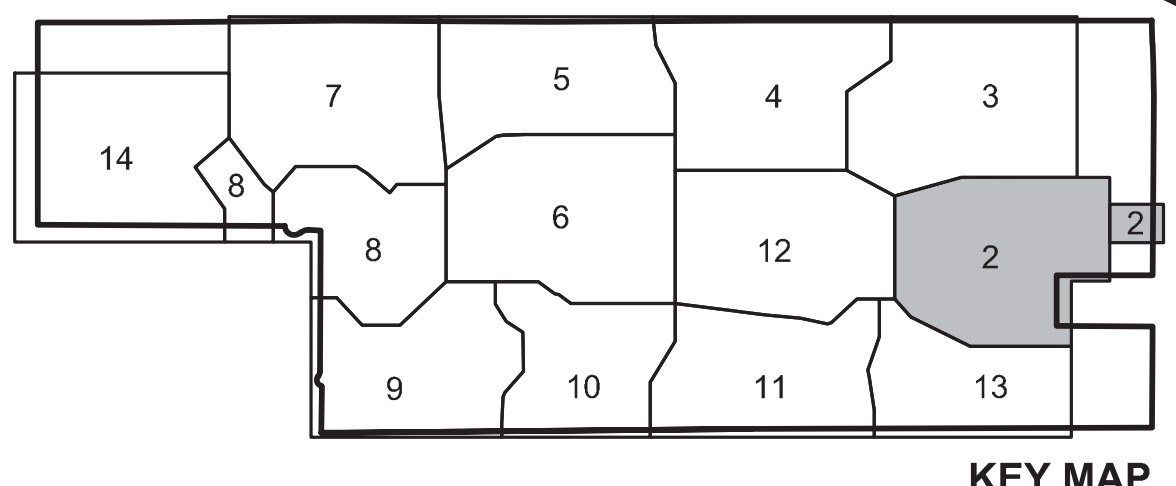


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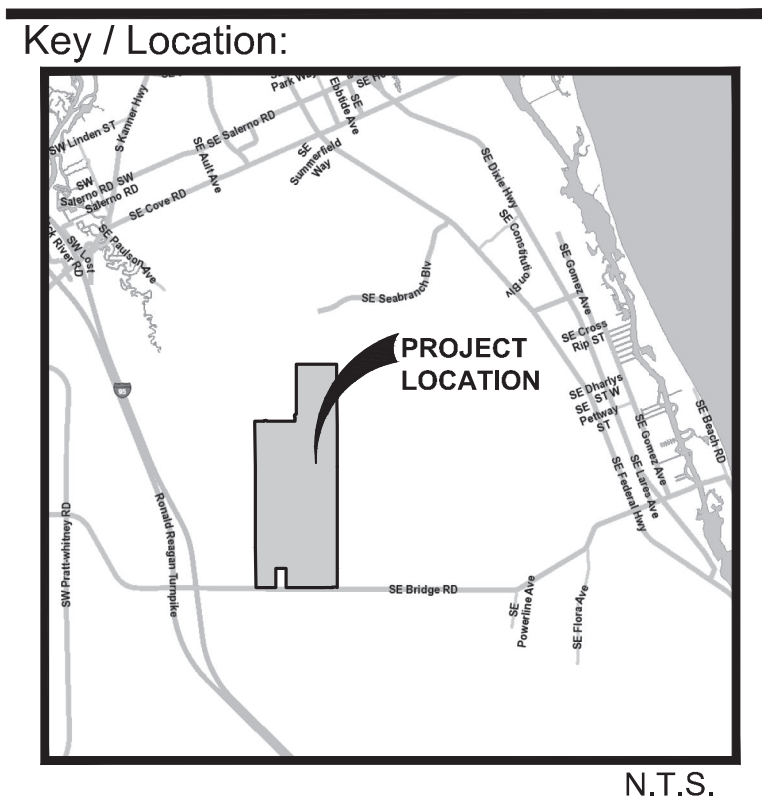
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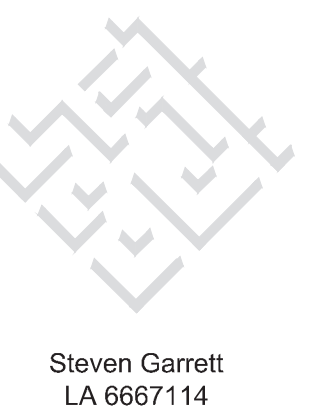
Martin County, Florida

## Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
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4.15.2024	S.L.S.	3rd Resubmittal
4.25.2024	S.L.S.	Plat Revisions

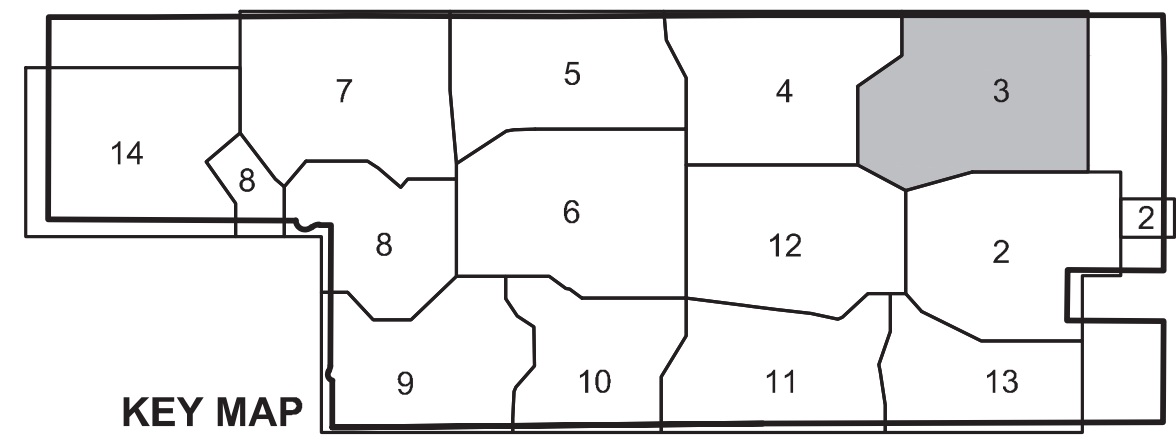
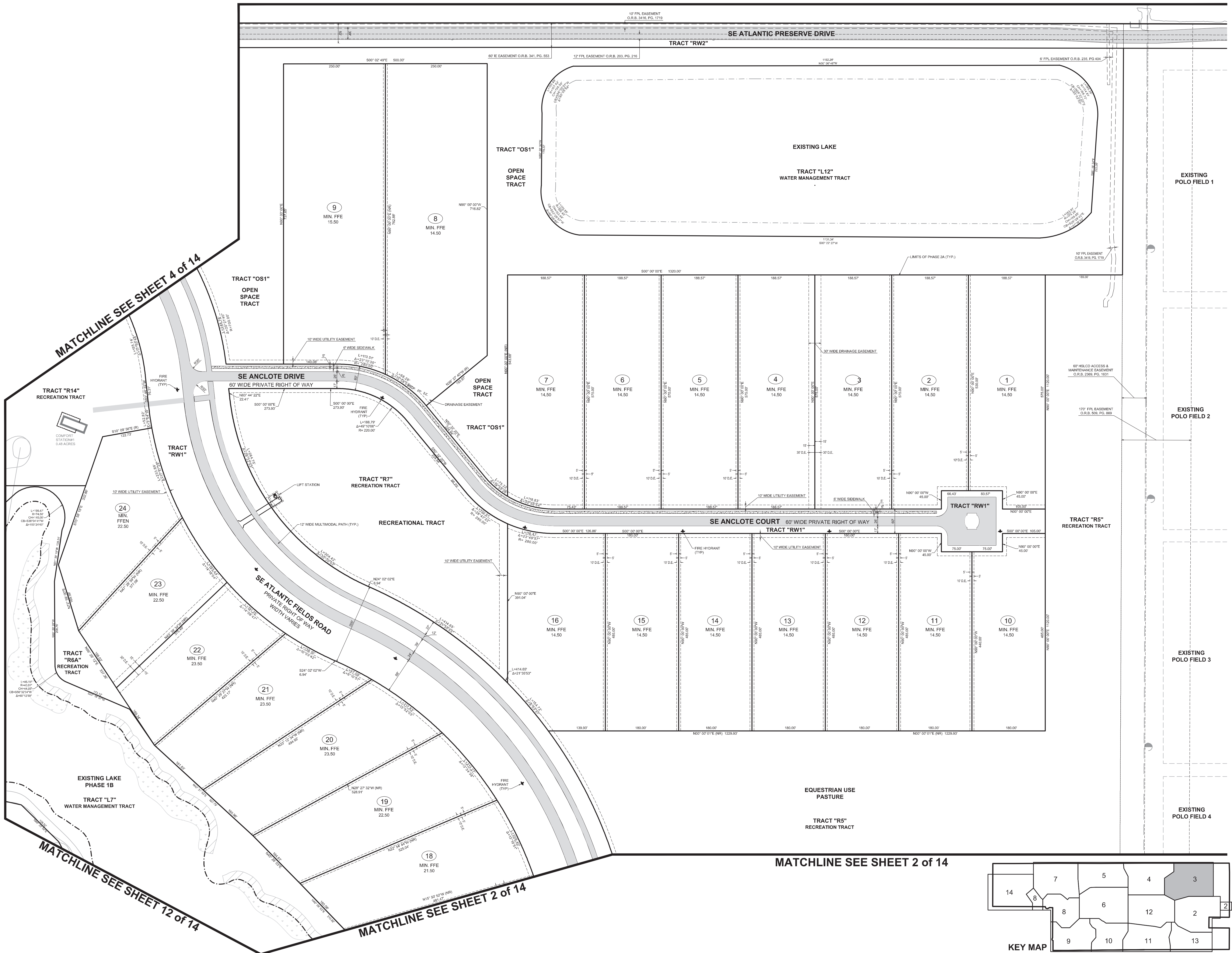


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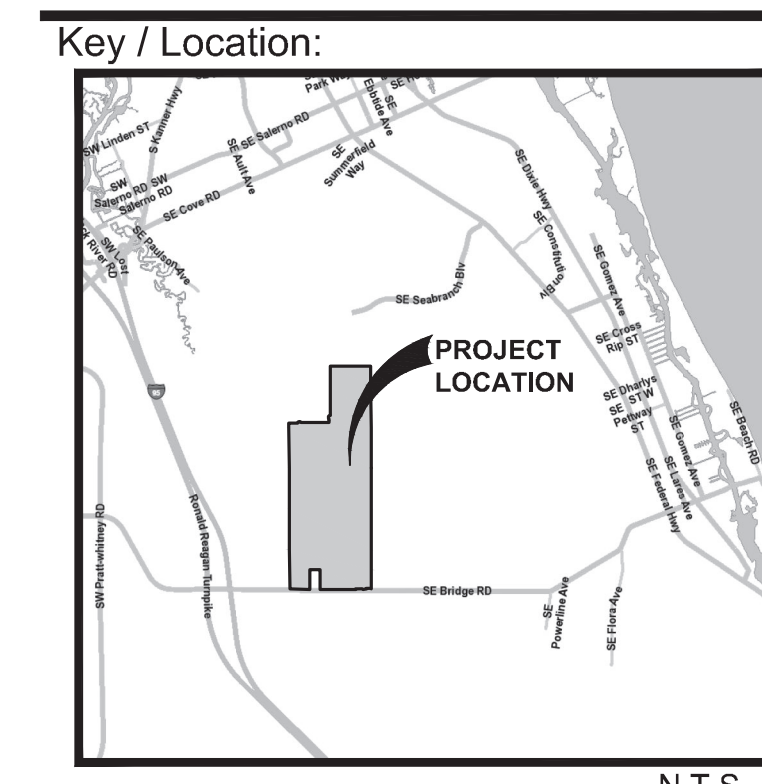
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 Manager MC **3 of 14**  
 Project Number 21-540  
 Municipal Number ---  
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

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 1701 Highway A1A, Suite 204  
 Vero Beach, FL 32983  
**Developer:** Discovery Land Company  
**Land Planning:** Via Landscapes Architecture / Planning  
 181 Third Street, Suite 100  
 San Rafael, CA 94901  
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 701 East Ocean Blvd.  
 Stuart, FL 34994  
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 Port St. Lucie, FL 34986  
**Traffic Engineer:** O'Rourke Engineering and Planning  
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**Environmental:** EW Consultants, Inc.  
 1000 SE Monterey Commons Blvd., Suite 208  
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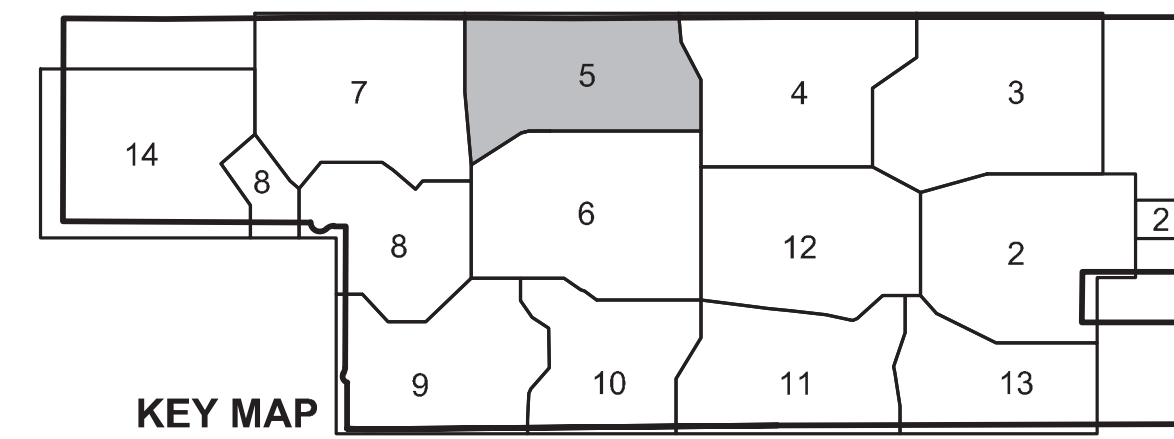
Martin County, Florida

## Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
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4.25.2024	S.L.S.	Plat Revisions

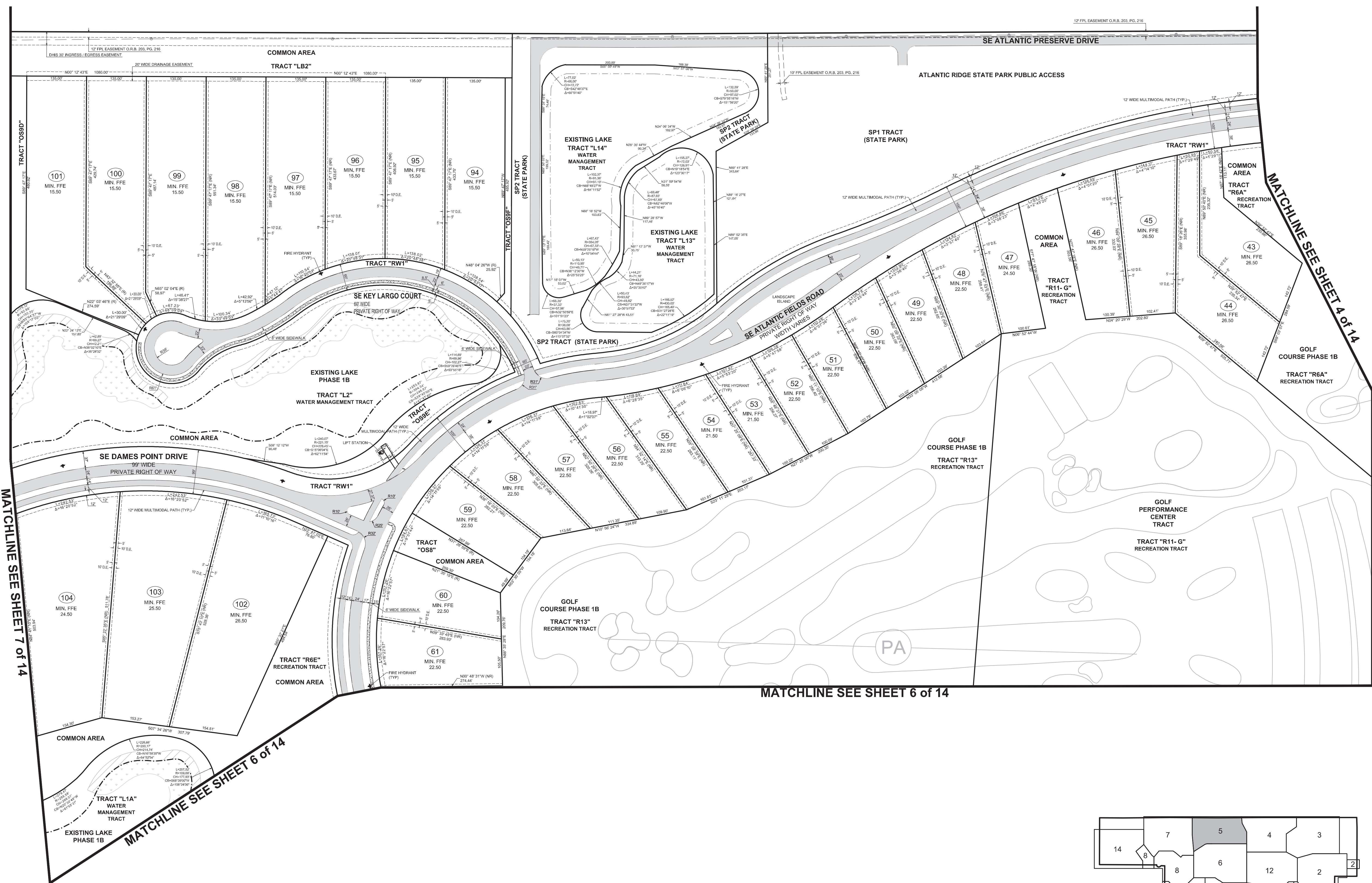


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 Project Number 21-540  
 Municipal Number ---  
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Key / Location:

N.T.S.

**Project Team:**

**Land Owner**  
Discovery Hobo Sound Investors, LLC  
1701 Highway A1A, Suite 204  
Vero Beach, FL 32983

**Developer**  
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**Land Planning**  
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# Discovery PUD

Martin County, Florida

## Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
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4.25.2024	S.L.S.	Plat Revisions



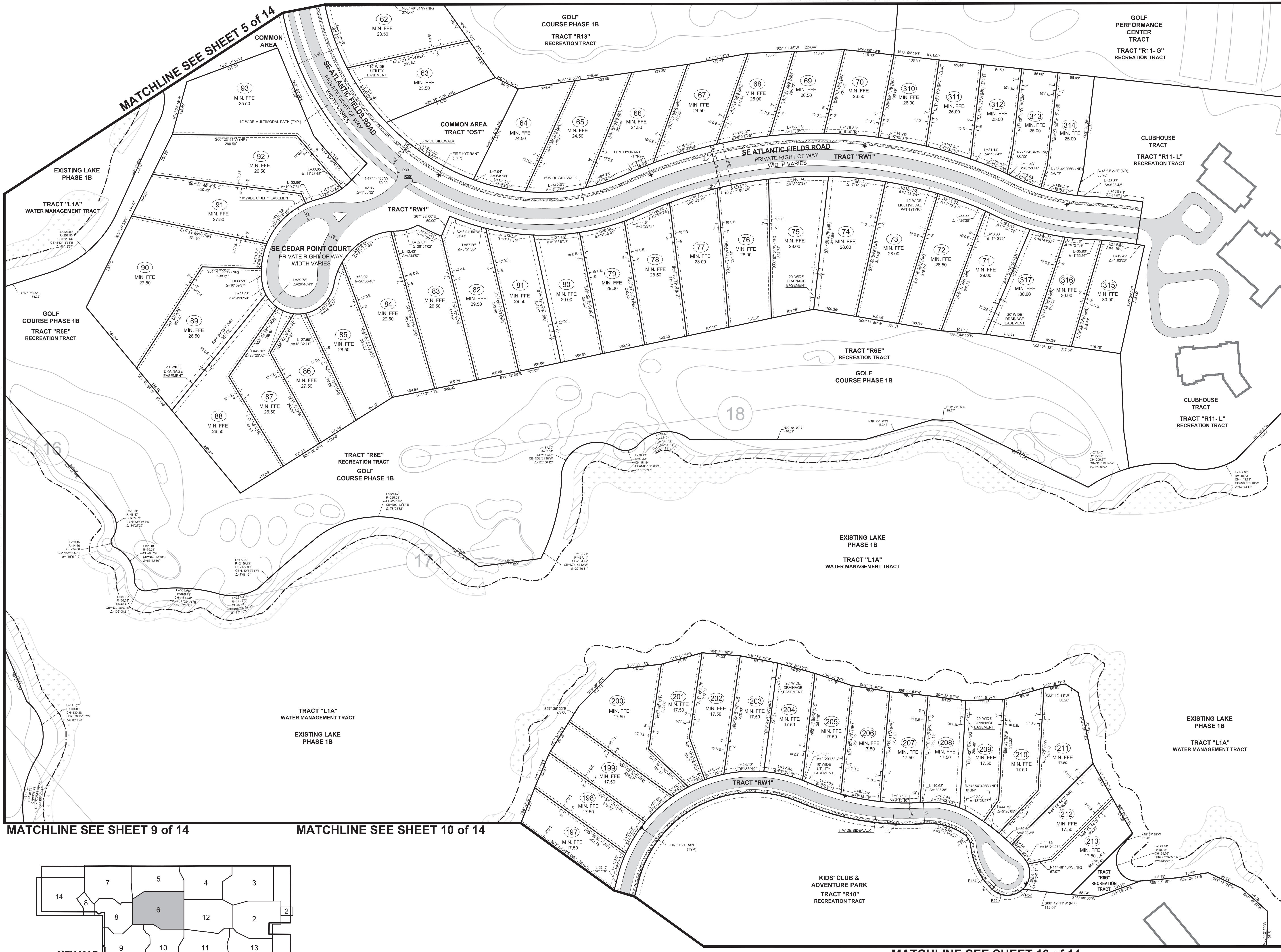
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Steven Garrett  
LA 6667114

Designer ---  
Manager MC  
Project Number 21-540  
Municipal Number ---  
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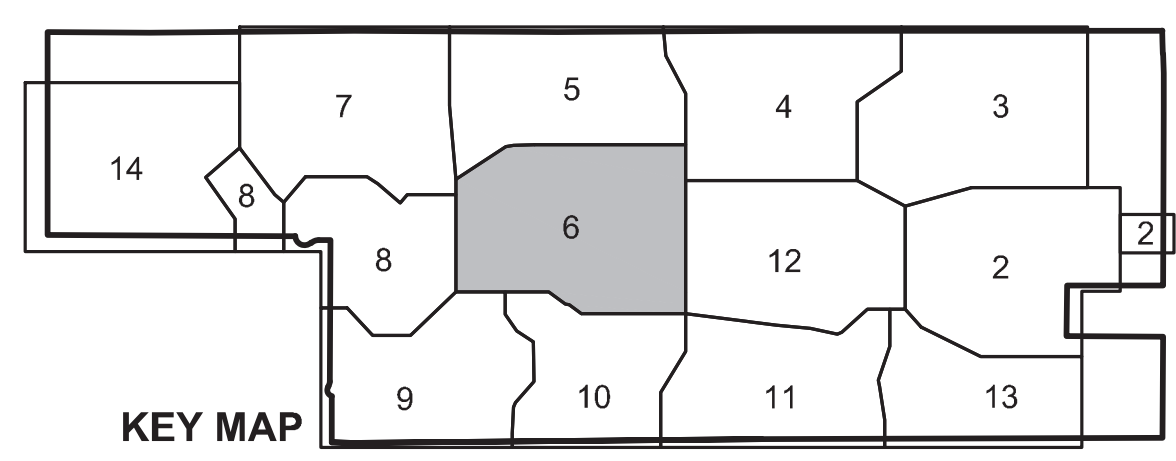
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# Discovery PUD

Martin County, Florida

## Final Site Plan Phase 2A

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9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.25.2024	S.L.S.	Plat Revisions

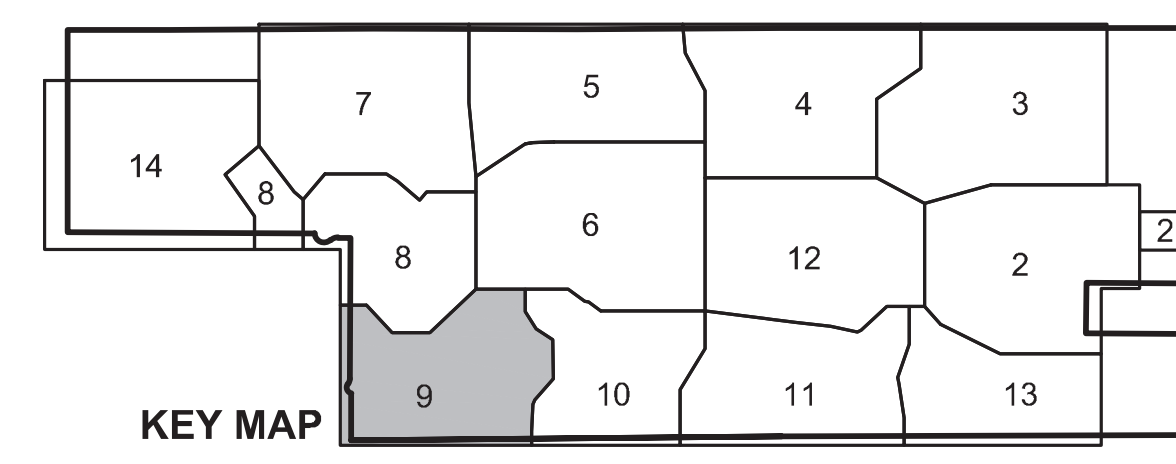
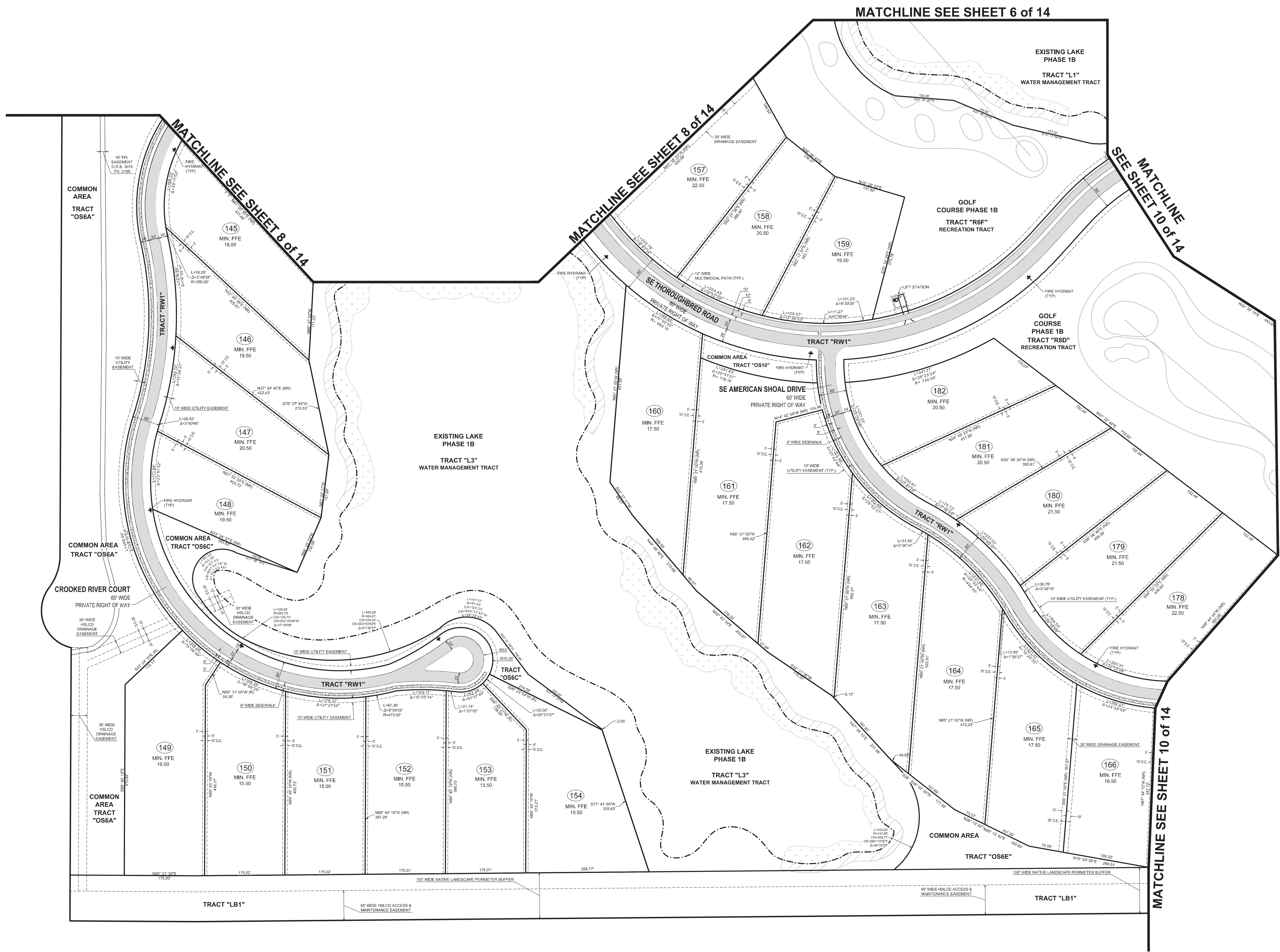
NORTH

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Steven Garrett  
 LA 6667114

Designer --- Sheet  
 Manager MC **9 of 14**  
 Project Number 21-540  
 Municipal Number ---  
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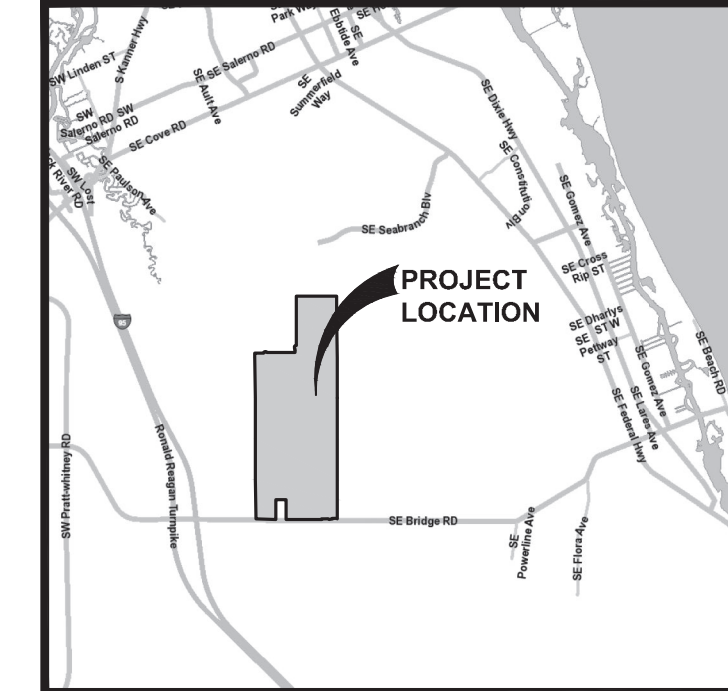
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Key / Location:



Project Team:

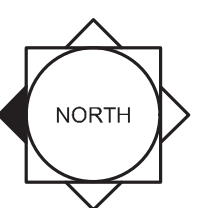
- Land Owner:** Discovery Hobo Sound Investors, LLC  
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Vero Beach, FL 32983
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# Discovery PUD

Martin County, Florida

## Final Site Plan Phase 2A

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9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
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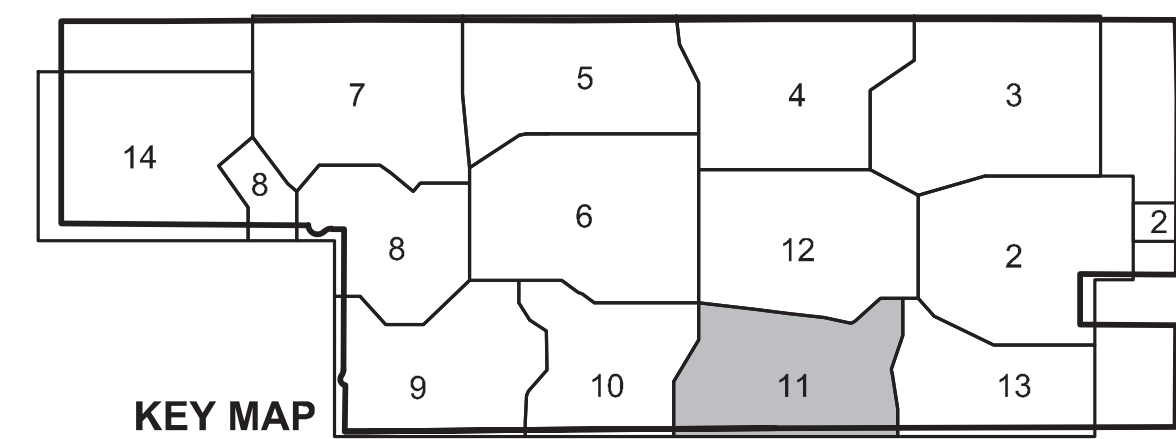
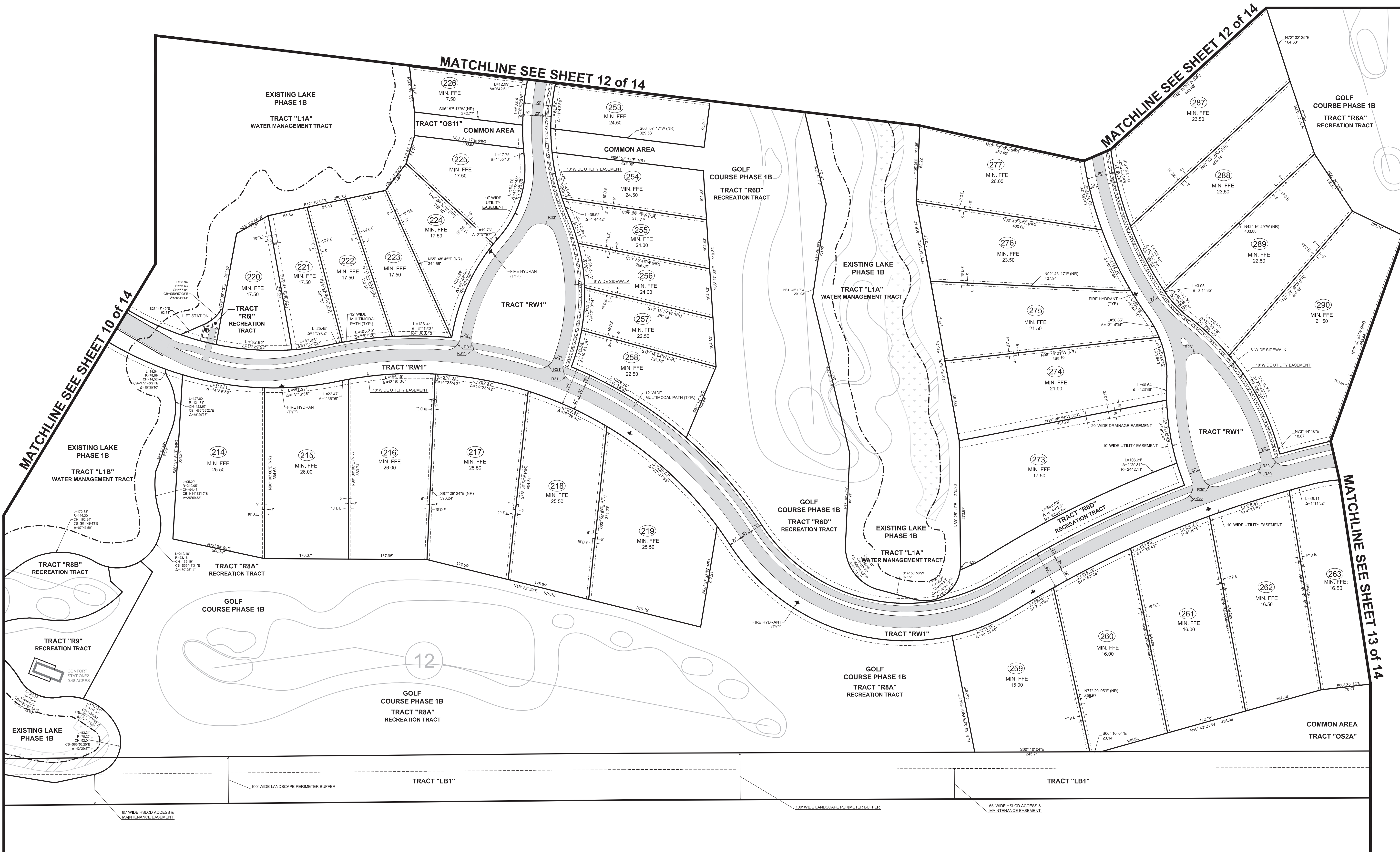


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Steven Garrett  
LA 6667114

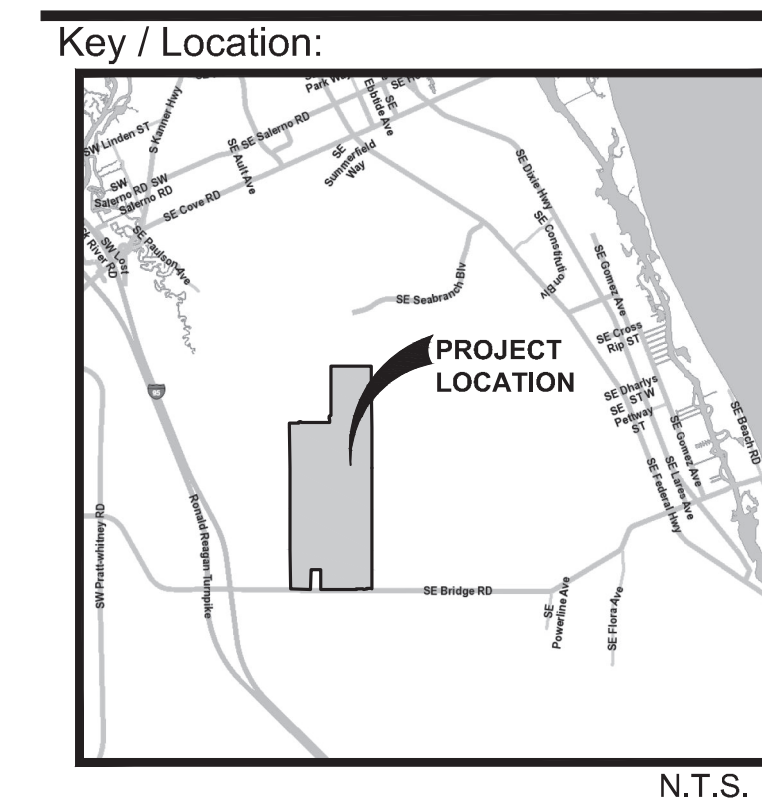
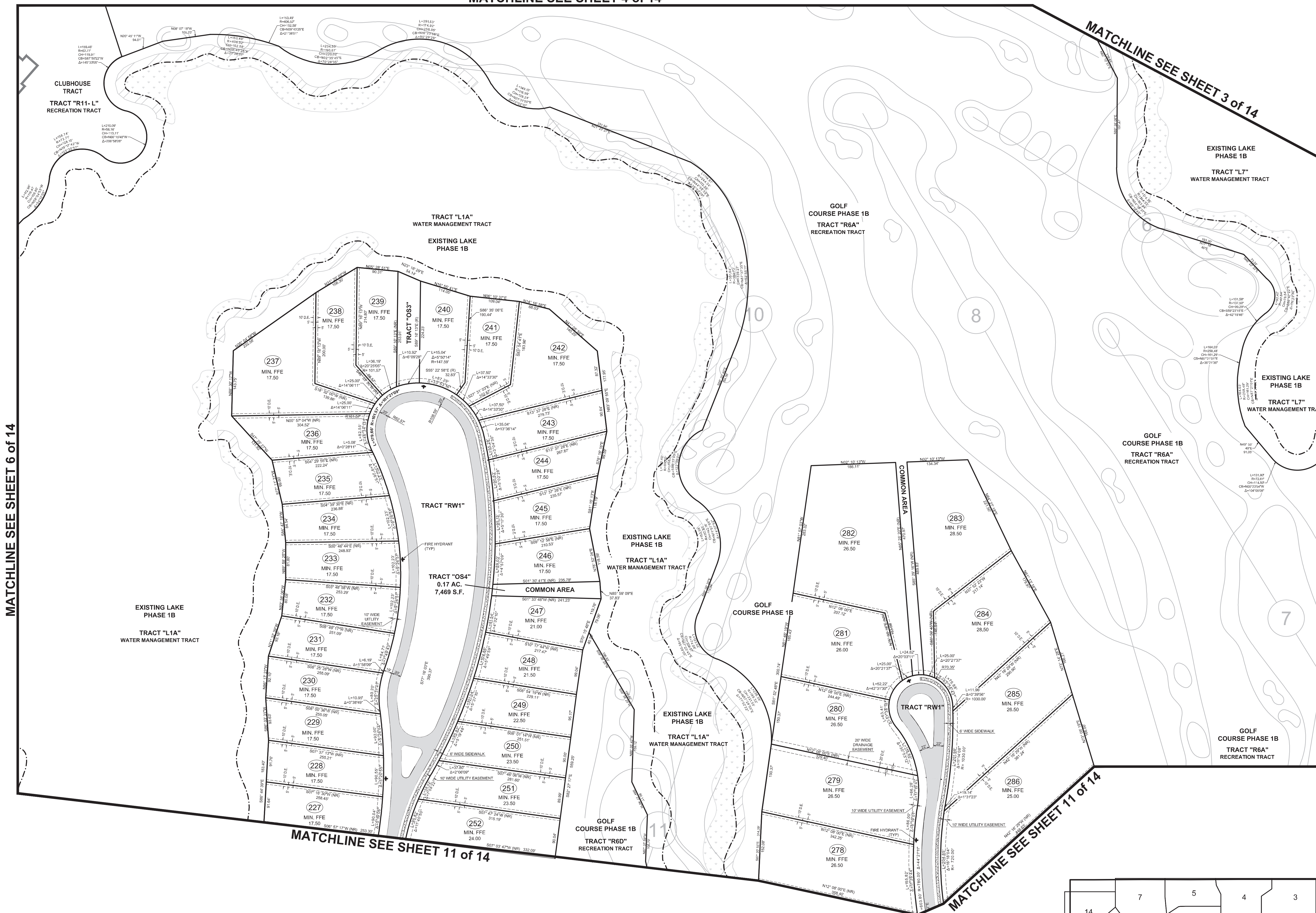
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 Manager: MC  
 Project Number: 21-540  
 Municipal Number: ---  
 Computer File: 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

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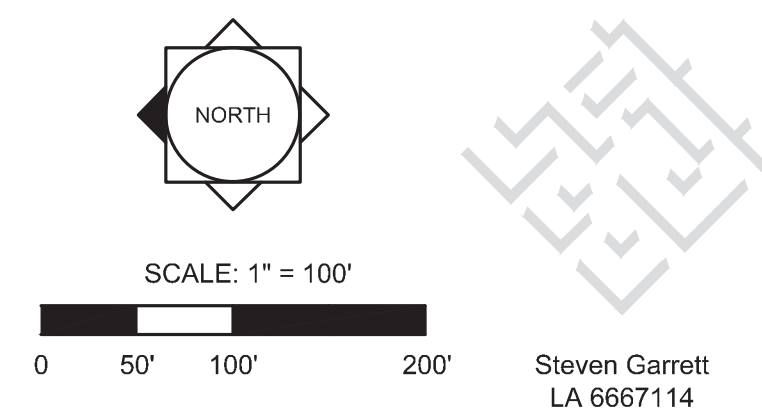
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# Discovery PUD

Martin County, Florida

## Final Site Plan Phase 2A

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Designer --- Sheet  
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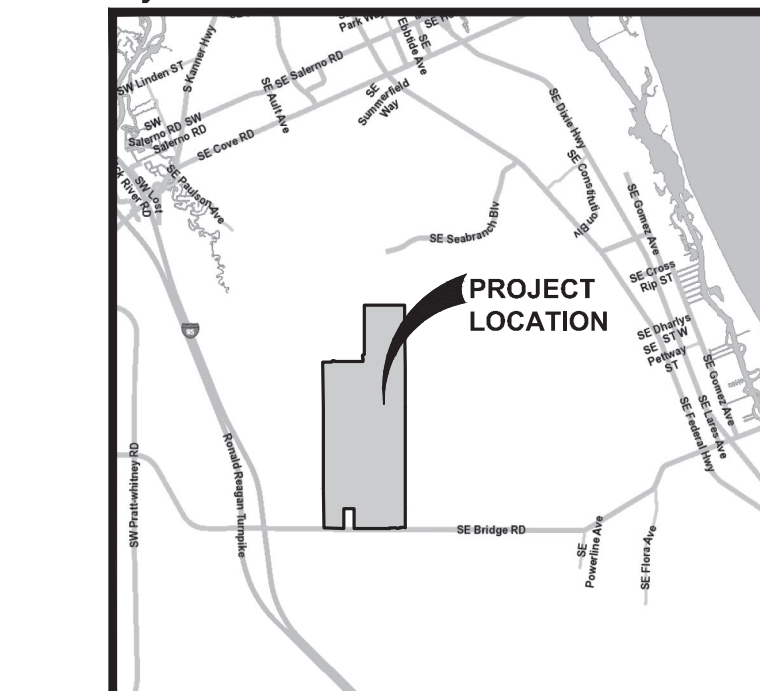
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MATCHLINE SEE SHEET 2 of 14

MATCHLINE SEE SHEET 11 of 14

KEY MAP

Key / Location:



N.T.S.

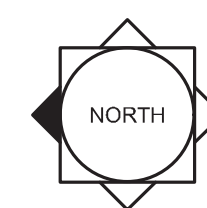
Project Team:

- Land Owner**  
Discovery Hobo Sound Investors, LLC  
1701 Highway A1A, Suite 204  
Vero Beach, FL 32983
- Developer**  
Discovery Land Company
- Land Planning**  
Via Landscapes Architecture / Planning  
181 Third Street, Suite 100  
San Rafael, CA 94901
- Lucido and Associates, Inc.  
701 East Ocean Blvd.  
Stuart, FL 34994
- Golf Course Design**  
Fazio Golf Course Designers, Inc.  
17755 SE Federal Highway  
Tequesta, FL 34986
- Civil Engineer / Survey**  
Velcon Engineering & Surveying, Inc.  
590 Peacock Blvd.  
Port St. Lucie, FL 34986
- Traffic Engineer**  
O'Rourke Engineering and Planning  
22 SE Seminole Street  
Stuart, FL 34994
- Environmental**  
EW Consultants, Inc.  
1000 SE Monterey Commons Blvd., Suite 208  
Stuart, FL 34996

# Discovery PUD

Martin County, Florida  
**Final Site Plan Phase 2A**

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.25.2024	S.L.S.	Plat Revisions



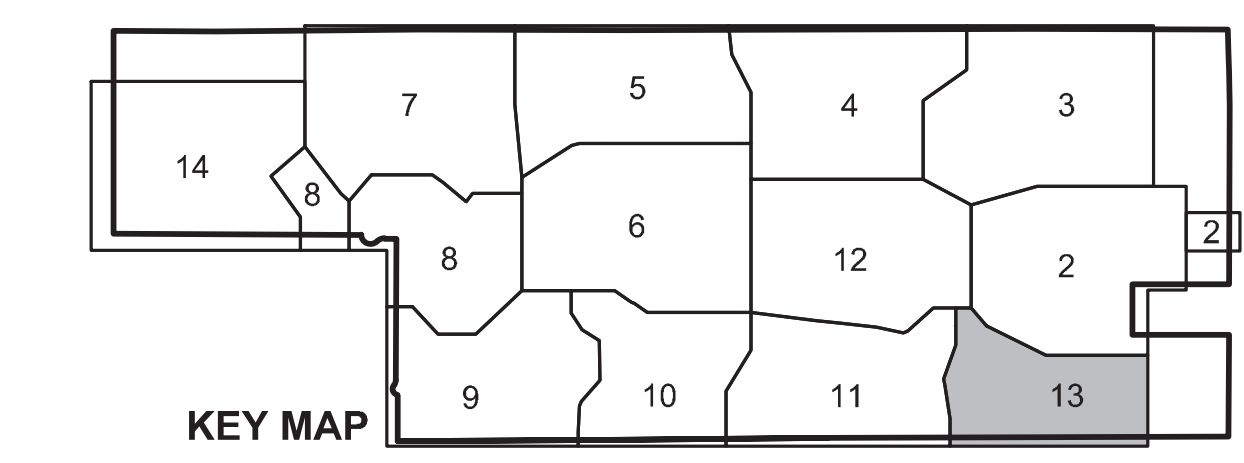
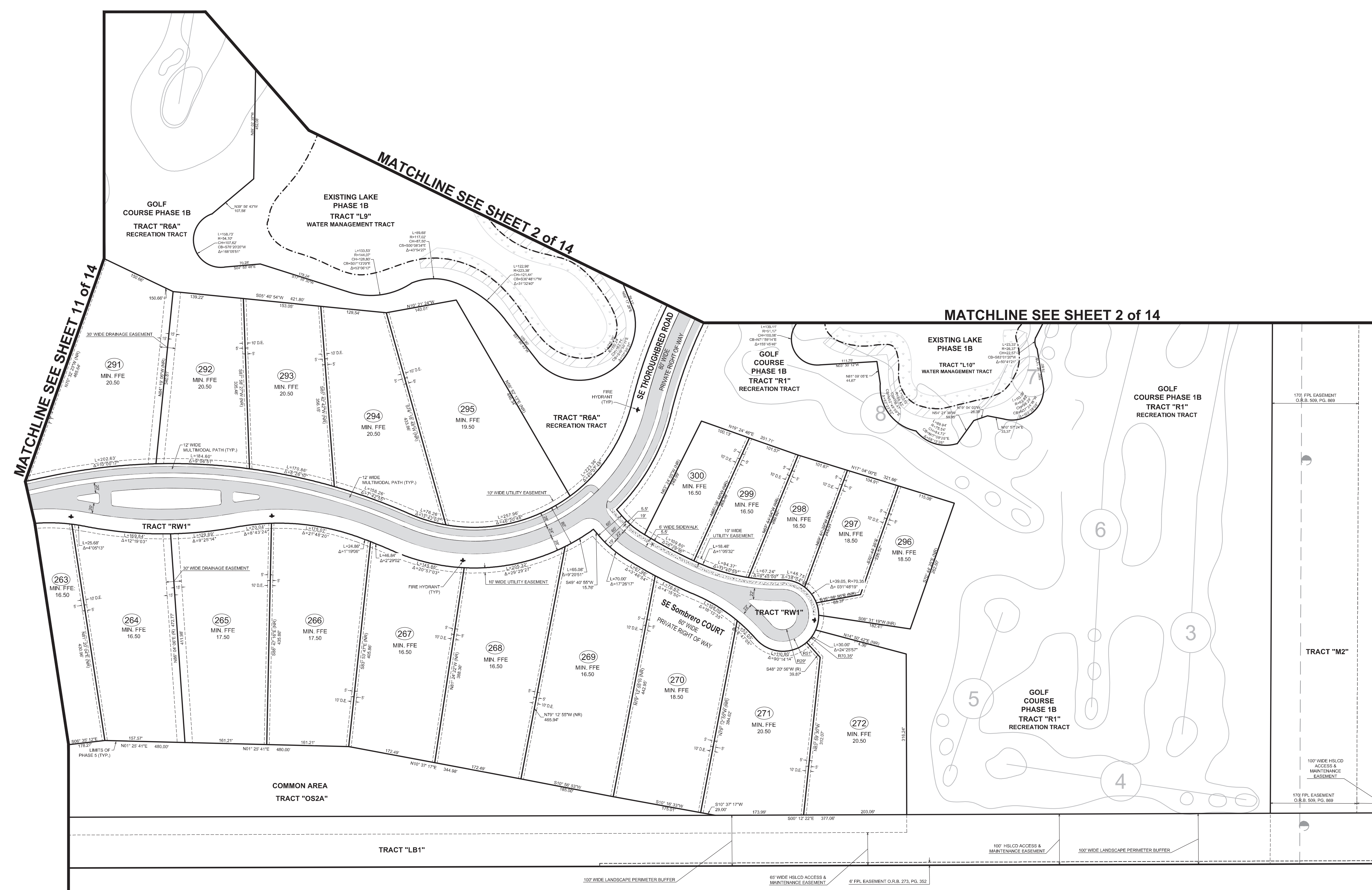
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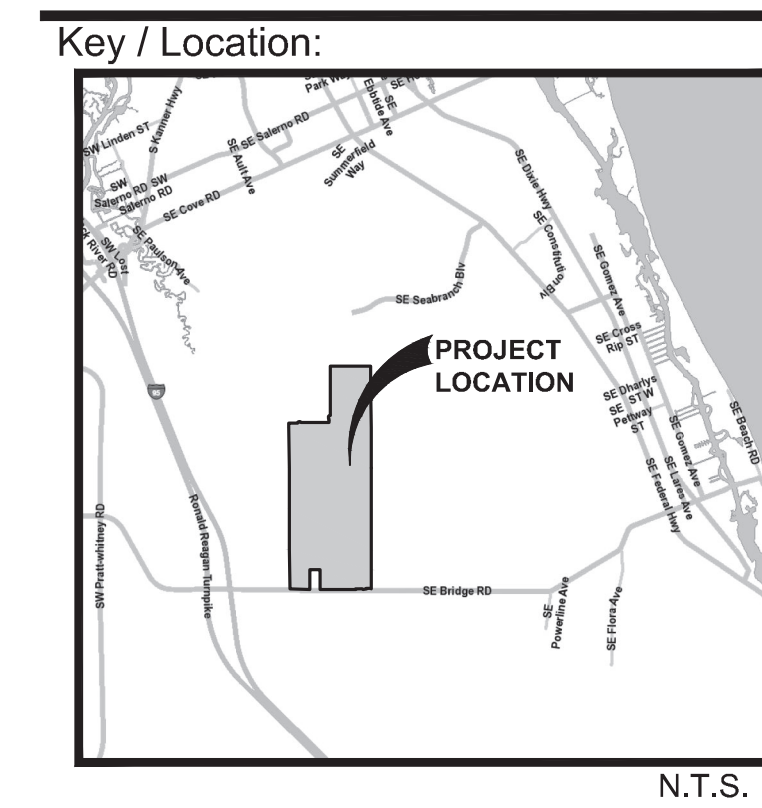
Steven Garrett  
LA 6667114

Designer	---	Sheet
Manager	MC	<b>13 of 14</b>
Project Number	21-540	
Municipal Number	---	
Computer File	21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg	

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**Project Team:**

**Land Owner**  
 Discovery Hobg Sound Investors, LLC  
 1701 Highway A1A, Suite 204  
 Vero Beach, FL 32983

**Developer**  
 Discovery Land Company

**Land Planning**  
 Via Landscape Architecture / Planning  
 181 Third Street, Suite 100  
 San Rafael, CA 94901

Lucido and Associates, Inc.  
 701 East Ocean Blvd.  
 Stuart, FL 34994

**Golf Course Design**  
 Fazio Golf Course Designers, Inc.  
 17755 SE Federal Highway  
 Tequesta, FL 34986

**Civil Engineer / Survey**  
 Velcon Engineering & Surveying, Inc.  
 590 Peacock Blvd.  
 Fort St. Lucie, FL 34986

**Traffic Engineer**  
 O'Rourke Engineering and Planning  
 22 SE Seminole Street  
 Stuart, FL 34994

**Environmental**  
 EW Consultants, Inc.  
 1000 SE Monterey Commons Blvd., Suite 208  
 Stuart, FL 34996

# Discovery PUD

Martin County, Florida

## Final Site Plan Phase 2A

Date	By	Description
9.22.2022	S.L.S.	Initial Submittal
12.14.2023	S.L.S.	1st Resubmittal
2.27.2024	S.L.S.	2nd Resubmittal
4.15.2024	S.L.S.	3rd Resubmittal
4.25.2024	S.L.S.	Plat Revisions

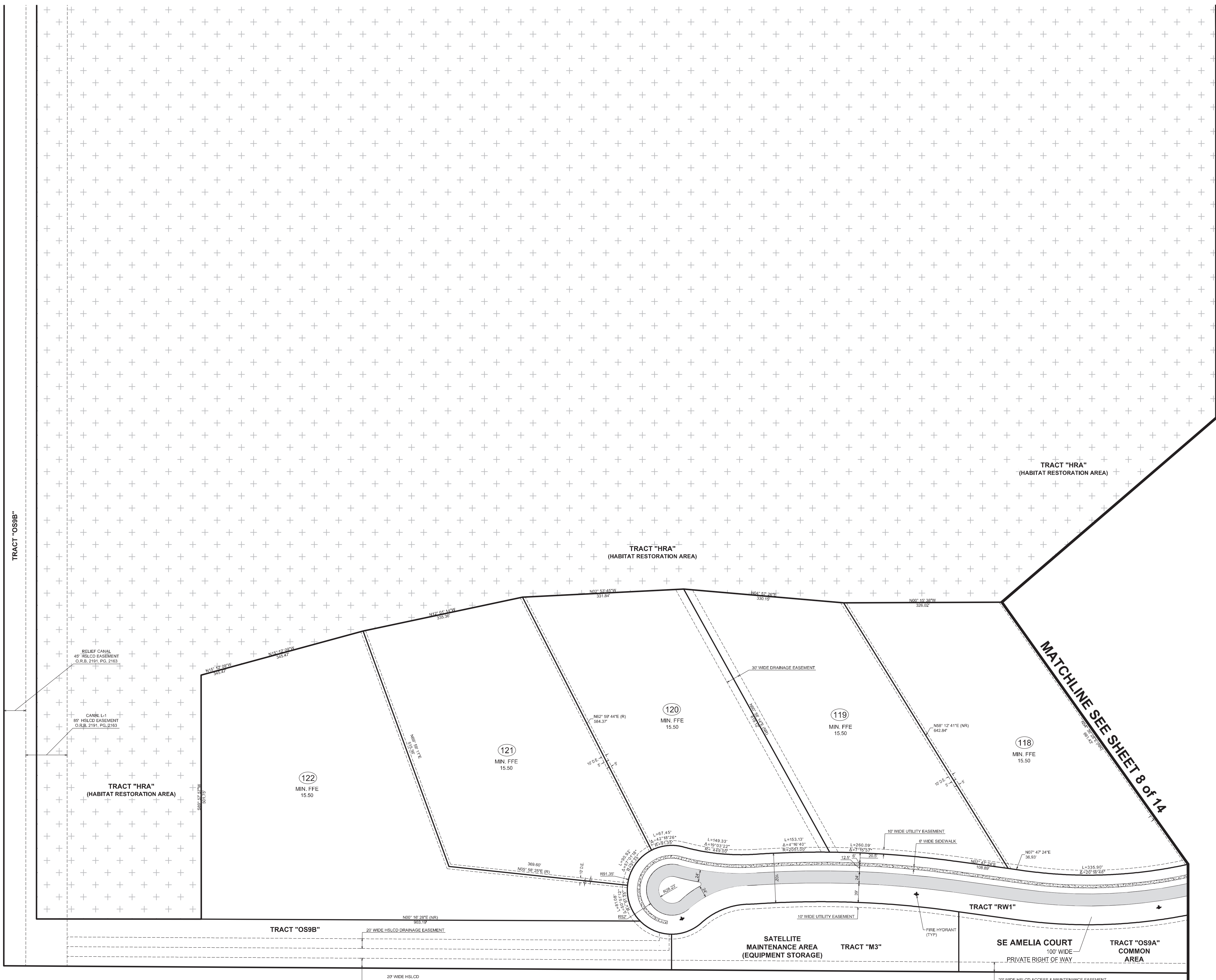


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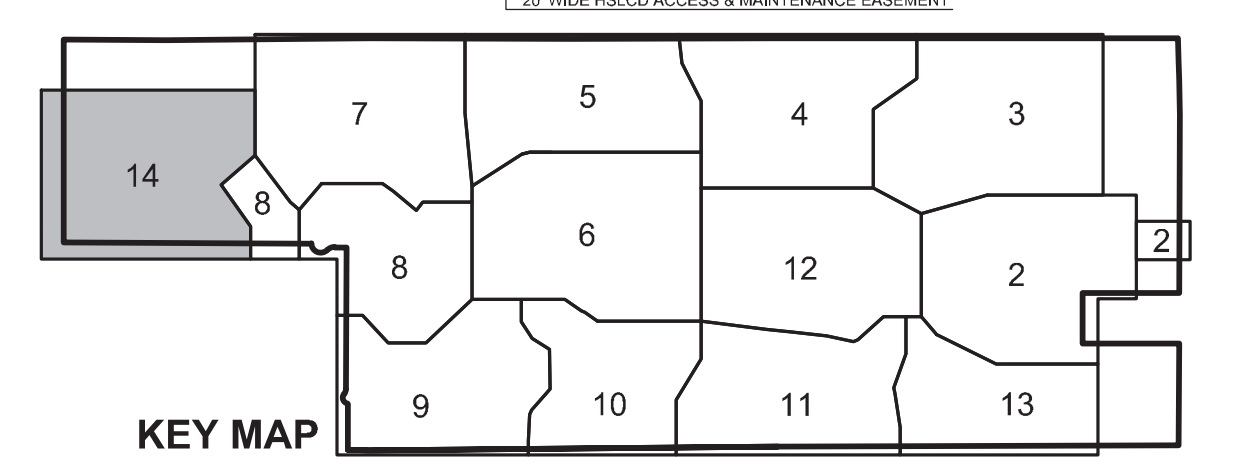
Designer --- Sheet  
 Manager MC  
 Project Number 21-540  
 Municipal Number ---  
 Computer File 21-540 Discovery PUD - Final Site Plan - Phase 2A - Overall.dwg

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MATCHLINE SEE SHEET 7 of 14

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