



NOTICE OF PUBLIC HEARINGS

March 22, 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 two public hearings.

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

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, April 7, 2022

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, April 19, 2022

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

All interested persons are invited to attend and be heard.

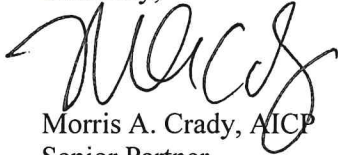
Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office 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.

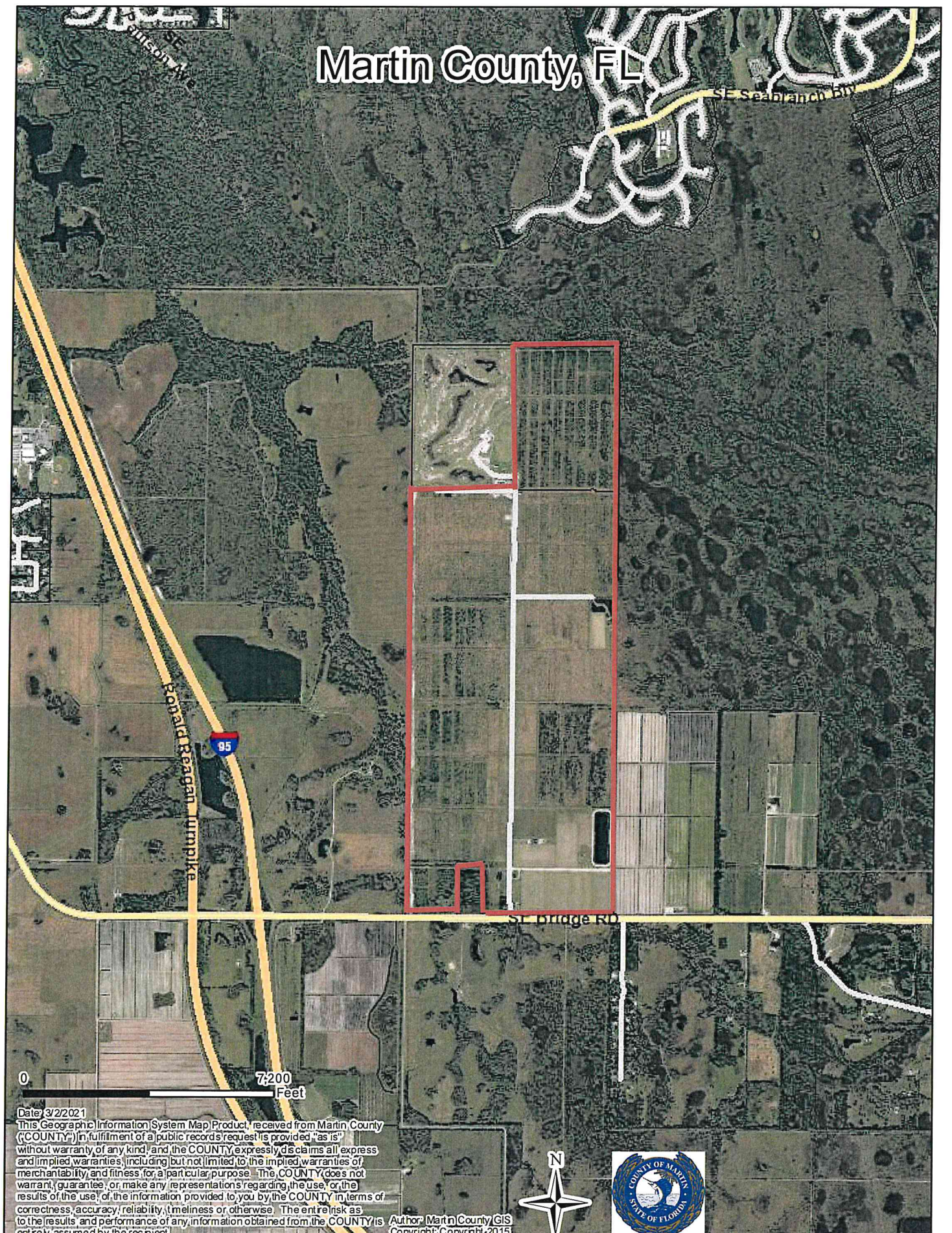
Sincerely,

A handwritten signature in black ink, appearing to read 'Morris A. Crady', written in a cursive style.

Morris A. Crady, AICP
Senior Partner

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

Martin County, FL



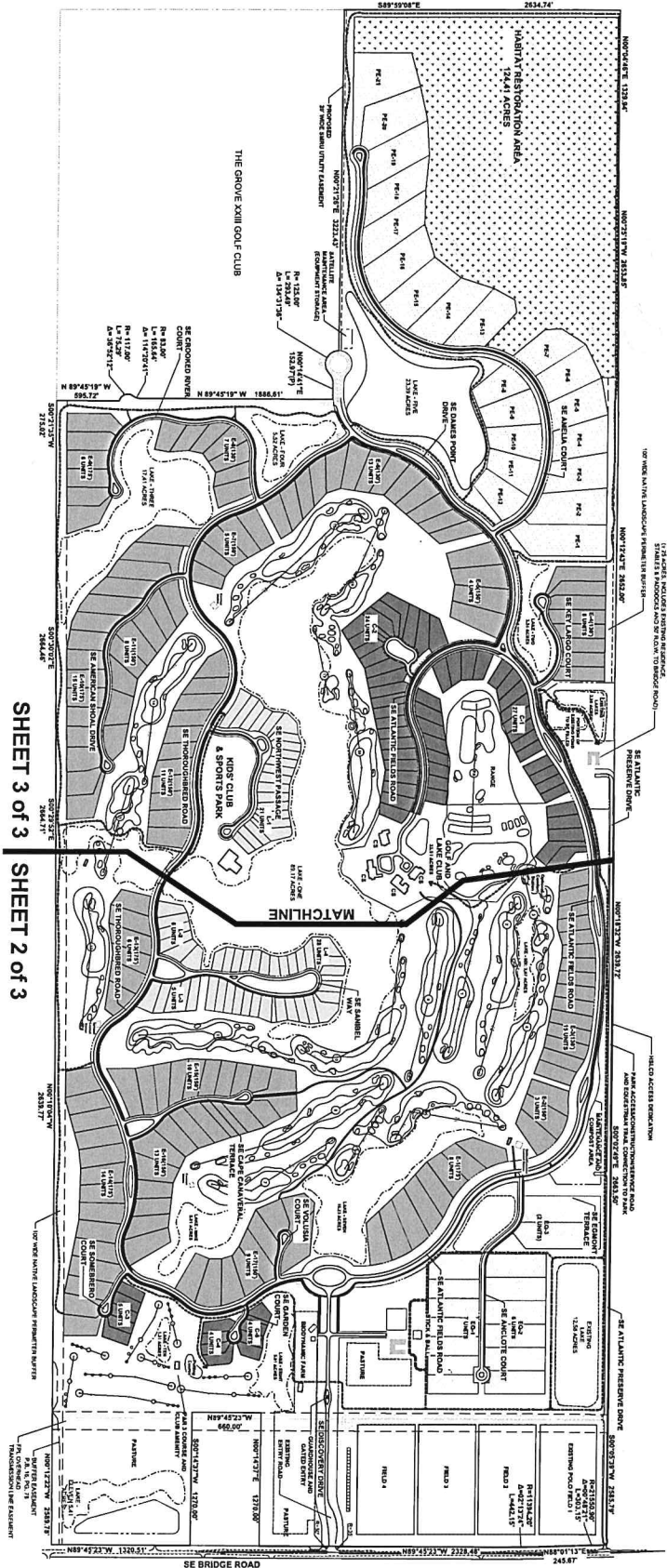
Date: 3/2/2021

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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 Phoenix, AZ 85006
 Phone: (602) 733-1111
 Fax: (602) 733-1112

Key / Location

Project Team:

- Owner: The Grove XMill Golf Club
- Architect: Discovery PUD
- Engineer: [Name]
- Surveyor: [Name]
- Environmental Consultant: [Name]
- Historic Preservation Consultant: [Name]
- Geotechnical Engineer: [Name]
- Architectural Renderings: [Name]
- Construction Management: [Name]
- Construction Safety: [Name]
- Construction Quality Control: [Name]
- Construction Cost Estimation: [Name]
- Construction Scheduling: [Name]
- Construction Risk Management: [Name]
- Construction Claims Management: [Name]
- Construction Change Order Management: [Name]
- Construction Payment Management: [Name]
- Construction Contract Management: [Name]
- Construction Dispute Resolution: [Name]
- Construction Risk Transfer: [Name]
- Construction Risk Mitigation: [Name]
- Construction Risk Identification: [Name]
- Construction Risk Assessment: [Name]
- Construction Risk Monitoring: [Name]
- Construction Risk Reporting: [Name]
- Construction Risk Communication: [Name]
- Construction Risk Documentation: [Name]
- Construction Risk Review: [Name]
- Construction Risk Closure: [Name]

Discovery PUD

Master County, Florida

Master Site Plan

SCALE: 1" = 500'

DATE: 1/18/18

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

1 of 9

Overall Site Data

- Future Land Use: Agricultural, Rural Density
- Proposed Land Use: Rural Lifestyle, Rural Density
- Proposed Zoning: PUD
- Total Site: 1,530.9 acres
- Residential Units: 317 single family lots
- Gross Density: 0.207 units per acre

Site Area Calculations

Category	Area (Acres)	% of Total
Total Site Area:	1,530.9	50%
Recreational Area:	879.2	57%
Local and Open Roads:	272.7	18%
Local and Sports Roads:	47.9	3%
Local and Lane Banks:	215.3	14%
Local and Lane:	78.4	5%
Habitat Restoration Area:	1,530.9	100%
Open Space:	1,530.9	100%

LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	2824	70%
LOCAL AND OPEN ROADS	1112	35%
LANE	102	3%
LANE BANKS	23.9	8%
COMMERCE/MULTIPLE USE/RECREATION	94.6	30%
HABITAT RESTORATION AREA	1530.9	48%
POLE BARN	154	5%
RECREATION	162	5%
SPORTS AND OPEN SPACE	62	2%
HISTORIC PRESERVE	59	2%
TOTALS	4062	128%

DEVELOPMENT SUMMARY

DEVELOPMENT TYPE	ACRES	% TOTAL
MULTI-FAMILY RESTORATION AREA	1530.9	50%
LANE	1117.2	37%
MULTI-FAMILY PUD	78.4	3%
EQUESTRIAN TRAIL	0.9	0%
FEDERALIST RESIDUALS	0.9	0%
TOTAL	3177.3	100%

NOTES:

- The existing HIS/CO assessments are re-evaluated and will be addressed by way of the HIS/CO by way of the future plat of the property.
- All existing easements and rights-of-way that have been dedicated to the Habitat Stand and the new PUD will be re-evaluated by replat.
- The easements and rights-of-way are the first easement and buffer easement and buffer easement for the off-site wetlands in the southwest corner of the property.
- The new HIS/CO assessment is proposed along the northwest property line to allow for the future PUD to be developed in a manner consistent with the existing HIS/CO.
- All roads and other common elements shall be privately owned and maintained by a new PUD to be determined via the replat.

luido & associates
11777 28th Ave., Suite 100
Miami, Florida 33156
(305) 419-0000
www.luido.com



Project Team:

- Architect: Luido & Associates, Inc.
- Engineer: S&B Engineers, Inc.
- Interior Designer: S&B Interiors, Inc.
- Site Planner: S&B Site Planning, Inc.
- Construction Manager: S&B Construction, Inc.

Discovery PUD
Master Site Plan

Date	By	Description
12-15-2021	SLS	Final Approval
10-13-2021	SLS	1st Interim Approval
1-18-2022	SLS	2nd Interim Approval

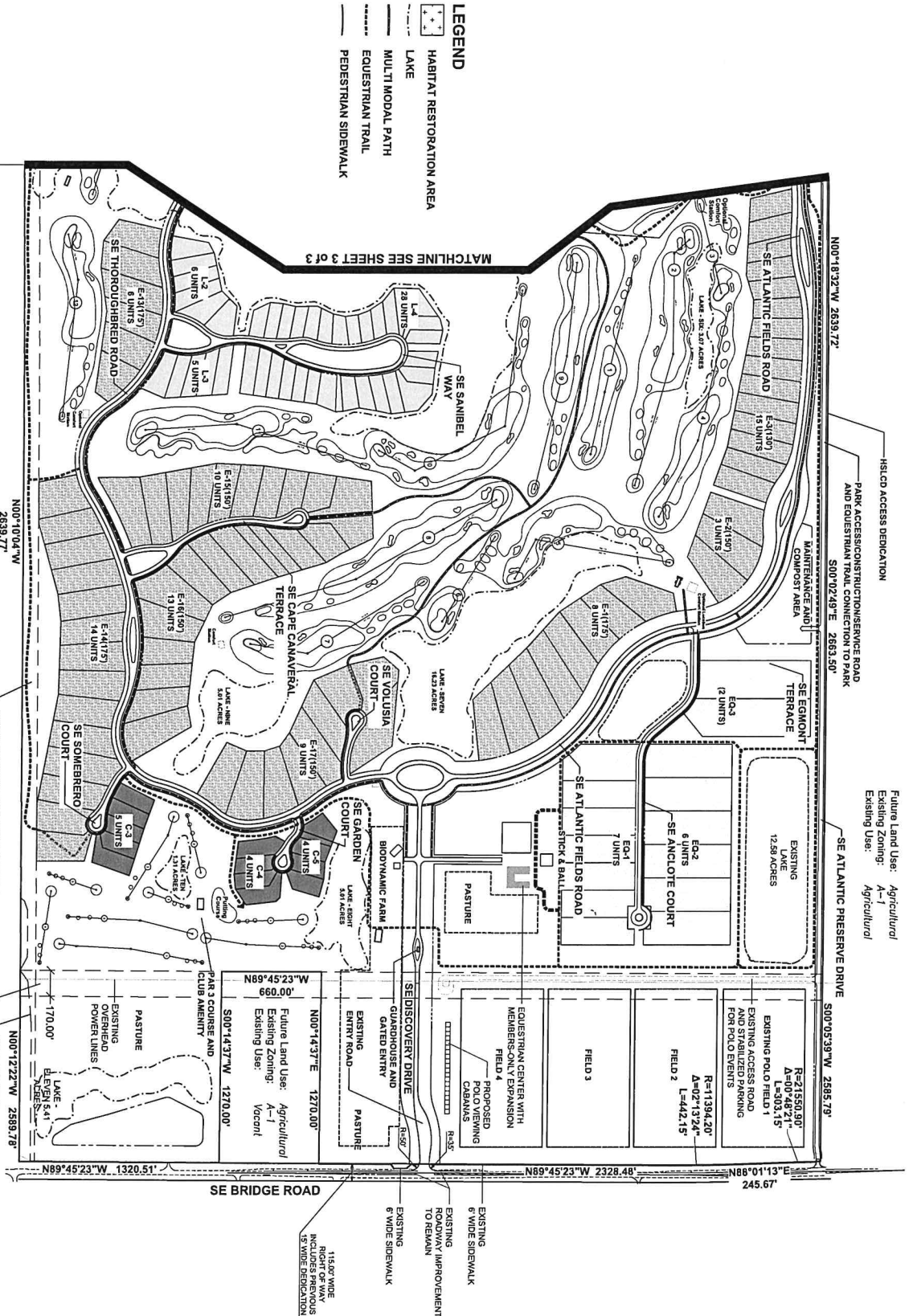
SCALE: 1" = 300'
N
S
E
W
810' x 1018'
300'
00'
150'
Thames Pl. Lido

Drawn by: MC
Checked by: MC
Project Number: 201000001
Masterplan Number: 201000001
Computer File: 201000001.dwg

2 of 9

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VITTA
PLANNING & LANDSCAPE ARCHITECTURE



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

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

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER
P.B. 16, PG. 78
TRANSMISSION LINE EASEMENT

115.00' WIDE RIGHT OF WAY 15' WIDE DEDICATION TO BEHAWN

EXISTING IMPROVEMENTS TO BEHAWN

EXISTING 6' WIDE SIDEWALK

EXISTING 6' WIDE SIDEWALK

EXISTING IMPROVEMENTS TO BEHAWN

EXISTING 9' WIDE SIDEWALK

115.00' WIDE RIGHT OF WAY 15' WIDE DEDICATION TO BEHAWN

Future Land Use: Recreational
 Existing Zoning: PR
 Atlantic Ridge State Park

ATLANTIC RIDGE STATE PARK PUBLIC ACCESS
 (A) 25' NATIVE PLANT BUFFER
 STABLES & PADDOCKS AND 50' R.O.W. TO BRIDGE ROAD)

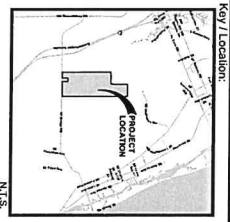
SE ATLANTIC PRESERVE DRIVE

N00°04'46"E 1329.94'

N00°29'19"W 2653.85'

N00°12'43"E 2852.00'

luoido & associates
 11775 SW 15th Ave, Suite 100
 Miami, FL 33187
 (305) 551-1100



Project Team:

Client: Discovery PUD
 11775 SW 15th Ave, Suite 100
 Miami, FL 33187
 (305) 551-1100
 Designer: VITA
 11775 SW 15th Ave, Suite 100
 Miami, FL 33187
 (305) 551-1100
 Designer: VITA
 11775 SW 15th Ave, Suite 100
 Miami, FL 33187
 (305) 551-1100
 Designer: VITA
 11775 SW 15th Ave, Suite 100
 Miami, FL 33187
 (305) 551-1100

Discovery PUD

Master Site Plan

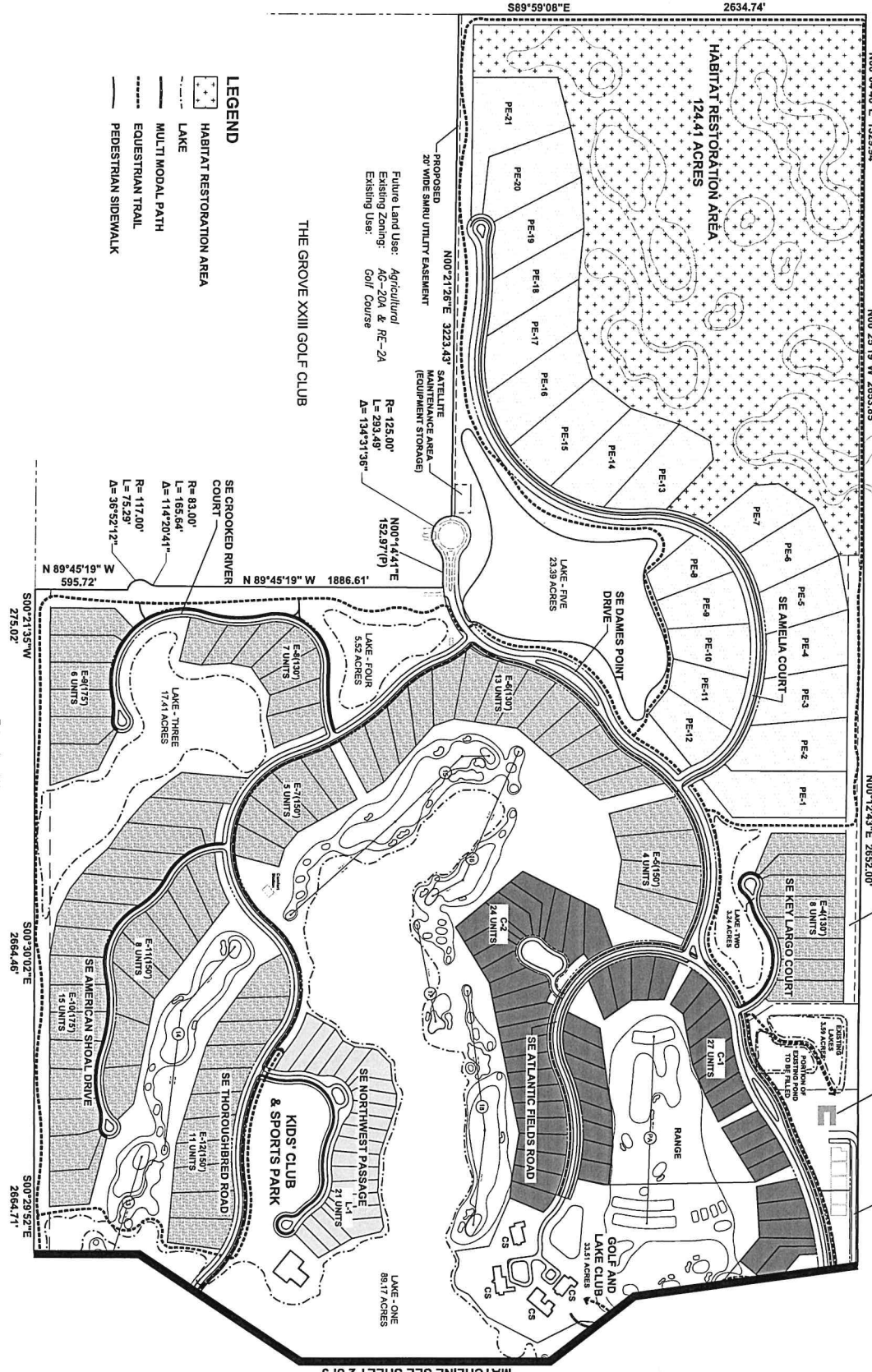
Date	By	Description
11/14/2022	MC	Final
11/14/2022	MC	Final
11/14/2022	MC	Final
11/14/2022	MC	Final

SCALE: 1" = 300'

0 150 300 600

MEG. # 1018
 THOMAS P. LADD

3 of 9



VITA
 PLANNING & LANDSCAPE ARCHITECTURE

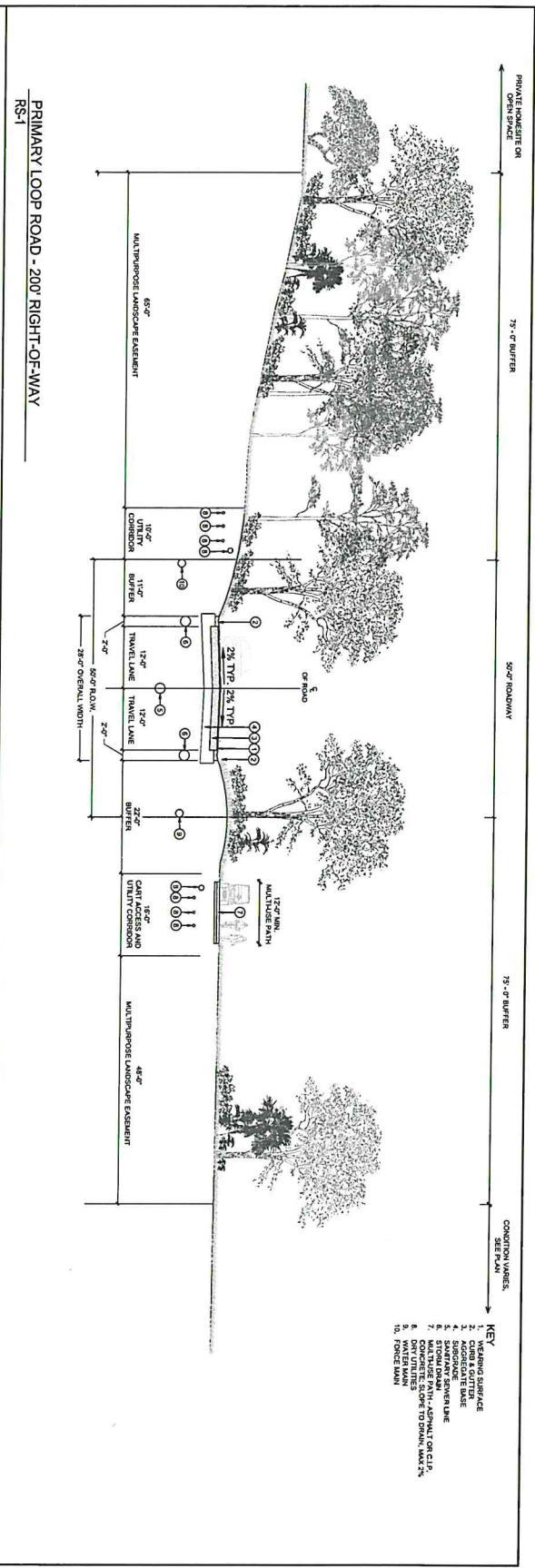


Discovery
 LAND CONSERVATION

FAZIO
 DESIGN

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

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- KEY**
1. WEARING SURFACE
 2. ADJACENT BASE
 3. ADJACENT BASE
 4. SANDWICH SEWERLINE
 5. STORM DRAIN - ASPHALT OR C.I.P.
 6. CONCRETE SLOPE TO DRAIN, MAX 2%
 7. WALTER MAN
 8. FORCED MAIN
 9. FORCED MAIN
 10. FORCED MAIN

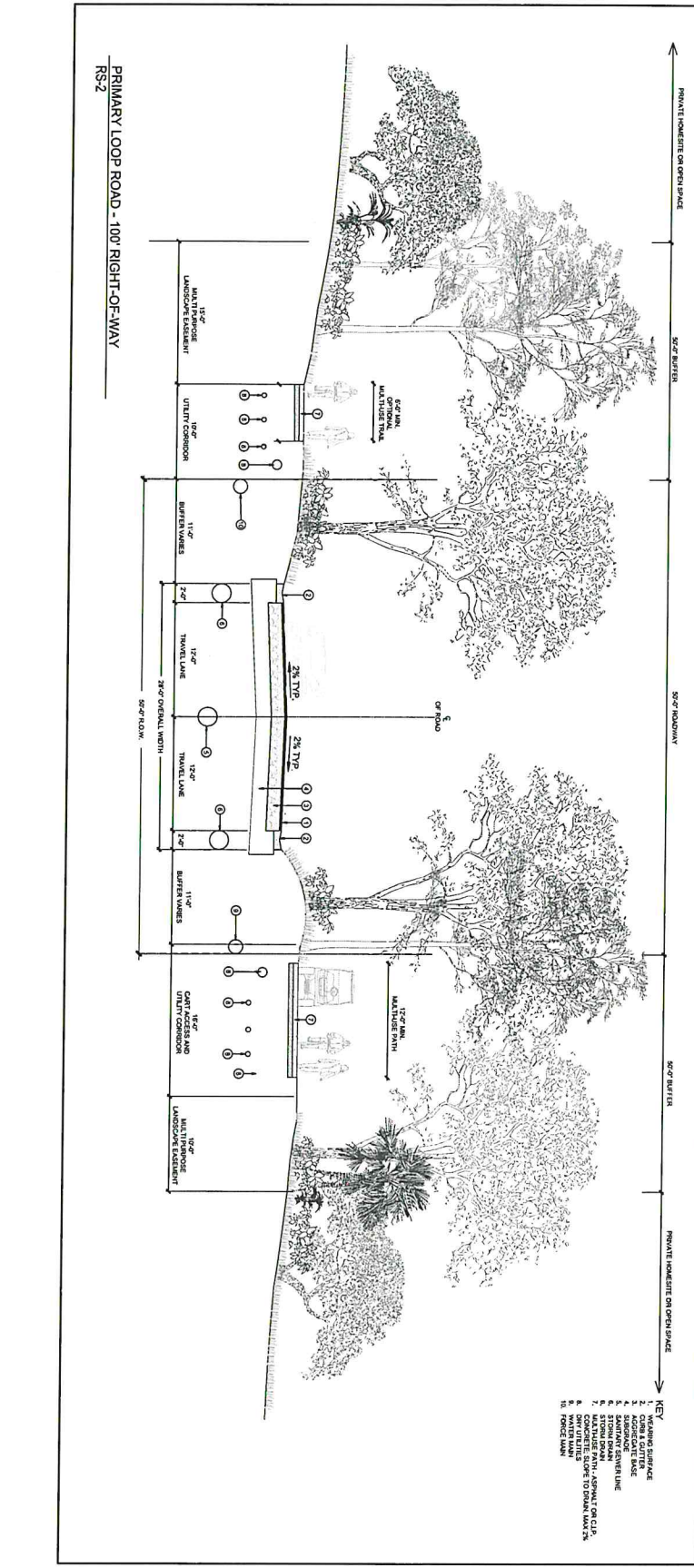
Key / Location

Project Team:

Discovery PUD
 2700 N. W. 11th St., Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 571-2000
 Fax: (954) 571-2001

Client: **Discovery PUD**
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 Fax: (954) 571-2001

Engineer: **Luisto & Associates**
 1715 S.W. 11th Street, Suite 100
 Fort Lauderdale, FL 33309
 Phone: (954) 571-2000
 Fax: (954) 571-2001



- KEY**
1. WEARING SURFACE
 2. ADJACENT BASE
 3. ADJACENT BASE
 4. SANDWICH SEWERLINE
 5. STORM DRAIN
 6. CONCRETE SLOPE TO DRAIN, MAX 2%
 7. WALTER MAN
 8. FORCED MAIN
 9. FORCED MAIN
 10. FORCED MAIN

Discovery PUD

Marin County, Florida

Master Site Plan

Road Cross-Sections

Date: _____ By: _____ Description: _____

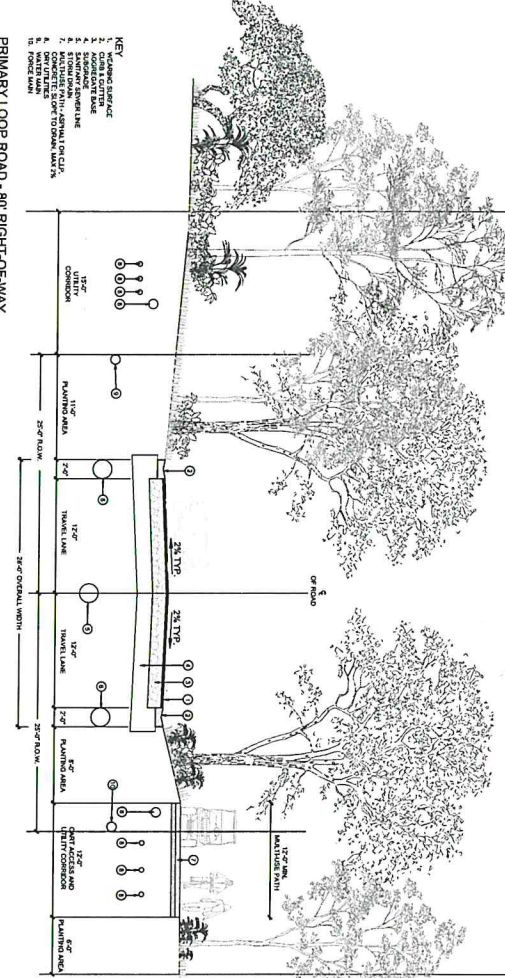
Scale: 1" = 10'-0"

North Arrow

Sheet: **4 of 9**

Designer: _____ Manager: _____ Project Number: _____ Municipal Number: _____ Computer File: _____

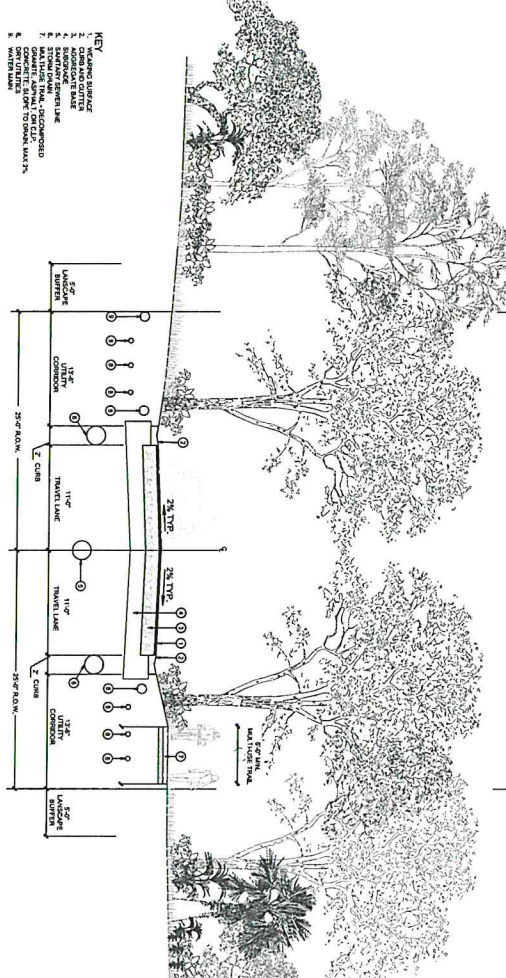
PRIVATE PROPERTY ON OPPOSITE SIDE



PRIMARY LOOP ROAD - 80' RIGHT-OF-WAY
RS-3

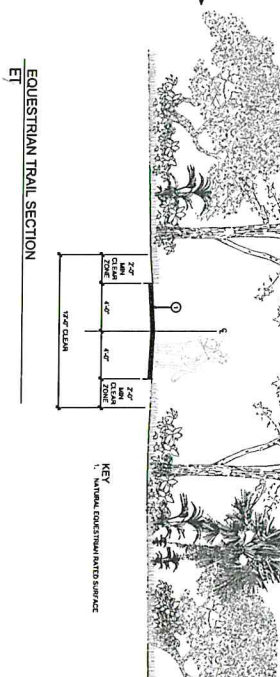
- KEY**
- 1. 2" DIAM. CONC. UTILITY
 - 2. 4" DIAM. CONC. UTILITY
 - 3. 6" DIAM. CONC. UTILITY
 - 4. 8" DIAM. CONC. UTILITY
 - 5. 10" DIAM. CONC. UTILITY
 - 6. 12" DIAM. CONC. UTILITY
 - 7. 14" DIAM. CONC. UTILITY
 - 8. 16" DIAM. CONC. UTILITY
 - 9. 18" DIAM. CONC. UTILITY
 - 10. 20" DIAM. CONC. UTILITY
 - 11. 24" DIAM. CONC. UTILITY
 - 12. 30" DIAM. CONC. UTILITY

PRIVATE PROPERTY ON OPPOSITE SIDE



NEIGHBORHOOD ROAD - 80' RIGHT-OF-WAY
RS-4

- KEY**
- 1. 2" DIAM. CONC. UTILITY
 - 2. 4" DIAM. CONC. UTILITY
 - 3. 6" DIAM. CONC. UTILITY
 - 4. 8" DIAM. CONC. UTILITY
 - 5. 10" DIAM. CONC. UTILITY
 - 6. 12" DIAM. CONC. UTILITY
 - 7. 14" DIAM. CONC. UTILITY
 - 8. 16" DIAM. CONC. UTILITY
 - 9. 18" DIAM. CONC. UTILITY
 - 10. 20" DIAM. CONC. UTILITY
 - 11. 24" DIAM. CONC. UTILITY
 - 12. 30" DIAM. CONC. UTILITY



Key / Location

luatdo & associates
7575 S. Orange Ave., Suite 7000, Orlando, FL 32839
(407) 240-0200 Fax: (407) 240-0205

Project Team:
Client: Discovery PUD
7575 S. Orange Ave., Suite 7000, Orlando, FL 32839
Date: 01/20/16
Discipline: Landscape Architecture
Project Name: Discovery PUD
Site Address: 11700 Discovery PUD
Site Area: 117.00 Acres
Site Type: Residential - Single-Family
Site Use: Single-Family Residential
Site Status: Pre-Development
Site Address: 11700 Discovery PUD
Site Area: 117.00 Acres
Site Type: Residential - Single-Family
Site Use: Single-Family Residential
Site Status: Pre-Development
Site Address: 11700 Discovery PUD
Site Area: 117.00 Acres
Site Type: Residential - Single-Family
Site Use: Single-Family Residential
Site Status: Pre-Development

Discovery PUD
Marlin County, Florida

Master Site Plan
Road
Cross-Sections

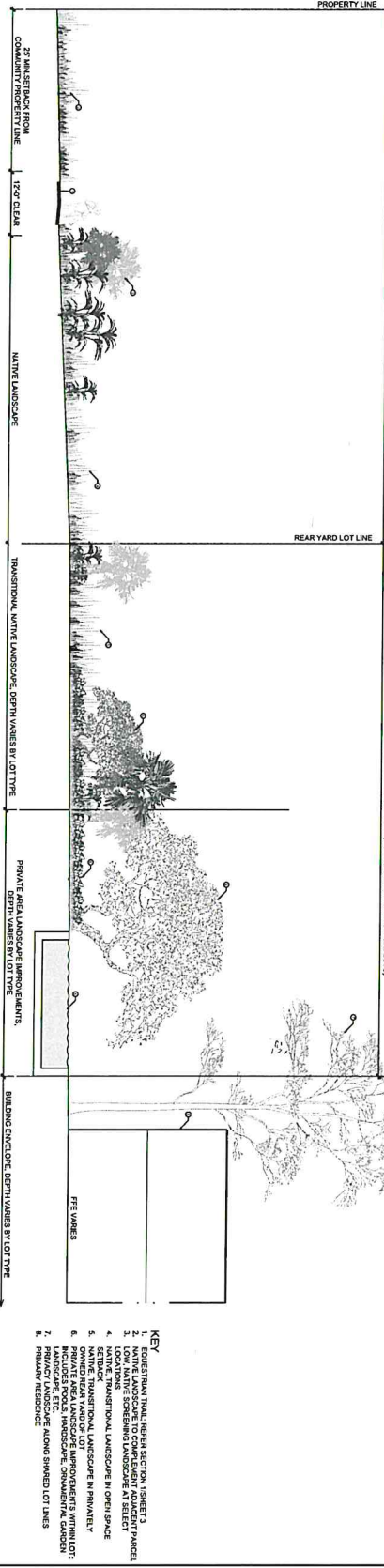
Date: _____ By: _____ Description: _____

SCALE: 1" = 4'-0" NTS
BIG: 4" = 16' S
THOMAS P. LUDWIG

Designer: _____ Sheet: _____
Manager: MC
Physical Number: _____
Manufacturing Number: _____
Computer File: _____

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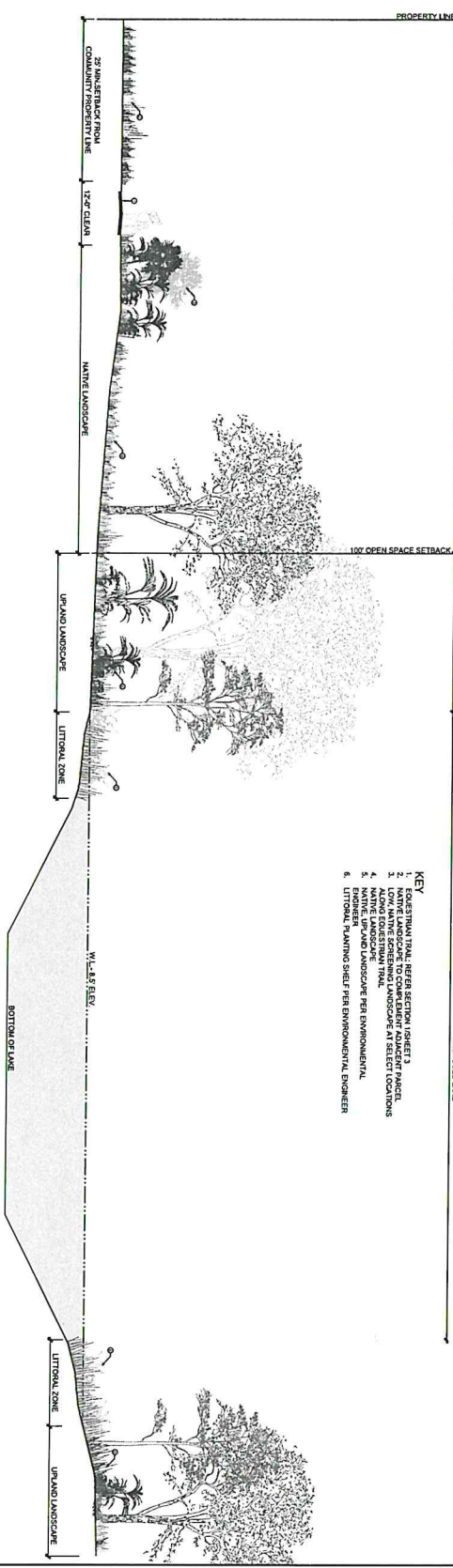
ADJACENT PARCEL 100'-0" OPEN SPACE SETBACK AND NATIVE LANDSCAPE BUFFER REAR YARD LOT LINE REAR YARD SETBACK, VARIED BASED ON LOT TYPE (100' AS SHOWN FOR 115-WALK LOTS)



**WESTERN PROPERTY BOUNDARY - PRIVATE LOT CONDITION
PB-1**

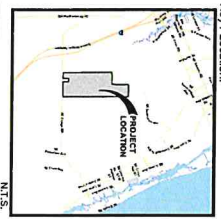
- KEY**
1. SUBSTANTIAL TRAIL, REFER SECTION 1 SHEET 1
 2. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 3. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 4. SETBACK TRANSITIONAL LANDSCAPE IN OPEN SPACE
 5. NATIVE TRANSITIONAL LANDSCAPE IN PRIVATELY OWNED AREAS
 6. PRIVATE AREA LANDSCAPE IMPROVEMENTS WITHIN LOT
 7. PRIVATE LANDSCAPE ALONG SHARED LOT LINES

ADJACENT PARCEL 100'-0" OPEN SPACE SETBACK AND NATIVE LANDSCAPE BUFFER 100' OPEN SPACE SETBACK NATIVE LANDSCAPE TOP OF BANK SETBACK (SEE ENVIRONMENTAL NOTES) PROPOSED LAKE



**WESTERN PROPERTY BOUNDARY - LAKE CONDITION
PB-2**

- KEY**
1. SUBSTANTIAL TRAIL, REFER SECTION 1 SHEET 1
 2. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 3. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 4. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 5. NATIVE LANDSCAPE TO COMPENSATE ADJACENT PARCEL CONDITIONS
 6. LITTORAL PLANTING SHELF PER ENVIRONMENTAL ENGINEER



KEY LOCATION
N.T.S.

Project Team:

Client: **Discovery PUD**
 10000 N.W. 11th Street, Suite 200
 Fort Lauderdale, FL 33309
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 Fax: (954) 576-1235

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 Phone: (954) 576-1234
 Fax: (954) 576-1235

Site Engineer: **Luotdo & Associates**
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 Phone: (954) 576-1234
 Fax: (954) 576-1235

Professional Engineer: **Luotdo & Associates**
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 Fort Lauderdale, FL 33309
 Phone: (954) 576-1234
 Fax: (954) 576-1235

Discovery PUD
 Martin County, Florida
Master Site Plan
 Boundary Cross-Sections

Date: _____ By: _____ Description: _____

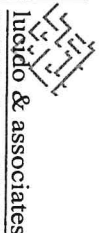
SCALE: 1" = 100'
 N.T.S.

FIG. # 1018
 Thomas P. Luotdo

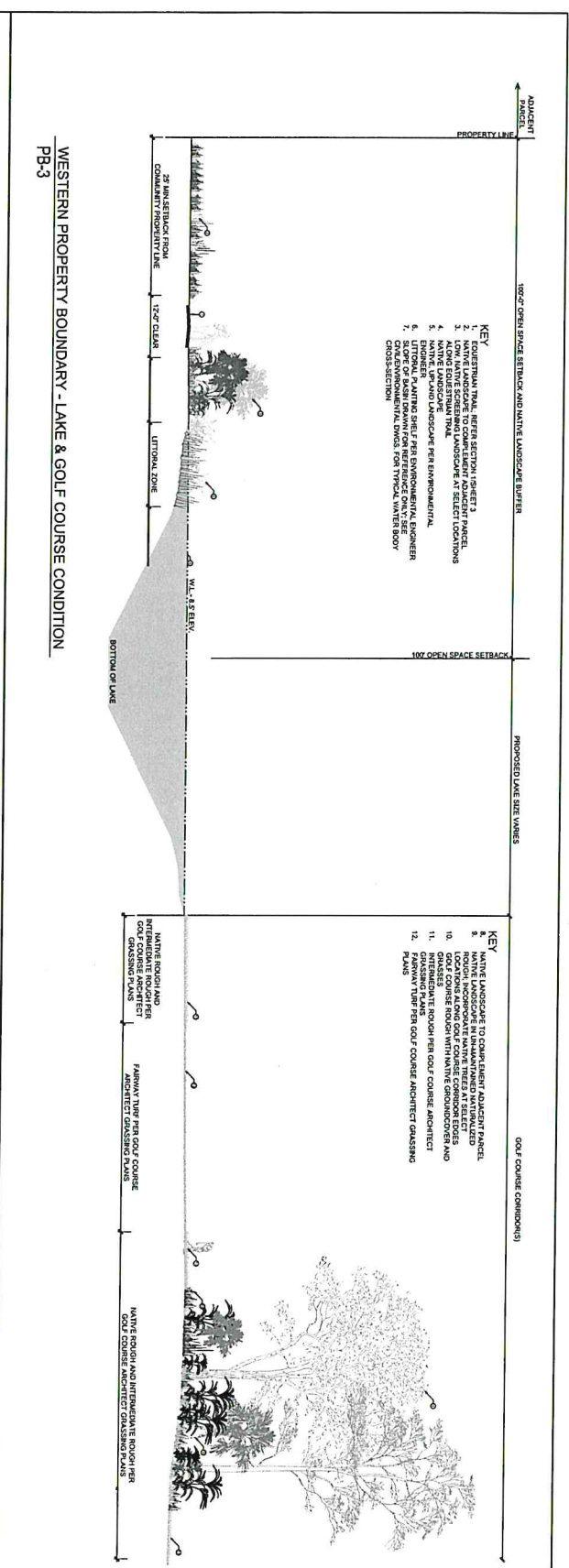
Designer: _____ Sheet: _____
 Manager: **MC**
 Project Number: _____
 Worksheet Number: _____
 Computer File: _____

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Luotdo & Associates
 11111 N.W. 11th Street, Suite 200
 Fort Lauderdale, FL 33309
 Phone: (954) 576-1234
 Fax: (954) 576-1235



KEY

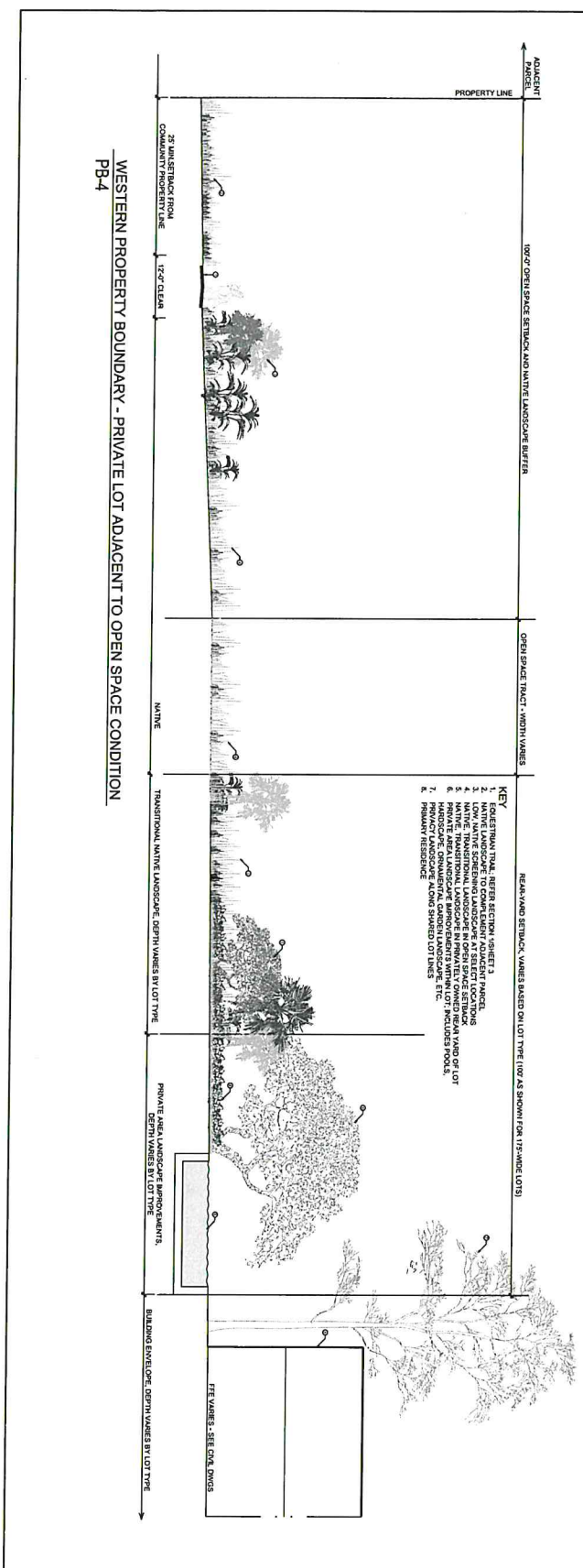
1. NATIVE LANDSCAPE TO REMAIN NEAR ADJACENT PARCEL
2. NATIVE LANDSCAPE IN UNMANAGED NATURAL AREA
3. NATIVE LANDSCAPE TO REMAIN NEAR ADJACENT PARCEL
4. GOLF COURSE ROUGH WITH NATIVE GROUNDCOVER AND INTERMEDIATE ROUGH WITH NATIVE GROUNDCOVER
5. INTERMEDIATE ROUGH WITH NATIVE GROUNDCOVER
6. FAIRWAY
7. NATIVE ROUGH AND INTERMEDIATE ROUGH
8. NATIVE ROUGH AND INTERMEDIATE ROUGH
9. NATIVE ROUGH AND INTERMEDIATE ROUGH
10. NATIVE ROUGH AND INTERMEDIATE ROUGH
11. NATIVE ROUGH AND INTERMEDIATE ROUGH
12. NATIVE ROUGH AND INTERMEDIATE ROUGH

KEY

1. INDISTINGUISHABLE NATIVE SECTION 1 SHEET 3
2. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
3. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
4. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
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11. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
12. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL

KEY

1. INDISTINGUISHABLE NATIVE SECTION 1 SHEET 3
2. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
3. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
4. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
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10. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
11. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
12. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL



KEY

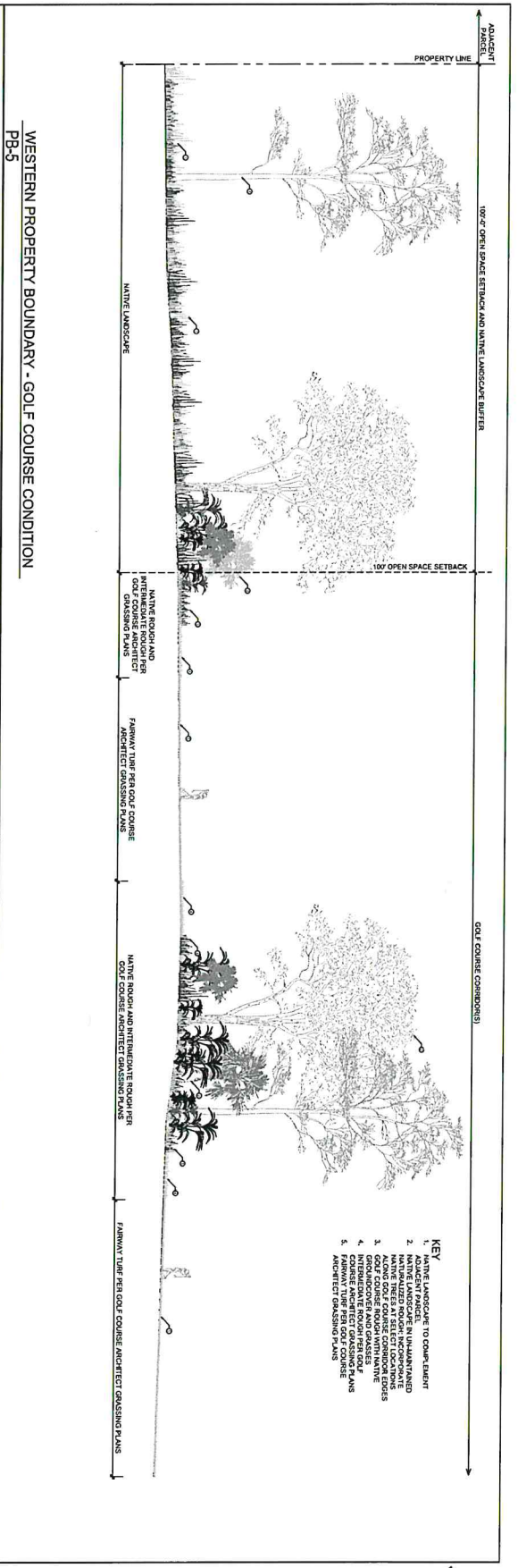
1. INDISTINGUISHABLE NATIVE SECTION 1 SHEET 3
2. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
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10. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
11. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
12. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL

KEY

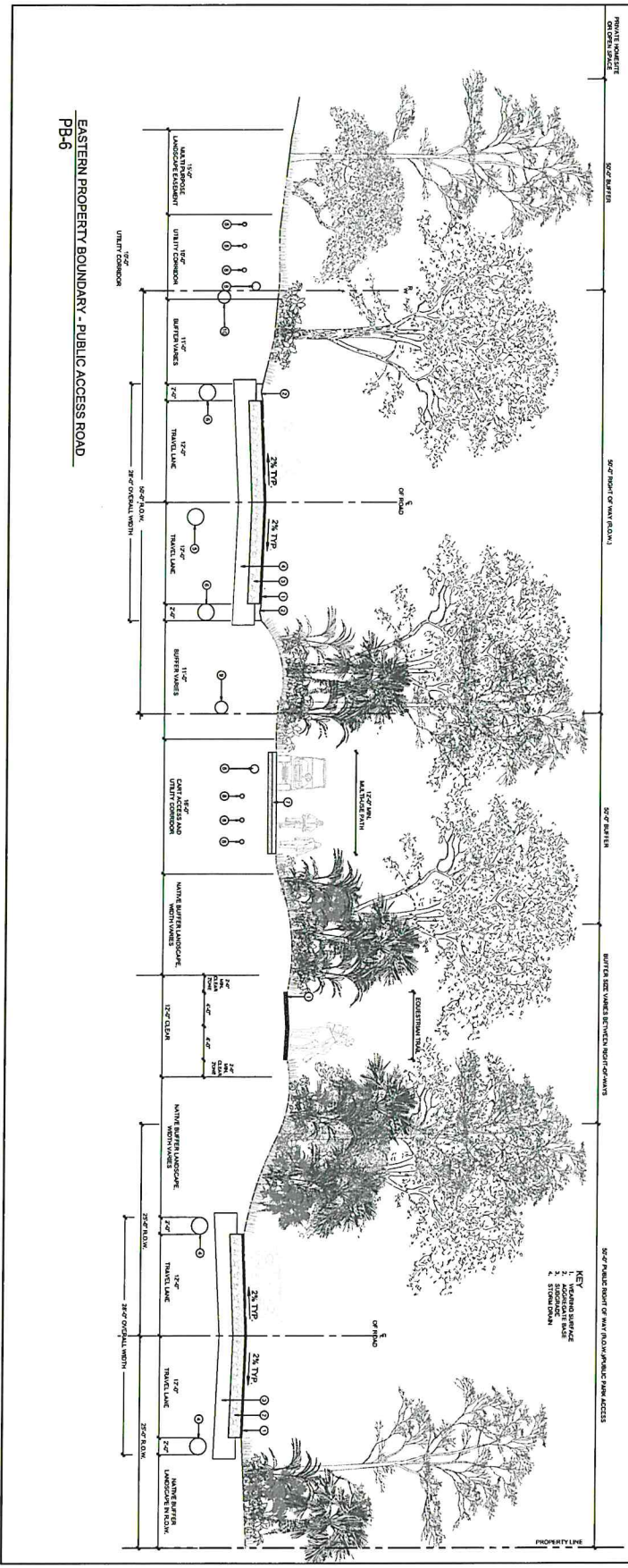
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4. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL
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12. NATIVE LANDSCAPE TO COMPLETELY ADJACENT PARCEL



WESTERN PROPERTY BOUNDARY - GOLF COURSE CONDITION
PB-5



EASTERN PROPERTY BOUNDARY - PUBLIC ACCESS ROAD
PB-6

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Discovery PUD

Main County, Florida

Master Site Plan

Boundary Cross-Sections

Date	Description

SCALE: 1" = 10'

REG. # 1018
Thomas P. Iuodo

Sheet

8 of 9

Designer: MC

Project Number:

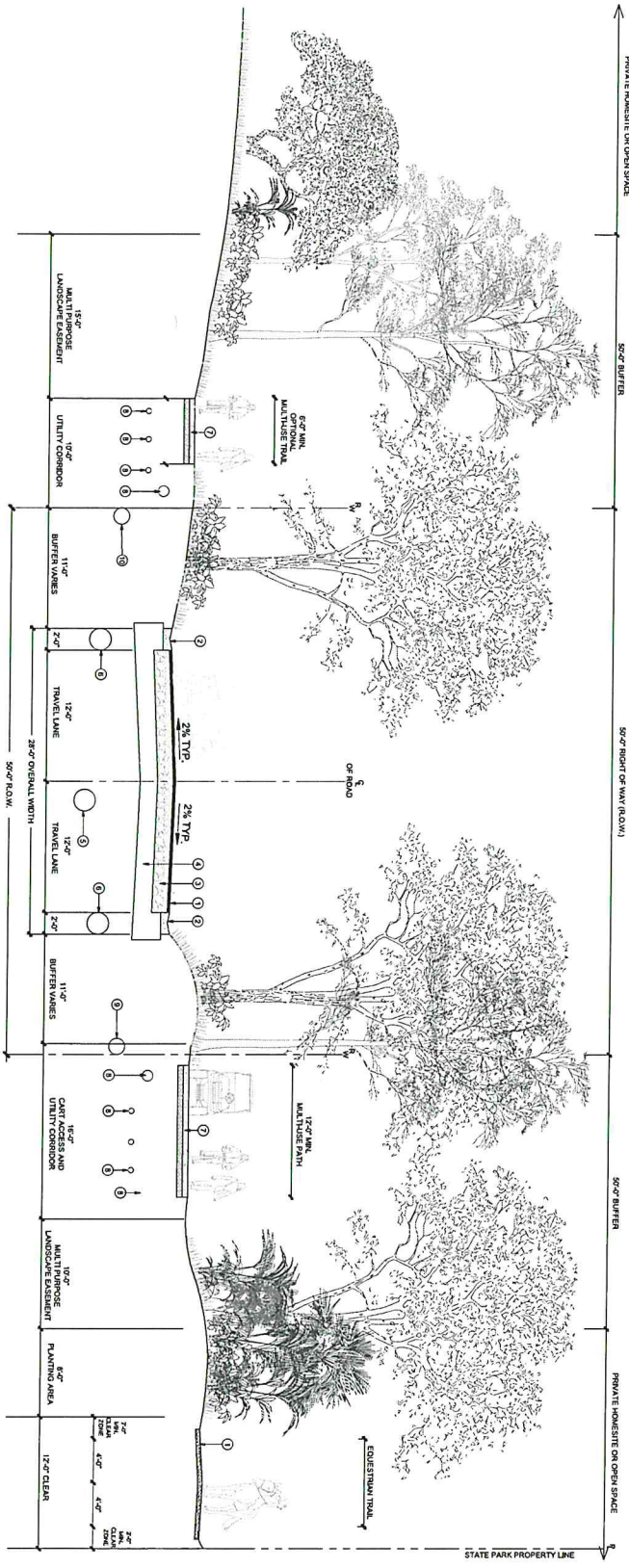
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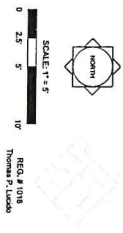


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 Date: 11/17/2011



**EASTERN PROPERTY BOUNDARY - STATE PARK BOUNDARY
 PB-7**

- KEY:**
1. WALKING SURFACE
 2. AGGREGATE BASE
 3. SURFACE
 4. SURFACE
 5. STONED DRAIN
 6. MULTIPURPOSE PATH - ASPHALT OR CLIP
 7. CONCRETE
 8. WALKWAY
 9. CONCRETE
 10. STONED DRAIN



Discovery PUD
 Martin County, Florida
Master Site Plan
 Boundary Cross-Sections

Date: _____ By: _____ Description: _____

Project Manager: MC
 Principal Number: 9 of 9
 Computer File: _____

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