

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the slide, creating a modern, architectural feel.

Discovery PUD Zoning Agreement Master and Phasing plan

Comprehensive Plan Text Amendment

Rural Lifestyle Future Land Use

- ▶ 1,000 contiguous acres
- ▶ For density exceeding 1 unit per 20 acres, 1 one acre of open space shall be provided for every 2 acres assigned the Rural Lifestyle future land use
- ▶ 70% open space required
- ▶ PUD Zoning Agreement
- ▶ Economic analysis
- ▶ Development standards
- ▶ Utilities

PUD Zoning Agreement

- ▶ Contract between the applicant and the Board of County Commissioners
- ▶ Must be consistent with the Comprehensive plan
- ▶ Requires 2 public hearings
- ▶ Cannot be amended without both party's participation through the public hearing process
- ▶ Public benefits
- ▶ Zoning Atlas



Grove 23

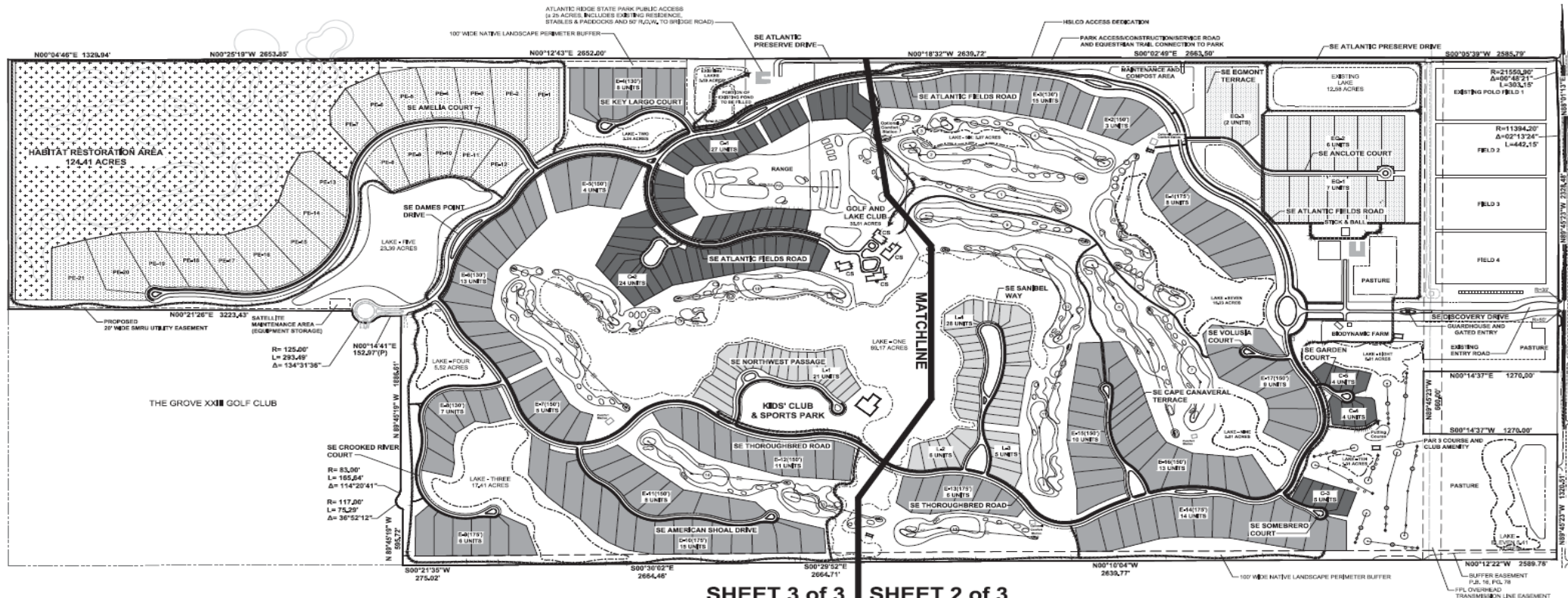
Public Lands

SE Bridge RD



95

SE Bridge RD



SHEET 3 of 3 SHEET 2 of 3

- LEGEND**
- HABITAT RESTORATION AREA
 - LAKE
 - MULTI-MODAL PATH
 - EQUESTRIAN TRAIL
 - PEDESTRIAN SIDEWALK

DEVELOPMENT SUMMARY

LOT/PRODUCT TYPE (ABBREVIATION)	SIZE/TYP. DIMENSIONS	UNITS	% TOTAL
PRESERVE ESTATES (PE)	±1.0 - 4.0 ACRES (300' X 500')	21	6%
EQUESTRIAN ESTATES (EQ)	±1.0 - 3.0 ACRES (200' X 400')	15	5%
ESTATE HOMES 175' (E)	±1.0 - 1.5 ACRES (175' X 300')	40	12%
ESTATE HOMES 190' (E)	±1.0 - 1.5 ACRES (190' X 300')	63	20%
ESTATE HOMES 130' (E)	±1.0 - 1.5 ACRES (130' X 300')	43	13%
COTTAGE LOTS (C)	±0.5 - 1.0 ACRES (100' X 250')	66	21%
LAKE HOMES (L)	±0.3 - 2.0 ACRES (80' X 200')	60	19%
TOTAL:		317	100%
GOLF CLUB SUITES (CS)	SIZE VARIES (IN CLUB COMPLEX)	10	-

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 Seaboard 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.

LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	454.2	30%
GOLF COURSE	262.4	17%
LOCAL AND SPINE ROADS	117.3	8%
LAKES	192.0	13%
LAKE BANKS	27.3	2%
COMMUNITY AMENITIES & MAINTENANCE	94.0	6%
POLO FIELDS	67.8	4%
HABITAT RESTORATION AREA	124.4	8%
DONATED STATE PARK PUBLIC ACCESS AND FACILITIES	18.4	1%
BUFFERS AND OPEN SPACE	166.7	11%
HSLCD PROPERTY	5.0	<1%
TOTALS:	1,530.9 AC	100%

Site Area Calculations

Total Site Area:	1,530.9 acres
Pervious Area:	879.2 acres (57%)
Golf Course:	227.1 acres
Local and Spine Roads:	236.2 acres
Lake Banks:	47.7 acres
Community Amenities & Maintenance:	27.9 acres
Polo Fields:	23.5 acres
Habitat Restoration Area:	60.8 acres
Donated State Park Public Access and Facilities:	78.4 acres
Buffers and Open Space:	9.7 acres
HSLCD Property:	166.7 acres
	1.2 acres

Impervious Area:

Residential Lots:	651.7 acres (43%)
Golf Course:	227.1 acres
Local and Spine Roads:	26.2 acres
Lakes:	69.6 acres
Community Amenities & Maintenance:	192.0 acres
Polo Fields:	70.5 acres
Habitat Restoration Area:	6.8 acres
Donated State Park Public Access and Facilities:	46.0 acres
HSLCD Property:	9.7 acres
	3.8 acres

Open Space Data

Project Area:	1,530.9 acres (100%)
Required Open Space:	765.45 acres (50%)
Provided Open Space:	1,117.2 acres (73%)
Pervious Area:	879.2 acres (57%)
Created Wetlands:	46.0 acres (3%)
Lakes:	192.0 acres (13%)

*As per Goal 4.3, MDCOMP, wetlands and ponded 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.

Overall Site Data

Future Land Use:	Agricultural, Rural Density
Proposed Land Use:	Rural Lifestyle, Rural Density
Existing Zoning:	AG-20A, RE-2A
Proposed Zoning:	PUD
Total Site Area:	1,530.9 acres
Residential Units:	317 single family lots
Gross Density:	0.207 units per acre

Existing Use:

Commercial agriculture, 50 platted 20-acre lots, polo fields, equestrian facilities, maintenance facilities, supporting roads, utilities and drainage infrastructure.

Proposed Use:

Community agriculture, polo fields, equestrian facilities, 317 single-family lots, 18-hole standard golf course, 18-hole par 3 golf course, 10 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 AG Density:	1,493.91 ac. @ 1 unit per 20 ac. = 74.69 units
Proposed Rural Lifestyle:	1,493.91 ac. @ 1 unit per 5 ac. = 298.78 units
Proposed Units:	317 (298.78+18.49)

Key / Location:



Project Team:

Land Owner: Brown & H. Brown, LTD.
1701 S.W. 4th Ave., Suite 204
West Palm Beach, FL 33411

Developer: Discovery Land Company
Vita Landscaping Architecture & Planning
101 Third Street, Suite 100
San Rafael, CA 94901

Land Planning: Lucido & Associates, Inc.
701 East Ocean Blvd., Suite 300
Fort Lauderdale, FL 33304

Golf Course Design: Fazio Golf Course Designers, Inc.
17705 SE Federal Highway
Tampa, FL 33613

Civil Engineer / Survey: J&J Engineering & Surveying, Inc.
300 Prichard Blvd.
Fort St. Louis, FL 34886

Traffic Engineer: C.R. Jones Engineering and Planning
22 SE Seaboard Street
Boca Raton, FL 33433

Environmental: ERM Consultants, Inc.
1000 SE Seaboard Commons Blvd., Suite 208
Fort St. Louis, FL 34886

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
5/14/2021	S.J.S.	Completeness Submittal
10/26/2021	S.J.S.	1st Resubmittal
1/18/2022	S.J.S.	2nd Resubmittal



SCALE: 1" = 500'
0 250' 500' 1,000'

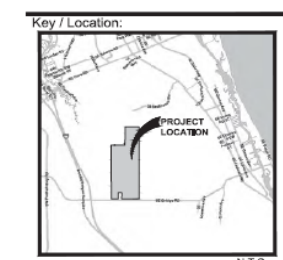
REG. # 1018
Thomas P. Lucido

Designer	—	Sheet
Manager	M.C.	
Project Number	18-366	
Municipal Number	—	
Computer File	—	

1 of 9

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Project Team:
Land Owner: Besser S-4 Grove, LLC, 1701 S.W. 4th Ave, Suite 204, Vero Beach, FL 33563
Developer: Discovery Land Company
Land Planning: Vita Landscape Architecture / Planning, 181 Third Street, Suite 100, San Rafael, CA 94907
Landscape Architect: Lucido & Associates, Inc., 701 SE Ocean Blvd., Suite 3000, Ft. Lauderdale, FL 33304
Golf Course Design: Fazio Golf Course Design, Inc., 17700 SE Federal Highway, Tequesta, FL 34986
Civil Engineer / Survey: M&N Engineering & Surveying, Inc., 200 Fawcett Blvd., Fort St. Louis, FL 34986
Traffic Engineer: CTR Engineering and Planning, 22 St. Dennis Street, Stuart, FL 34986
Environmental: EVM Consultants, Inc., 1000 SE Military Commons Blvd., Suite 208, Stuart, FL 34986

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
6.14.2021	S.J.S.	Conceptual Submittal
10.28.2021	S.J.S.	1st Re-submittal
1.18.2022	S.J.S.	2nd Re-submittal

SCALE: 1" = 300'

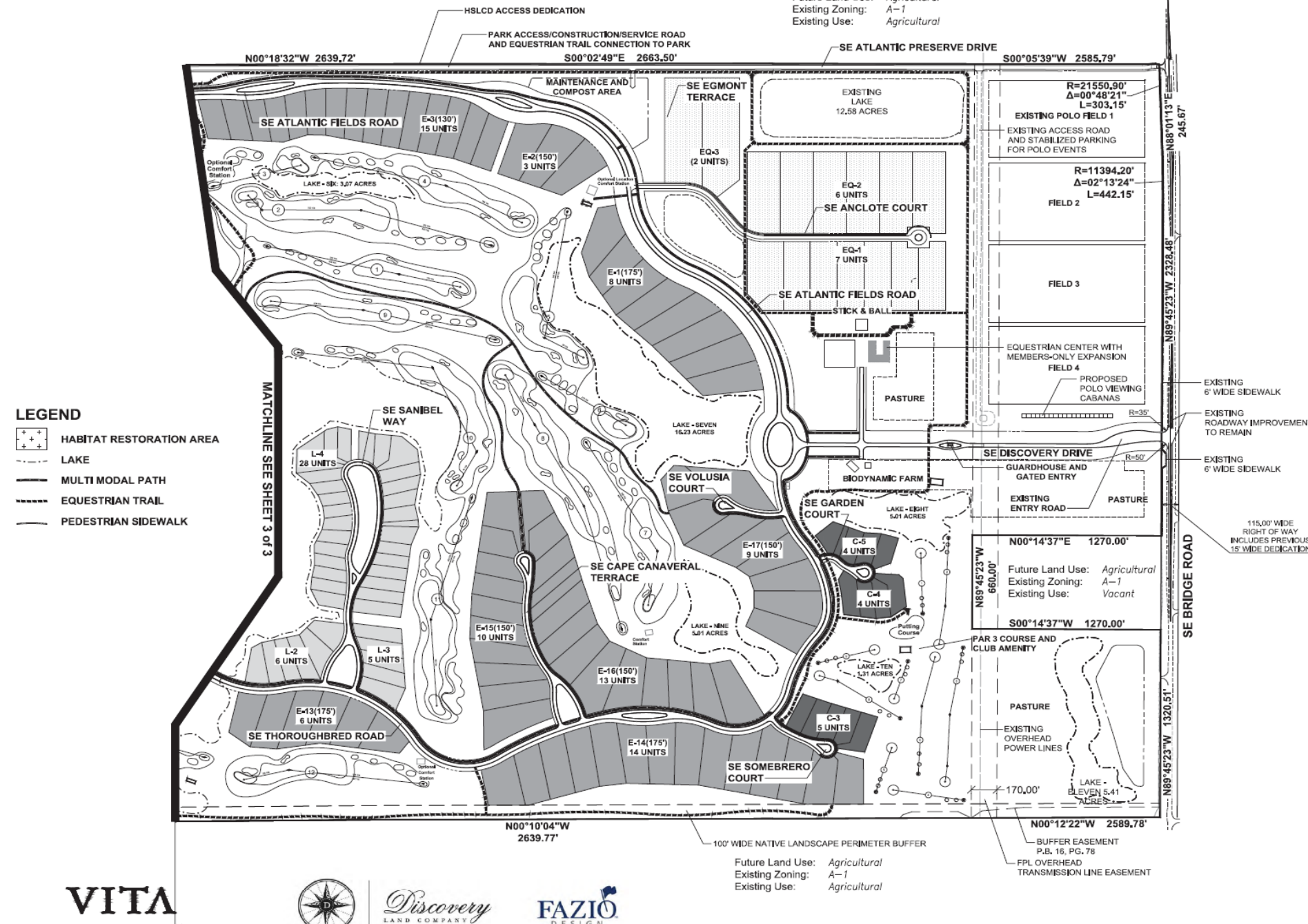
0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer: — Short
 Manager: MC
 Project Number: —
 Municipal Number: —
 Computer File: —

2 of 9

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

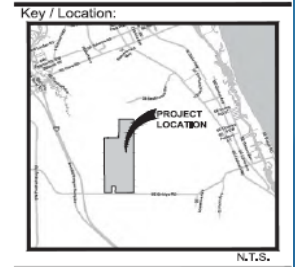
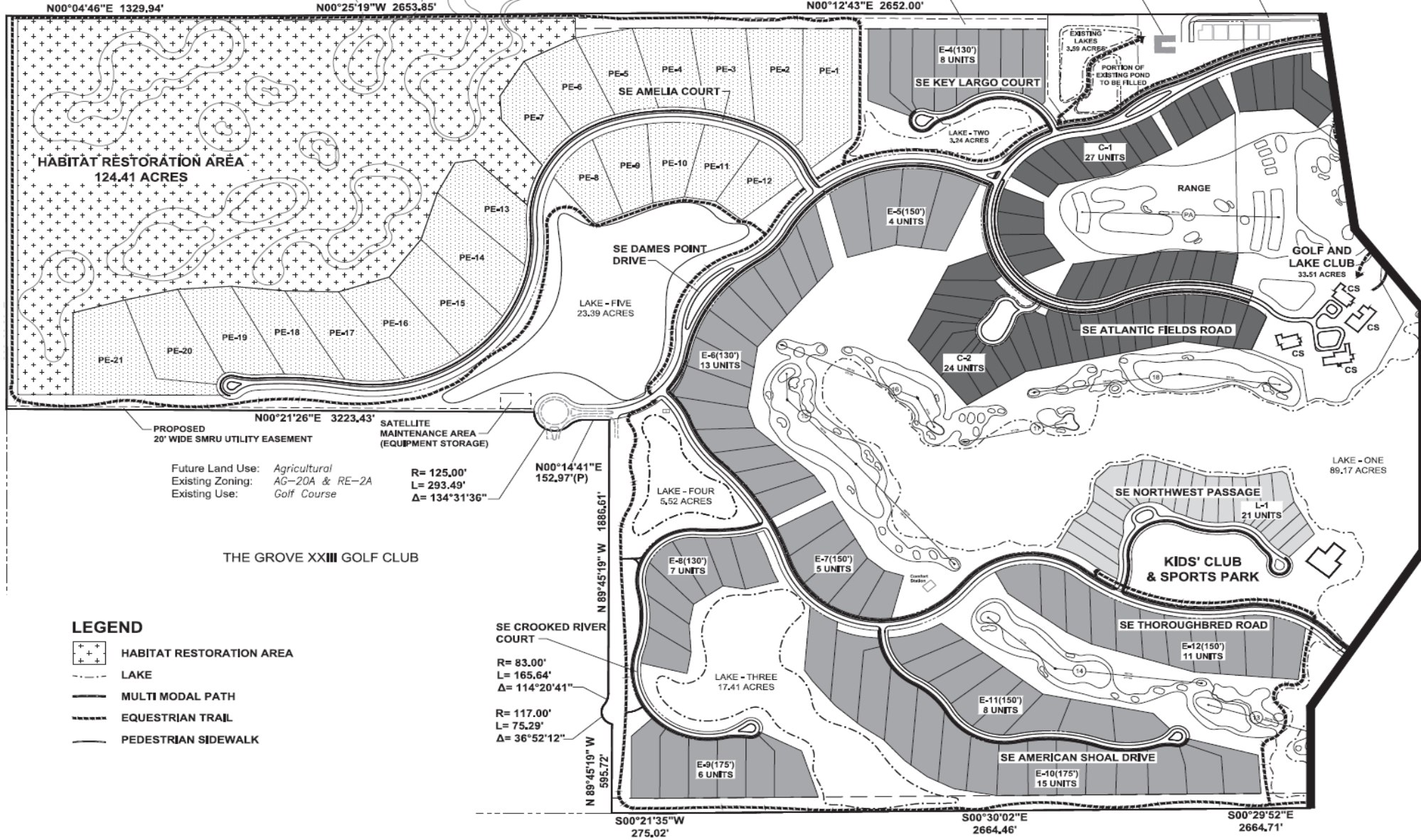
Future Land Use: Agricultural
 Existing Zoning: A-1
 Existing Use: Agricultural

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

ATLANTIC RIDGE STATE PARK PUBLIC ACCESS
 (± 25 ACRES, INCLUDES EXISTING RESIDENCE,
 STABLES & PADDOCKS AND 50' R.O.W. TO BRIDGE ROAD)

100' WIDE NATIVE LANDSCAPE PERIMETER BUFFER

SE ATLANTIC PRESERVE DRIVE



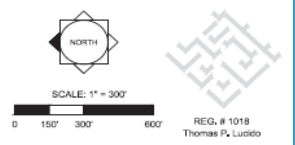
Project Team:
Land Owner:
 Discovery Land Company, LLC
 1701 S.W. 4th Ave., Suite 204
 Fort Lauderdale, FL 33304
Developer:
 Discovery Land Company
Land Planning:
 Vita Planning & Landscape Architecture / Planning
 871 1st Street, Suite 100
 San Rafael, CA 94901
Landscape Architect:
 Lucido and Associates, Inc.
 201 East Ocean Blvd., Suite 3400
 Fort Lauderdale, FL 33304
Golf Course Design:
 Fazio Golf Course Designers, Inc.
 1770 SE Federal Highway
 Tequesta, FL 33459
Civil Engineer / Survey:
 Fazio Engineering & Surveying, Inc.
 500 Ponce de Leon Blvd.
 Fort Lauderdale, FL 33304
Traffic Engineer:
 C/O Fazio Engineering and Planning
 22 S.W. 3rd Street
 Fort Lauderdale, FL 33304
Environmental:
 EIR Consultants, Inc.
 1600 SE Broadway Commons Blvd., Suite 208
 Fort Lauderdale, FL 33304

Discovery PUD

Martin County, Florida

Master Site Plan

Date	By	Description
8-19-2021	S.J.S.	Complete Submittal
10-26-2021	S.J.S.	1st Resubmittal
1-18-2022	S.J.S.	2nd Resubmittal



LEGEND

- HABITAT RESTORATION AREA
- LAKE
- MULTI MODAL PATH
- EQUESTRIAN TRAIL
- PEDESTRIAN SIDEWALK

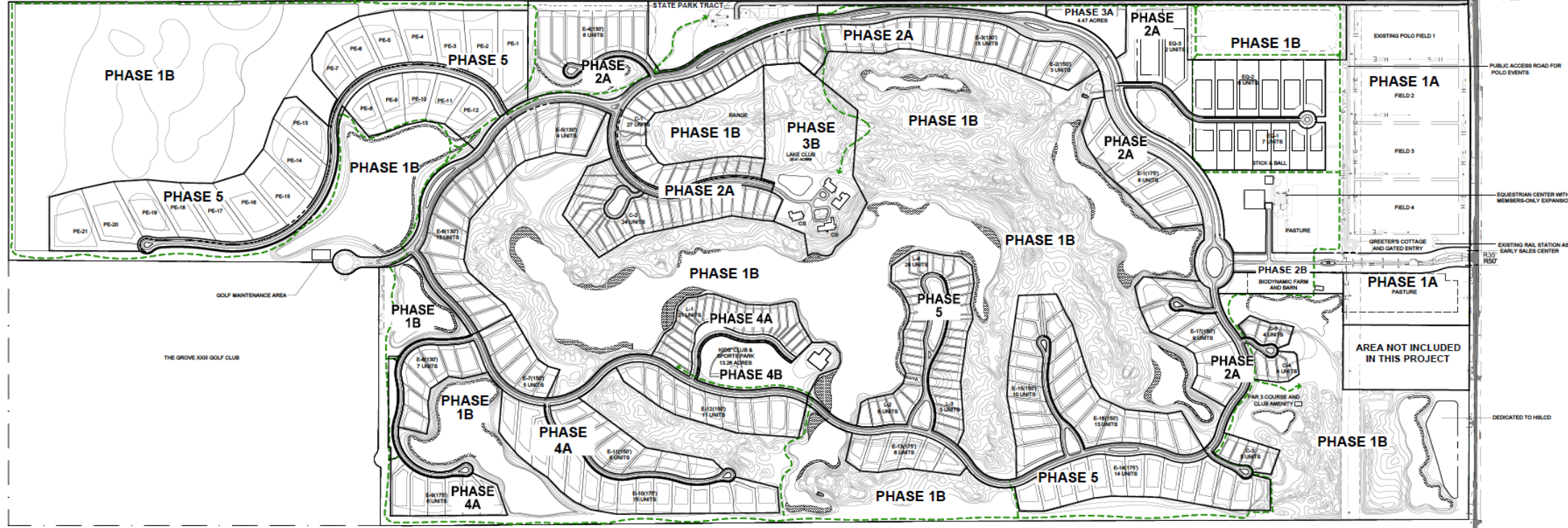
SE CROOKED RIVER COURT
 R= 83.00'
 L= 165.64'
 Δ= 114°20'41"

SE AMERICAN SHOAL DRIVE
 R= 117.00'
 L= 75.29'
 Δ= 36°52'12"



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

MATCHLINE SEE SHEET 2 OF 3



LEGEND

LITTORAL PLANTING AREA

SECTION C-1

EDGE OF WATER

RIGHT OF WAY

BASIN BOUNDARY

PROPERTY BOUNDARY

EQUESTRIAN TRAIL



PHASING PLAN NOTES:

Phase 1A

Expansion of existing polo and equestrian club support facilities including improvements to existing buildings and structures, shade cabana structures for event viewing, improved parking and access from existing SE Polo Drive.

Phase 1B

All clearing, lake construction and site excavation and grading activities including golf course and residential areas, drainageways, lake interconnections, lake littoral zones, upland transition areas and wetland restoration area. Construction of 18-hole golf course and short course; Donation of Hobe Sound train station to Martin County.

Note: 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.

Phase 2A

Construction of eastern spine road loop from existing SE Polo Drive to SE BlackCat Way; Construction and donation of State Park access road and related facilities; Construction of residential pods C-1 through C-5 (69 lots), EQ-1 through EQ-3 (15 lots), E-1 through E-6 (49 lots) and E-17 (9 lots); Connection to regional water and wastewater treatment facilities and construction of supporting roads, sidewalks, trails, utilities and required landscaping.

Phase 2B

Construction of biodynamic farm facilities, temporary sales area; golf practice and teaching facilities, golf shelters and halfway facilities, temporary clubhouse facilities for short course and 18-hole golf course, temporary golf maintenance facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

Phase 3A

Construction of permanent maintenance and composting facilities; permanent short course clubhouse facilities including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

Phase 3B

Construction of main golf and lake clubhouse and up to 10 club suites (accessory units) including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

Phase 4A

Extension of spine road to residential pod E-12; Construction of permanent short course clubhouse; Construction of residential pods E-7 through E-12 (53 lots) and L-1 (21 lots) including construction of supporting roads, parking, sidewalks, trails, utilities and required landscaping.

Phase 4B

Construction of kid's club and sports park including supporting roads, parking, sidewalks, trails, utilities and required landscaping.

Phase 5

Complete spine road loop to SE Polo Drive; Construction of residential pods PE (20 lots), E-13 through E-16 (42 lots) and L-2 through L-4 (39 lots) including supporting roads, sidewalks, trails, utilities and required landscaping.

VELCON

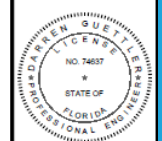
ENGINEERING & SURVEYING, LLC
1440 NW COMMERCIAL CENTER DR
PORT ST. LOUIS, FL 34886
PHONE: (772) 275-0477
FAX: (772) 275-0478

REVISIONS	DATE	BY	CHKD

NOT FOR CONSTRUCTION

PROJECT: DISCOVERY
CLIENT: PUD
HOBESOUND, FLORIDA

CLIENT: DISCOVERY
LAND DEVELOPMENT



DARREN GUETTLER, PE
FLORIDA LICENSE NO. 74637
1/14/22

PROJECT NO: 21-1014
DRAWN BY: JM
CHECKED BY: CD
DATE: 1/14/2022
CAD T.D.: PHASING PLAN

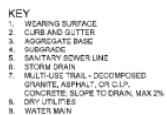
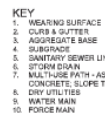
SHEET TITLE:

PHASING PLAN

SHEET NUMBER:

03





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An economic analysis is required as part of the PUD agreement

Must show a net positive fiscal impact to the County

The applicant must cover all water and wastewater utility service costs for installation and ongoing service

Water and wastewater service is restricted to the subject property

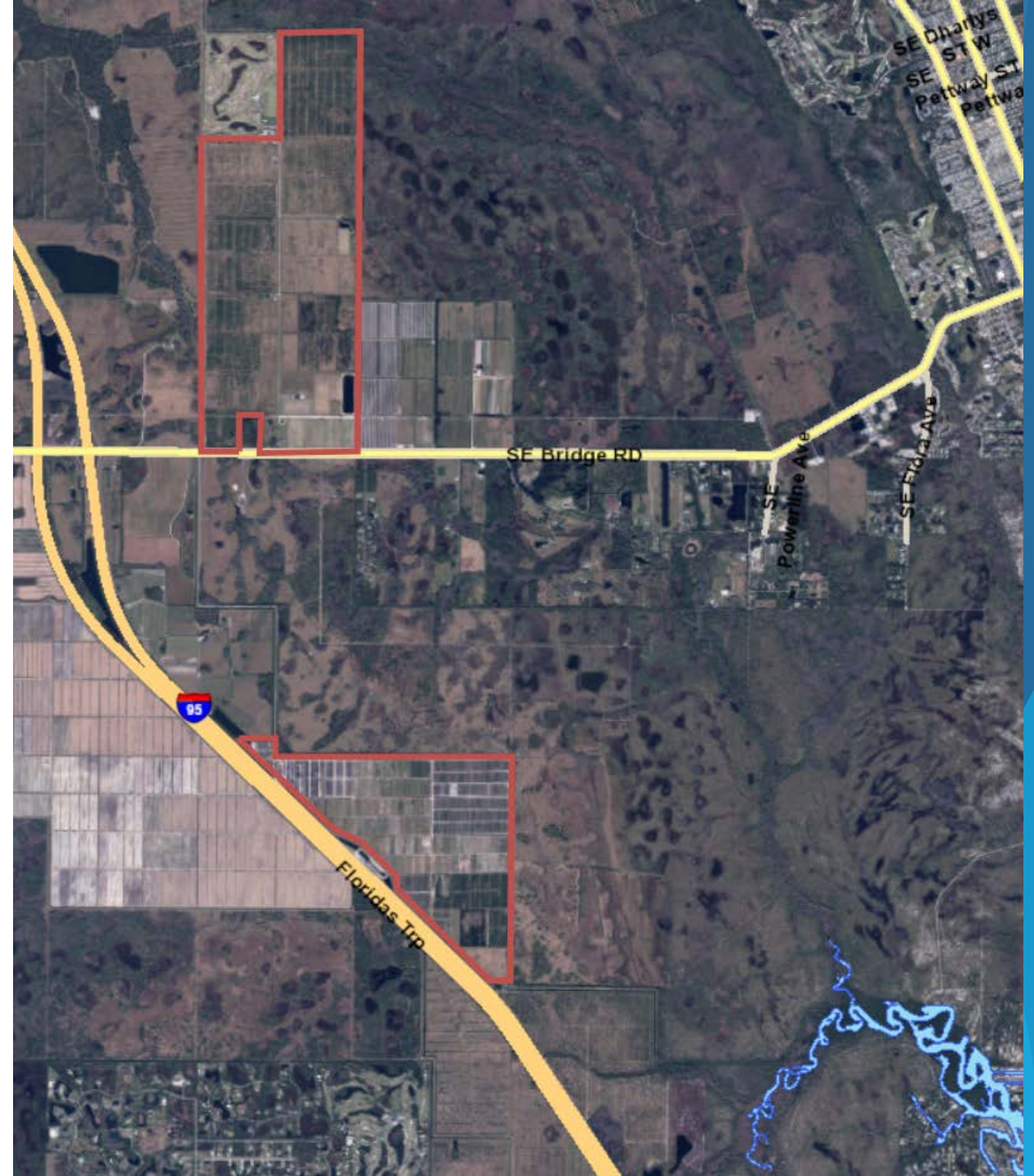
ATLANTIC FIELDS | MARTIN COUNTY **ECONOMIC AND FISCAL IMPACT ANALYSIS**

*Prepared by GAI Consultants, Inc.
Prepared for Becker B-14 Grove, LTD*



NOVEMBER 2021

Rural Lifestyle requires 1 acre of land be set aside through an agricultural or conservation easement for every 2 acres designated Rural Lifestyle





MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

Development review staff have found the application to be in compliance with the Land Development Regulations and the Comprehensive Growth Management Plan

A. Application Information

DISCOVERY PUD

PUD ZONING AGREEMENT AND MASTER SITE PLAN

Applicant:	Becker-14 Grove, Ltd. And Hobe Sound Equestrian, LLC
Property Owner:	Becker-14 Grove, Ltd. And Hobe Sound Equestrian, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	H123-022
Record Number:	DEV2021050016
Report Number:	2022_0325_H123-022_Staff_Final
Application Received:	06/14/2021
Transmitted:	06/16/2021
Staff Report:	08/27/2021
Resubmittal Received:	10/26/2021
Transmitted:	10/27/2021
Staff Report:	12/22/2021
Resubmittal Received:	01/26/2022
Transmitted:	01/26/2022
Date of Report:	03/25/2022
LPA Hearing:	04/07/2022
BCC Hearing:	04/19/2022

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