

THE RANCH

PUD ZONING AGREEMENT AND MASTER/PHASING SITE PLAN (S239-004)

Board of County Commissioners Public Hearing

April 30, 2024

Applicant/Owner: JWA Ranch, LLC

Requested by: Urban Design Studios & Tyson J. Waters, Esq.

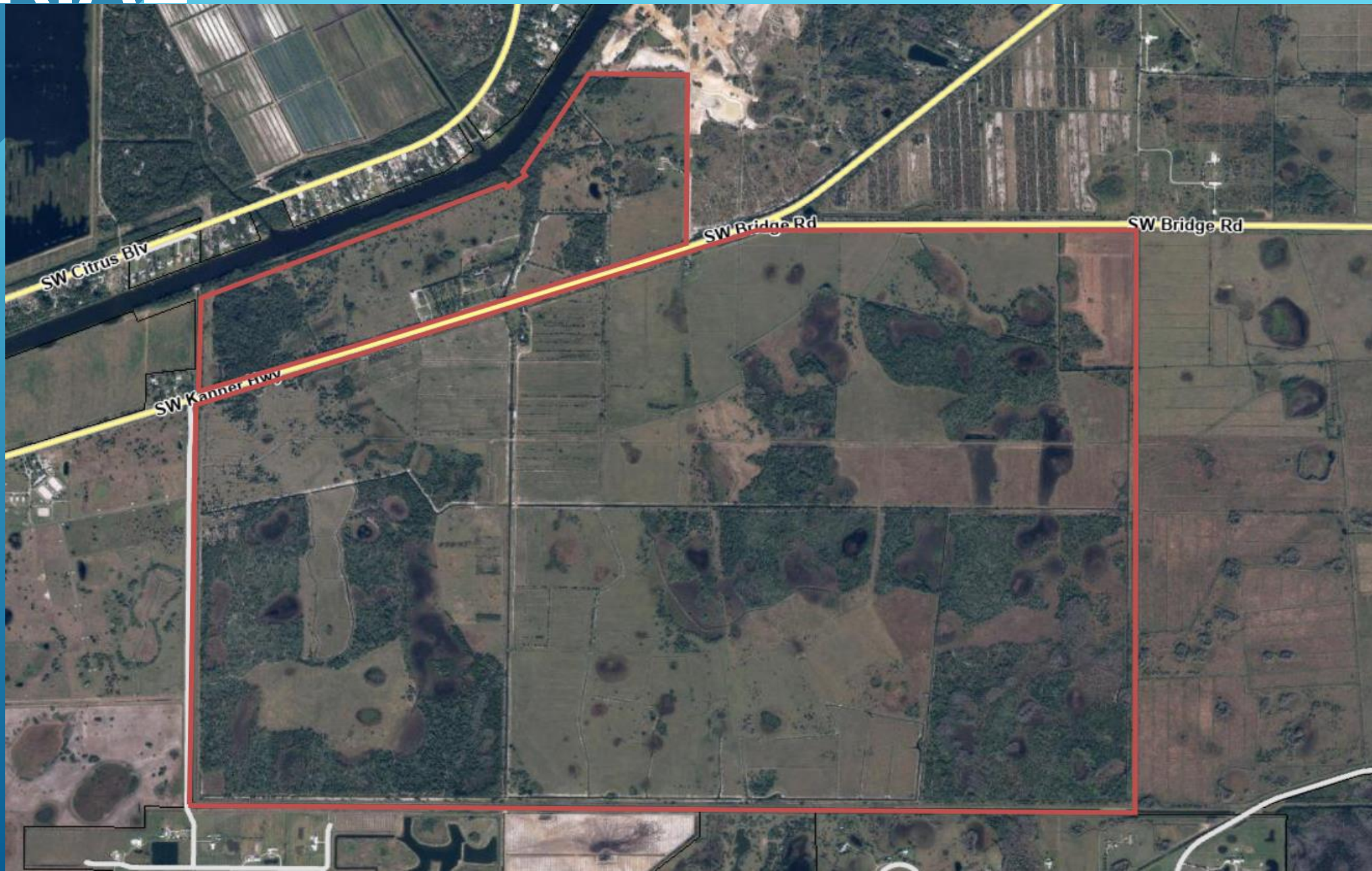
County Project Coordinator: Peter Walden, AICP, CNU-A, Deputy Growth Management Director



LOCATION MAP



AERIAL



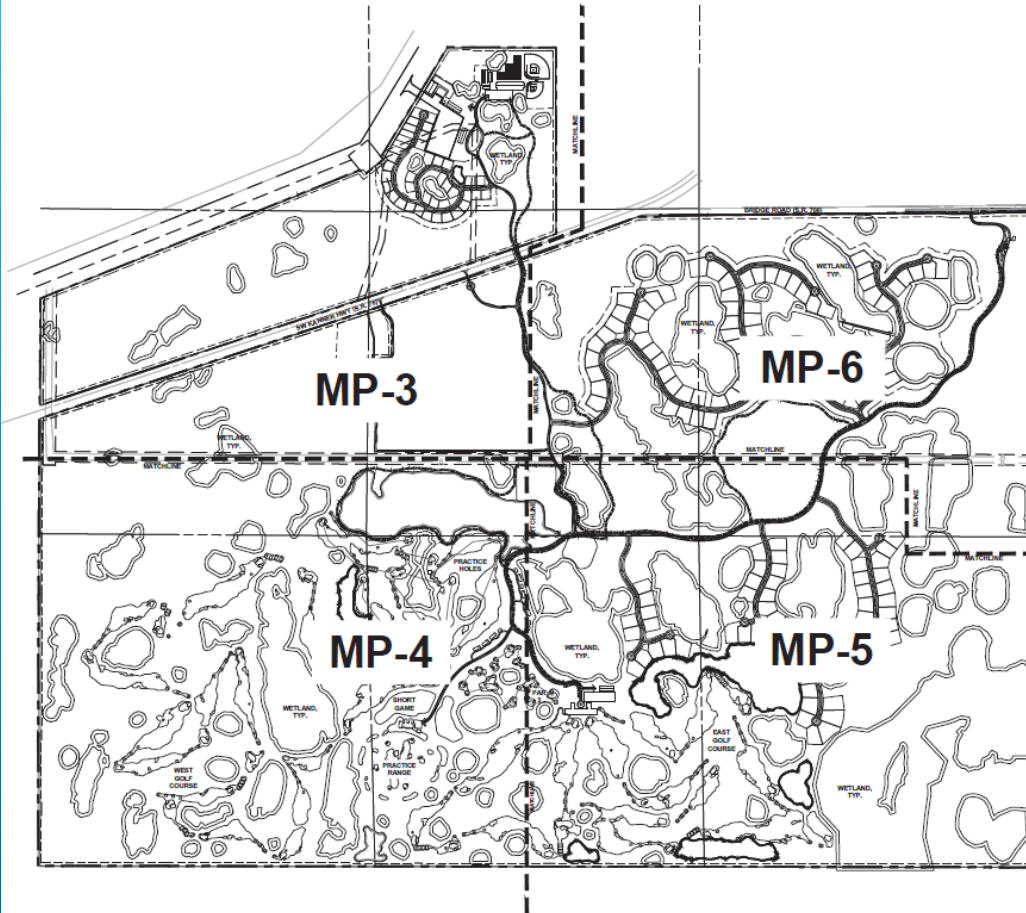
The Ranch PUD

Master Site Plan

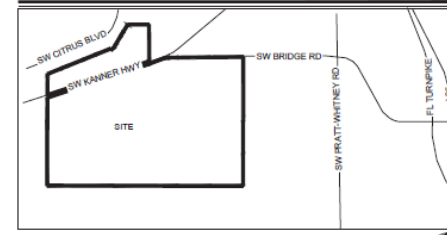
Martin County, Florida

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LOCATION MAP



DEVELOPMENT TEAM

OWNER / APPLICANT:
JWA RANCH, LLC
13401 OXLEY BLVD
PALM BEACH GARDENS, FL 33418

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE C002
WEST PALM BEACH, FL 33401
(561) 366-1100

ARCHITECT:
SHOPE RENO WHARTON
18 MARSHALL STREET STE 114
SOUTH NORWALK, CT 06854
(203) 852-7250

SURVEYOR/ENVIRONMENTAL:
GCY INCORPORATED
1525 MARTIN HWY
PALM CITY, FL 34991
(800) 386-1066

CIVIL ENGINEER/TRAFFIC:
KIMLEY HORN
1615 S. CONGRESS AVE, STE 201
DELRAY BEACH, FL 33445
(561) 330-2345

GOLF DESIGNER:
WHITMAN, AXLAND & CUTTEN
GOLF COURSE ARCHITECTS
64 BRANT RD SOUTH
CAMBRIDGE, ON, CANADA
(226) 750-3955



Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite C002
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udstflorida.com
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LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
RESIDENTIAL LOTS	198.53	5%
COTTAGES	10.68	<1%
GOLF COURSE	258.98	7%
LOCAL AND SPINE ROADS	81.31	2%
LAKES	117.26	3%
LAKE BANKS (12)	8.23	<1%
RESIDENTIAL MULTI-SLIP DOCKING FACILITY	8.26	<1%
COMMUNITY AMENITIES & MAINTENANCE	58.37	1%
BUFFERS & LANDSCAPE AREA	982.00	26%
BONAFIDE AGRICULTURE	1205.26	31%
WETLANDS	647.90	17%
UPLAND PRESERVE AREA	323.79	8%
TOTALS:	3,900.57 AC	100%

SITE AREA CALCULATIONS

TOTAL SITE AREA:	3,900.57 AC
PERVIOUS AREA:	2,782.487 ACRES (71%)
RESIDENTIAL LOTS:	99,265 ACRES
COTTAGES:	4,272 ACRES
GOLF COURSE:	233,082 ACRES
LOCAL & SPINE ROADS:	32,524 ACRES
COMMUNITY AMENITIES & MAINTENANCE:	14,839 ACRES
LAKE BANKS:	8.23 ACRES
BUFFERS & LANDSCAPE AREA:	982.0 ACRES
BONAFIDE AGRICULTURE:	1,084.734 ACRES
UPLAND PRESERVE AREA:	323.79 ACRES
IMPERVIOUS AREA:	1,118.088 ACRES (29%)
RESIDENTIAL LOTS:	99,265 ACRES
COTTAGES:	6,408 ACRES
GOLF COURSE:	25,898 ACRES
LOCAL & SPINE ROADS:	48,796 ACRES
COMMUNITY AMENITIES & MAINTENANCE:	43.78 ACRES
RESIDENTIAL MULTI-SLIP DOCKING FACILITY:	6.26 ACRES
LAKES:	117.26 ACRES
WETLANDS:	647.90 ACRES
BONAFIDE AGRICULTURE:	120.526 ACRES

OPEN SPACE DATA

PROJECT AREA:	3,900.57 AC (100%)
REQUIRED OPEN SPACE:	2,730.40 (70%)
PROVIDED OPEN SPACE:	3,647.847 ACRES (91%)
PERVIOUS AREA:	2,782.487 ACRES (71%)
WETLANDS:	647.90 ACRES (17%)
LAKES:	117.26 ACRES (3%)

OVERALL SITE DATA

FUTURE LAND USE:	AGRICULTURAL
EXISTING ZONING:	A-2
PROPOSED FUTURE LAND USE:	RURAL LIFESTYLE
PROPOSED ZONING:	PLD
TOTAL SITE AREA:	3,902.64 AC
RIGHT OF WAY DEDICATION:	2.07 AC
NET REMAINING SITE AREA:	3,900.57 AC
RESIDENTIAL UNITS:	175 SINGLE FAMILY LOTS
GROSS DENSITY PROVIDED:	0.04 UNITS PER ACRE
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	BONAFIDE AGRICULTURE, 175 SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (8) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE

DENSITY CALCULATIONS

PERMITTED DENSITY:	175 UNITS
3,253.07 @ 1 UNIT / 20 ACRES = 163 UNITS	
647.90 @ 1 UNIT / 40 ACRES = 16 UNITS	
PROPOSED UNITS:	175 UNITS

GENERAL NOTES

- 1) BASE SURVEY FILE PROVIDED FROM GCY INCORPORATED DATED OCTOBER, 2021.
- 2) WETLAND DELINEATION MAP PROVIDED BY EDC DATED 02/28/2024.
- 3) FOR PRESERVE AREA DATA TABLE SEE UPLAND PRESERVE AREA DIAGRAM, SHEET MP-10.

The Ranch PUD

Martin County, FL

Master Plan-Cover Sheet



0 250' 500' 1000'
Scale: 1" = 1000'-0"

Date: 04/06/2023
Project No.: 21-124.000
Designed By: RD/LMB
Drawn By: LMB
Checked By: RD








Revision Dates:

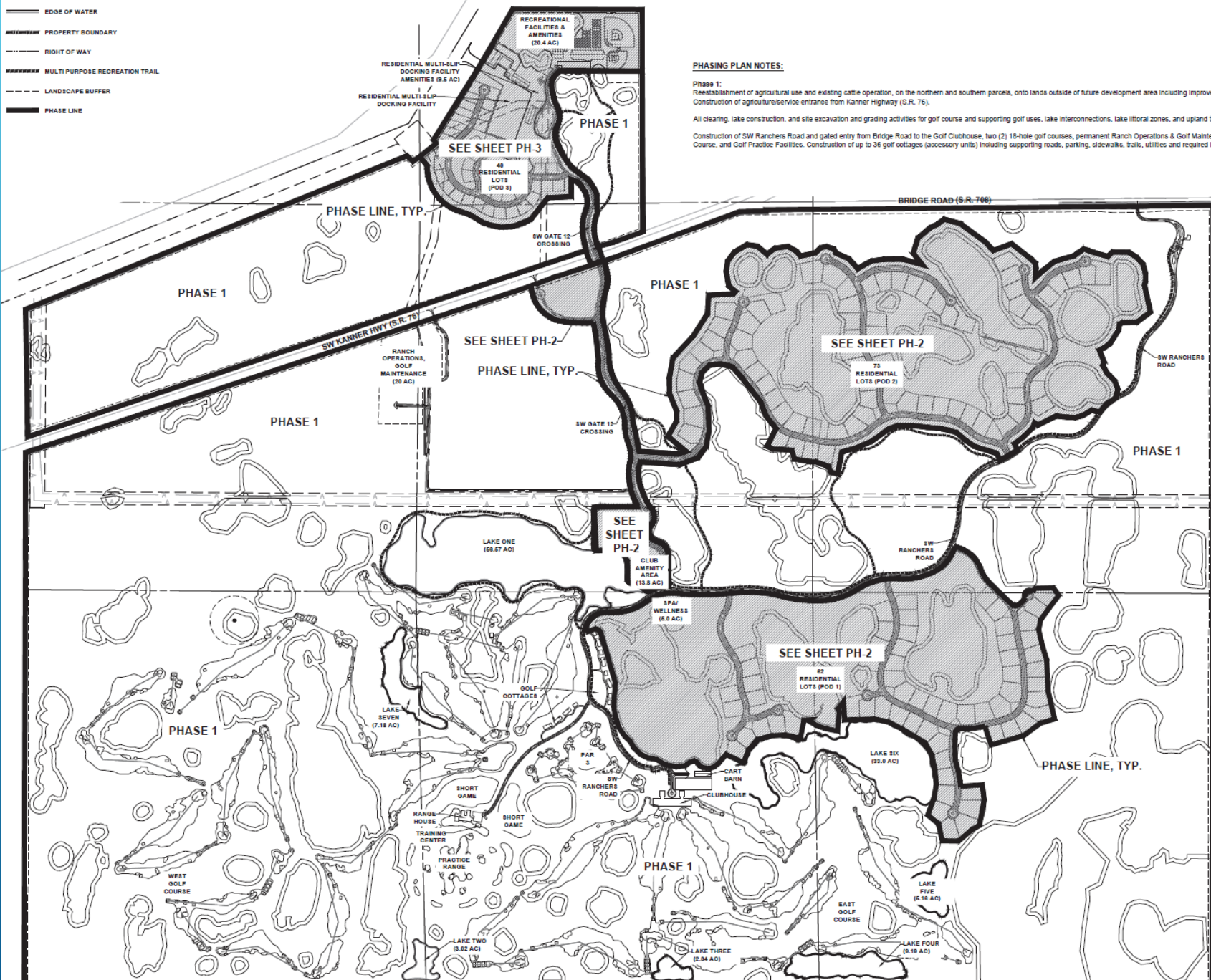
04/06/2023	RESUBMITTAL
04/06/2023	RESUBMITTAL
04/06/2023	RESUBMITTAL
04/06/2023	RESUBMITTAL

MP-1
of 10



LEGEND

-  AREA NOT INCLUDED IN PHASE REFLECTED ON THIS PLAN SHEET
-  EDGE OF WATER
-  PROPERTY BOUNDARY
-  RIGHT OF WAY
-  MULTI PURPOSE RECREATION TRAIL
-  LANDSCAPE BUFFER
-  PHASE LINE



PHASING PLAN NOTES:

Phase 1: Reestablishment of agricultural use and existing cattle operation, on the northern and southern parcels, onto lands outside of future development area including improvements to existing buildings and structures. Construction of agriculture/service entrance from Kanner Highway (S.R. 76).

All clearing, lake construction, and site excavation and grading activities for golf course and supporting golf uses, lake interconnections, lake littoral zones, and upland transition areas for the southern parcel.

Construction of SW Ranchers Road and gated entry from Bridge Road to the Golf Clubhouse, two (2) 18-hole golf courses, permanent Ranch Operations & Golf Maintenance Facility, Range House & Training Center, Par-3 Course, and Golf Practice Facilities. Construction of up to 36 golf cottages (accessory units) including supporting roads, parking, sidewalks, trails, utilities and required landscape.

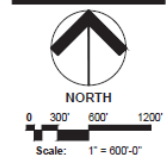


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The Ranch PUD
Martin County, FL
Phase 1 Plan



Date: 04/05/2023
Project No.: 21-124.000
Designed By: RD/LMB
Drawn By: LMB
Checked By: RD

Revision Dates:

20/02/2023	RESUBMITTAL
20/02/2023	RESUBMITTAL
20/02/2023	RESUBMITTAL
20/02/2023	RESUBMITTAL

DATE PLOTTED: 04/05/2023 10:58:11 AM; PLOTTER: HP DesignJet T1200; PLOT SCALE: 1"=600'-0"; PLOT SHEET: PH-1



PRESERVE AREAS

A Preserve area management plan will be implemented at final site plan approval

All upland and wetland preserve areas are demarcated on the Master site plan

A tree clearing and mitigation program will be instituted as outlined in the PUD agreement



PUD PUBLIC BENEFITS

Redesign and reconstruct the South Fork High School short course. Up to \$750,000.00. Provide educational and mentoring opportunities at The Ranch for turfgrass management.

\$50,000.00 contribution to the Banner Lake restoration and cleanup to assist with restoring natural flow of groundwater.

Provide 20 acres of land for UF/IFAS, University of Florida Institute of Food and Agricultural Sciences. Contribute up to \$50,000.00 towards the engineering and planning costs of a Co-op extension.



LOCAL PLANNING AGENCY

This application was heard before the Local Planning Agency (LPA) on April 18, 2024.

The LPA's recommendation will be forwarded to the Board.





MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

**THE RANCH PUD
(FKA CALUSA CREEK RANCH)
ZONING AGREEMENT INCLUDING A MASTER SITE PLAN
AND PHASING PLAN**

Property Owner:	JWA Ranch, LLC
Applicant:	Same as owner
Agent:	Urban Design Studio & Tyson J. Waters, Esq.
County Project Coordinator:	Peter Walden, AICP Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S239-004
Record Number:	DEV2023040008
File Name:	2024_0402_S239-004_Staff_Report_Final
Submittal Received:	04/25/2023
Transmitted:	04/25/2023
Staff Report:	07/05/2023
Resubmittal Received:	08/16/2023
Transmitted:	08/16/2023
Date of Report:	12/19/2023
Complete Report:	02/23/2024
Resubmittal Received:	03/01/2024
Transmitted:	03/04/2024
Date of Report:	03/20/2024
Revised Report:	04/04/2024

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Development review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report. Therefore, staff recommends approval of the PUD zoning agreement.



STAFF RECOMMENDATION

Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.

Move the Board adopt the resolution approving the rezoning from A-2, Agricultural District to Planned Unit Development and approve the The Ranch PUD Zoning Agreement including the Master Site Plan and Phasing Plan.

