

Draft of Notification Requirements

Subject: PUD Rezoning & Master
Site Plan (H123-022)

Discovery

6-21-22 Board of County Commission Meeting

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/21/22 Time
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: Carlynnus D.C.

PHQJ-1

AFFIDAVIT ATTESTING TO NOTIFICATION

I, MORRIS A. CRADY, being first duly sworn, depose and say:

1. That Lucido & Associates is the authorized agent for Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC, the applicant of a PUD Rezoning and Master Site Plan application (Project No. H123-022) on an approximately 1,530-acre parcel of land located north of Bridge Road, approximately 1 mile east of the I-95/Bridge Road Interchange in Hobe Sound (unincorporated Martin County);

2. That the notice for the public hearing before the Board of County Commissioners on June 21, 2022 at 9:00 am was sent by U.S. Mail on June 6, 2022 to the property owners within 1,000 feet of the subject property. A copy of the notice is attached hereto and made a part hereof;

3. That the notice for the public hearing was mailed to the property owners within 1,000 feet of the subject property as prepared and certified by Prestige Title Agency dated June 28, 2021.



Morris A. Crady

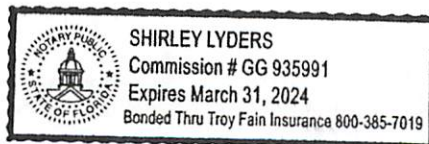
STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me by means of [X] physical presence or [] online notarization, this 20th day of June, 2022 by MORRIS A. CRADY, who [X] is personally known to me or [] has produced _____ as identification.

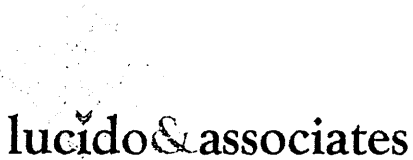
(Notarial Seal)



NOTARY PUBLIC
My Commission Expires:



FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 6/24/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By Amelius D.C.



NOTICE OF PUBLIC HEARING

June 6, 2022

Subject and Location: Discovery PUD Zoning Agreement and Master Site Plan (H123-022). A request by Becker B-14 Grove, LLC, Hobe Sound Equestrian, LLC and the Discovery Land Company for a Rezoning from AG-20 and RE-2A to PUD along with a Zoning Agreement and Master Site Plan approval for the development of 317 residential lots and associated infrastructure on approximately 1,530.9 acres. The project is located north of Bridge Road, approximately 1 mile east of the I-95 Interchange. Included in this application is a request for a Deferral of Certificate of Public Facilities Reservation.

As a landowner within 1000 feet of the property identified in the above description and shown on the aerial-location map attached to this letter, please be advised that consideration of PUD Zoning Agreement and Master Site Plan approval request as noted above will occur at the following public hearing.

The date, time and place of the scheduled hearings are as follows:

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, June 21, 2022

Place: Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996

All interested persons are invited to attend and be heard.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person who decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of

the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495 or feel free to contact me directly at 772 220-2100. All written comments should be sent to Matt Stahley, Principal Planner, (e-mail: mstahley@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

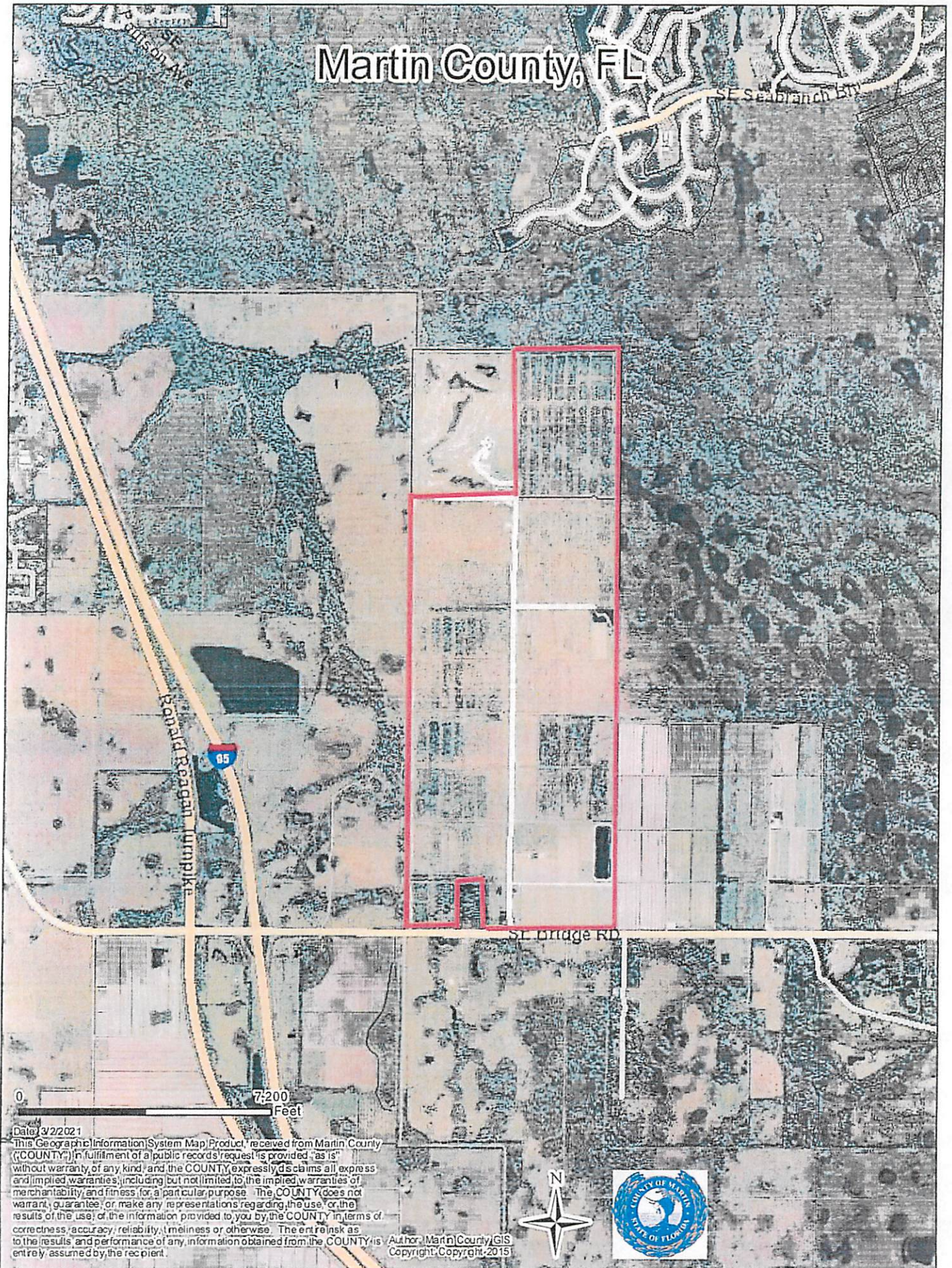
Sincerely,



Morris A. Crady, AICP
Senior Partner

Attachment: Location-Aerial Map
 Master Site Plan
 Colored-rendering

Martin County, FL

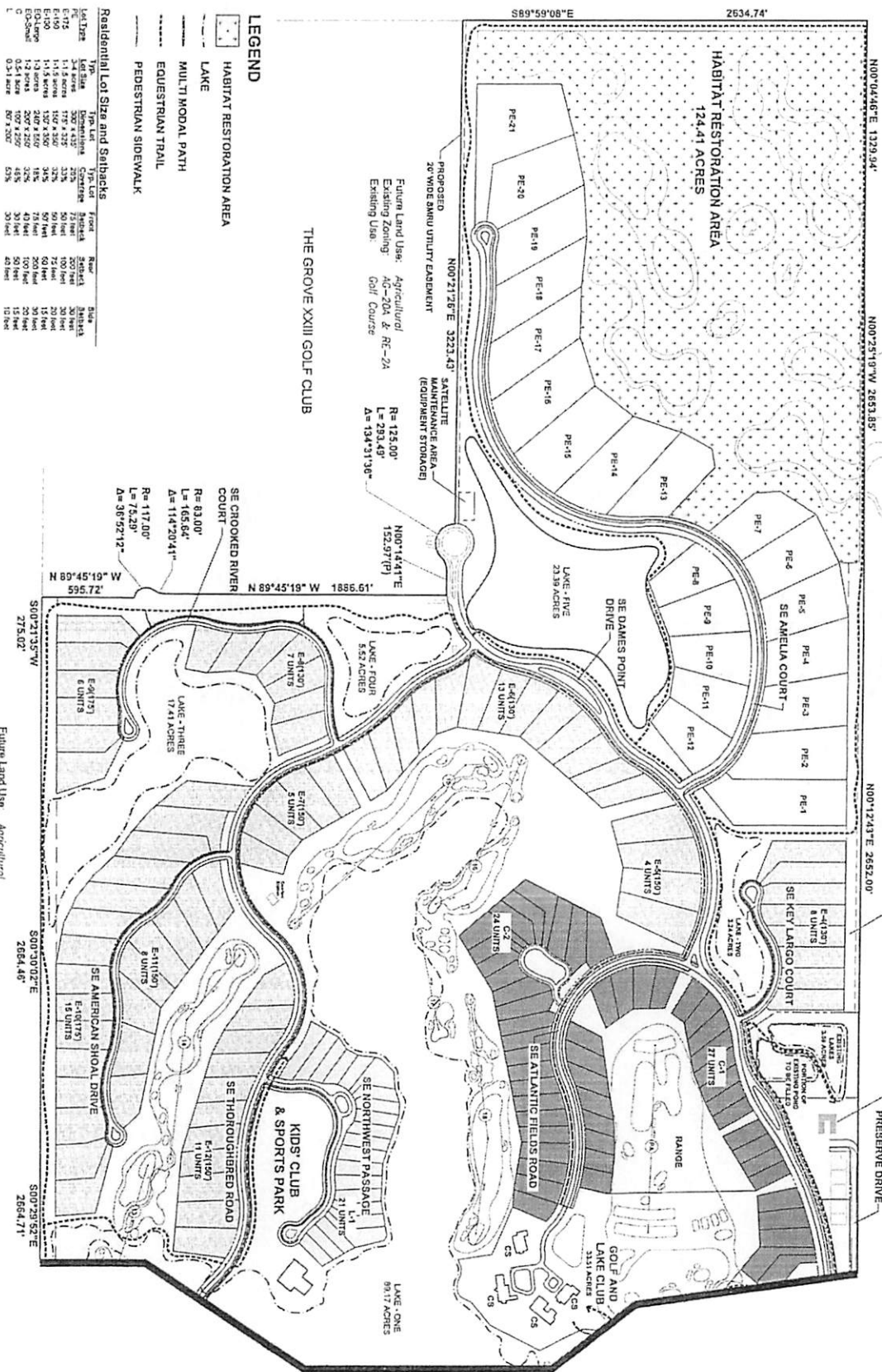


Date: 3/2/2021

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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ATLANTIC RIDGE STATE PARK PUBLIC ACCESS
 (± 25 ACRES, INCLUDES EXISTING RESIDENCE,
 STABLES & PADDOCKS AND SR R.O.W. TO BRID
 PERIMETER BUFFER-----



PLANNING & LANDSCAPE ARCHITECTURE

VITA



Discovery
LAND COMPANY



FAZIO
DESIGN

Future Land Use:	Agriculture
Existing Zoning:	A-1
Existing Use:	Agriculture

Agriculture
A-1
Agriculture

3 of 9

3 of 9

Discovery PUD

Martin County, Florida

Master Site Plan

Martin County, Florida

Master Site Plan

[illegible]

8/1/2021	21.5	Completed
10/28/2021	31.4	IF Handed out

1.10.2022 51.9 2nd Presidential

329-2017 5.1.9. Motion Control

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5

100

SCALE: 1" = 300'

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On page 1

Year	Marriages
1990	10,000
1991	10,500
1992	11,000
1993	11,500
1994	12,000
1995	12,500
1996	13,000
1997	13,500
1998	14,000
1999	14,500
2000	15,000
2001	15,500
2002	16,000
2003	16,500
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2005	17,500
2006	18,000
2007	18,500
2008	19,000
2009	19,500
2010	20,000
2011	20,500
2012	21,000
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2015	22,500
2016	23,000
2017	23,500
2018	24,000
2019	24,500
2020	25,000

Project Number -

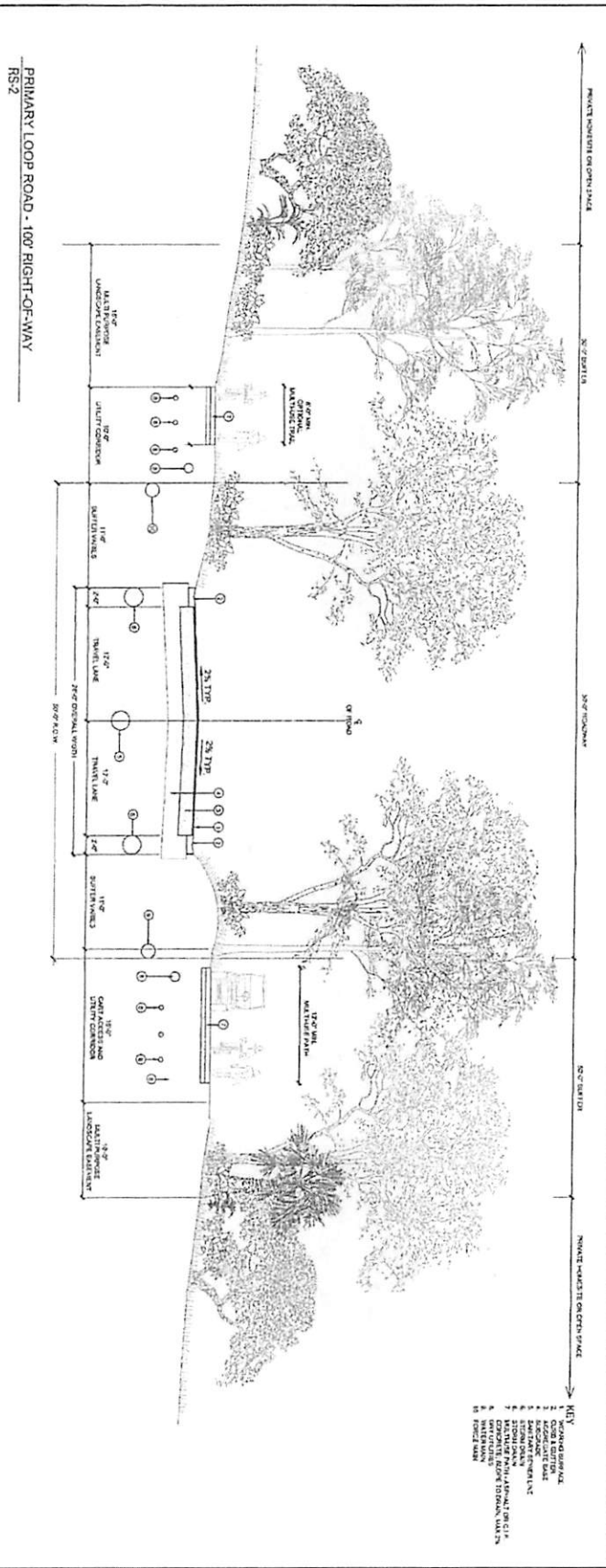
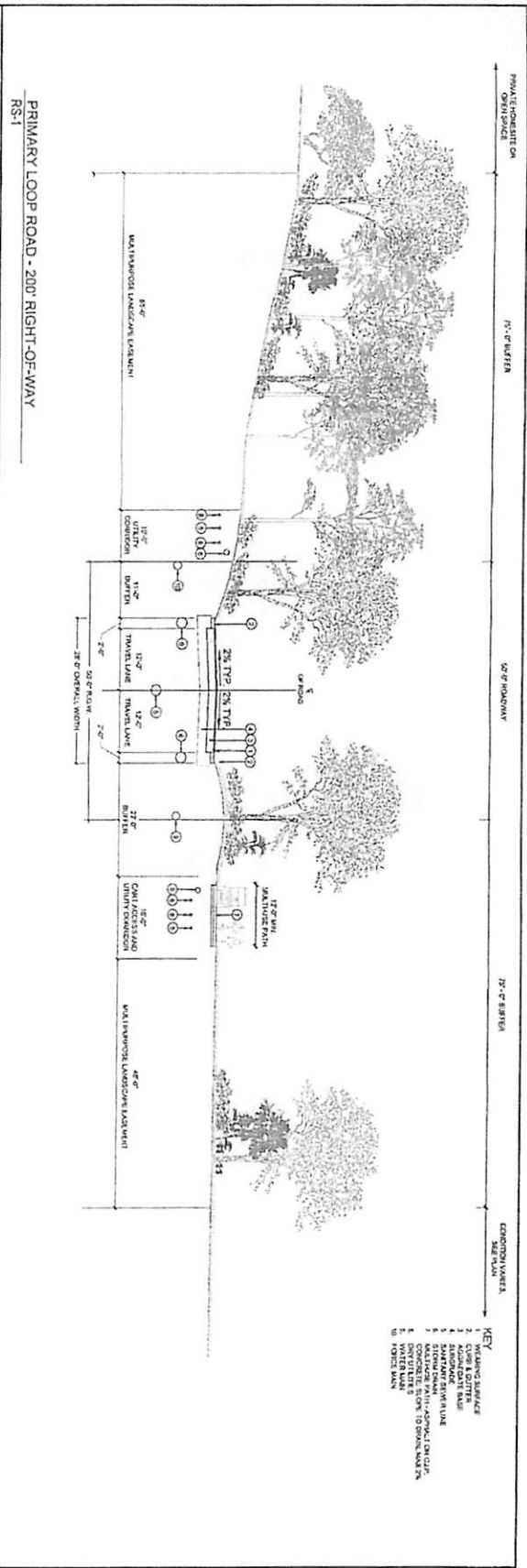
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Computer file

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Incido & associates
10100 Highway 100, Suite 100, Houston, TX 77036
713.861.1000
www.incido.com

KEY LOCATION

PROJECT LOCATION

PROJECT TITLE

PROJECT NUMBER

PROJECT DATE

PROJECT STATUS

PROJECT DESCRIPTION

PROJECT LOCATION

PROJECT TITLE

PROJECT NUMBER

PROJECT DATE

PROJECT STATUS

PROJECT DESCRIPTION

Discovery PUD

Master Site Plan

Cross-Sections

Design

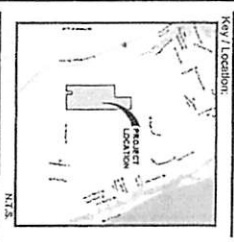
Drawn

Checked

Reviewed

Approved

4 of 9



PROJECT LOCATION

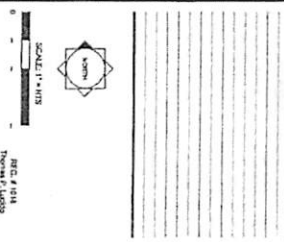
PROJECT TEAM:
 Lead Architect: Hucido & Associates, Inc.
 Project Manager: [Name]
 Designer: [Name]
 Landscape Architect: [Name]
 Civil Engineer: [Name]
 Electrical Engineer: [Name]
 Mechanical Engineer: [Name]
 Structural Engineer: [Name]
 Environmental Engineer: [Name]
 Traffic Engineer: [Name]
 Surveyor: [Name]
 Construction Manager: [Name]

Discovery PUD

Master Site Plan

Road Cross-Sections

Station	By	Description
1+00	RS-3	Primary Loop Road - 80' Right-of-Way
1+100	RS-4	Neighborhood Road - 60' Right-of-Way



KEY:
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 18. PLANTING BUFFER
 19. PLANTING BUFFER
 20. PLANTING BUFFER

Key / Location:



Project Team:

[illegible]

1775 E. 1st Ave. Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

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 University of Queensland
 St. Lucia, QLD 4072
 Australia
 Email: j.k.engstrom@uq.edu.au

Black, V. J. 1999.
Environmental
E & Construction, Inc.
5000 E. University Avenue, Suite 100
Denver, CO 80221

Discovery
PUD

Martin County, Florida

Master Site Plan

Boundary

[illegible][illegible]

SCALE 1" = 400'

REQ. # 1014

Designer	—	Shed
Manager	ME	
Project Number	—	
Location Number	—	
		6 of 9

Complete file

