

# The Ranch PUD

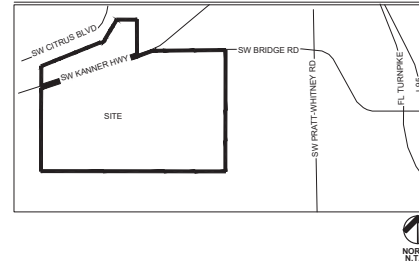
## Master Site Plan

### Martin County, Florida

#### SHEET INDEX

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#### LOCATION MAP



#### DEVELOPMENT TEAM

**OWNER / APPLICANT:**  
JWA RANCH, LLC  
13401 OAKMEADE  
PALM BEACH GARDENS, FL 33418

**LANDSCAPE ARCHITECT & PLANNER:**  
URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
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  
GEY INCORPORATED**  
1505 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) 750-3855

**Urban  
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Landscape Architecture

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#### LAND USE SUMMARY

| LAND USE TYPE                           | ACRES              | % TOTAL     |
|-----------------------------------------|--------------------|-------------|
| RESIDENTIAL LOTS                        | 198.53             | 5%          |
| COTTAGES                                | 10.58              | <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             | 25%         |
| BONAFIDE AGRICULTURE                    | 1205.26            | 31%         |
| WETLANDS                                | 647.90             | 17%         |
| UPLAND PRESERVE AREA                    | 323.79             | 8%          |
| <b>TOTALS</b>                           | <b>3,900.57 AC</b> | <b>100%</b> |

#### 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:                             | 251.062 ACRES                |
| LOCAL & SPINE ROADS:                     | 32.524 ACRES                 |
| COMMUNITY AMENITIES & MAINTENANCE:       | 14.59 ACRES                  |
| LAKE BANKS:                              | 8.23 ACRES                   |
| BUFFERS & LANDSCAPE AREA:                | 982.0 ACRES                  |
| BONAFIDE AGRICULTURE:                    | 1,084.734 ACRES              |
| UPLAND PRESERVE AREA:                    | 323.79 ACRES                 |
| <b>IMPERVIOUS AREA:</b>                  | <b>1,118.083 ACRES (29%)</b> |
| RESIDENTIAL LOTS:                        | 99.265 ACRES                 |
| COTTAGES:                                | 6.408 ACRES                  |
| GOLF COURSE:                             | 25.898 ACRES                 |
| LOCAL & SPINE ROADS:                     | 48.786 ACRES                 |
| COMMUNITY AMENITIES & MAINTENANCE:       | 43.78 ACRES                  |
| RESIDENTIAL MULTI-SLIP DOCKING FACILITY: | 8.26 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: | 3,547.647 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:          | PUD                    |
| 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

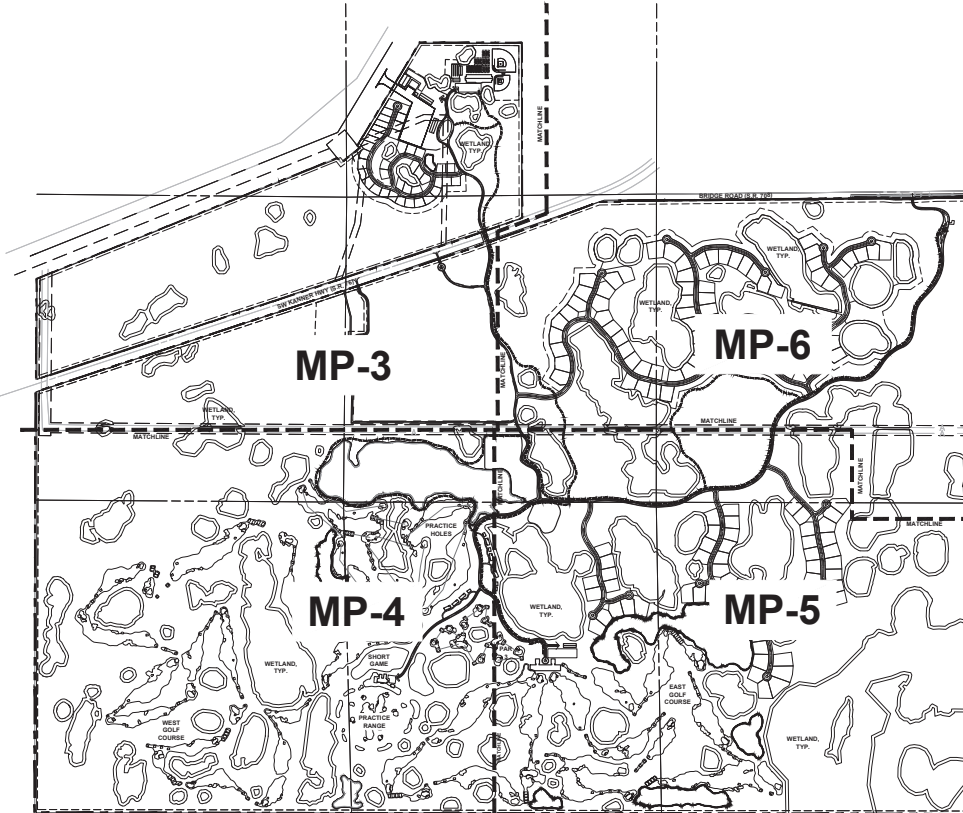
PROPOSED USE: BONAFIDE AGRICULTURE, 175-SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (36) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE

#### DENSITY CALCULATIONS

|                                          |           |
|------------------------------------------|-----------|
| PERMITTED DENSITY:                       | 179 UNITS |
| 3,253.07 @ 1 UNIT / 20 ACRES = 163 UNITS |           |
| 647.90 @ 1 UNIT/ 40 ACRES = 16 UNITS     |           |
| PROPOSED UNITS:                          | 175 UNITS |

#### GENERAL NOTES

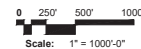
- 1) BASE SURVEY FILE PROVIDED FROM GCV INCORPORATED DATED OCTOBER, 2021.
- 2) WETLAND DELINEATION MAP PROVIDED BY EDC DATED 02/29/2024.
- 3) FOR PRESERVE AREA DATA TABLE SEE UPLAND PRESERVE AREA DIAGRAM, SHEET MP-10.



**The Ranch PUD**  
**Martin County, FL**  
**Master Plan-Cover Sheet**



NORTH



Scale: 1" = 1000'-0"

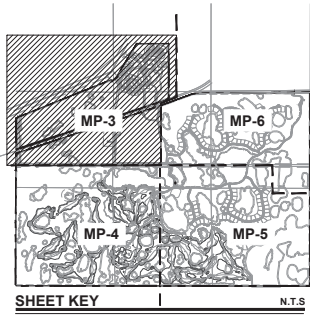
Date: 04/09/2023  
 Project No.: 21-124.000  
 Designed By: RDLMB  
 Drawn By: LMB  
 Checked By: RD

**Revision Dates:**

|            |             |
|------------|-------------|
| 08/15/2023 | RESUBMITTAL |
| 09/05/2023 | RESUBMITTAL |
| 03/01/2024 | RESUBMITTAL |
| 03/27/2024 | RESUBMITTAL |

**MP-1**  
of 10



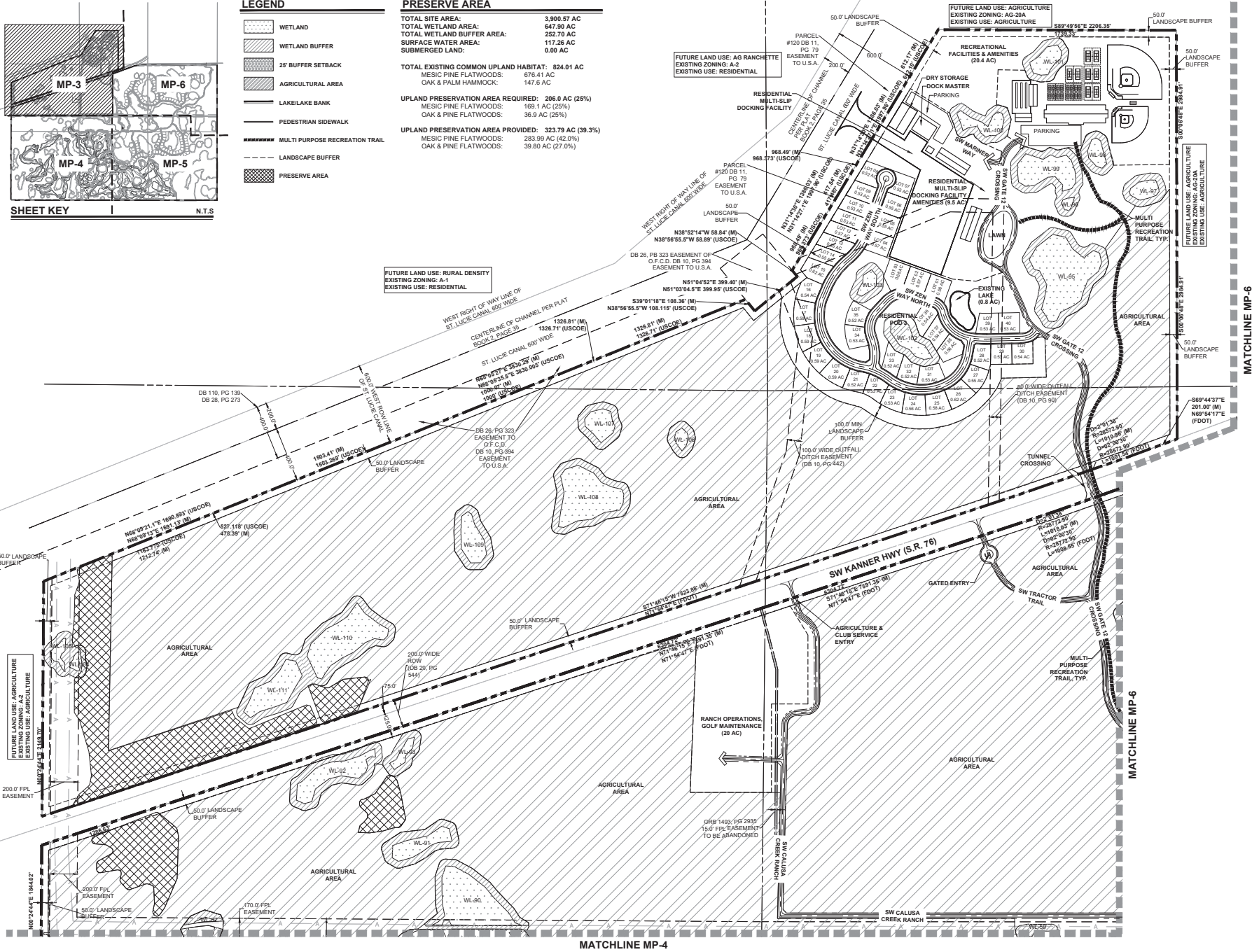


**LEGEND**

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA

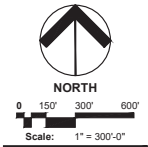
**PRESERVE AREA**

|                                                             |                   |
|-------------------------------------------------------------|-------------------|
| TOTAL SITE AREA:                                            | 3,905.57 AC       |
| TOTAL WETLAND AREA:                                         | 647.50 AC         |
| TOTAL WETLAND BUFFER AREA:                                  | 252.70 AC         |
| SURFACE WATER AREA:                                         | 117.25 AC         |
| SUBMERGED LAND:                                             | 0.00 AC           |
| <b>TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC</b>      |                   |
| MESIC PINE FLATWOODS:                                       | 676.41 AC         |
| OAK & PALM HAMMOCK:                                         | 147.6 AC          |
| <b>UPLAND PRESERVATION AREA REQUIRED: 296.6 AC (28%)</b>    |                   |
| MESIC PINE FLATWOODS:                                       | 169.1 AC (25%)    |
| OAK & PINE FLATWOODS:                                       | 36.9 AC (25%)     |
| <b>UPLAND PRESERVATION AREA PROVIDED: 323.79 AC (39.3%)</b> |                   |
| MESIC PINE FLATWOODS:                                       | 283.89 AC (42.0%) |
| OAK & PINE FLATWOODS:                                       | 39.80 AC (27.0%)  |



**The Ranch PUD**

Martin County, FL  
Master Plan

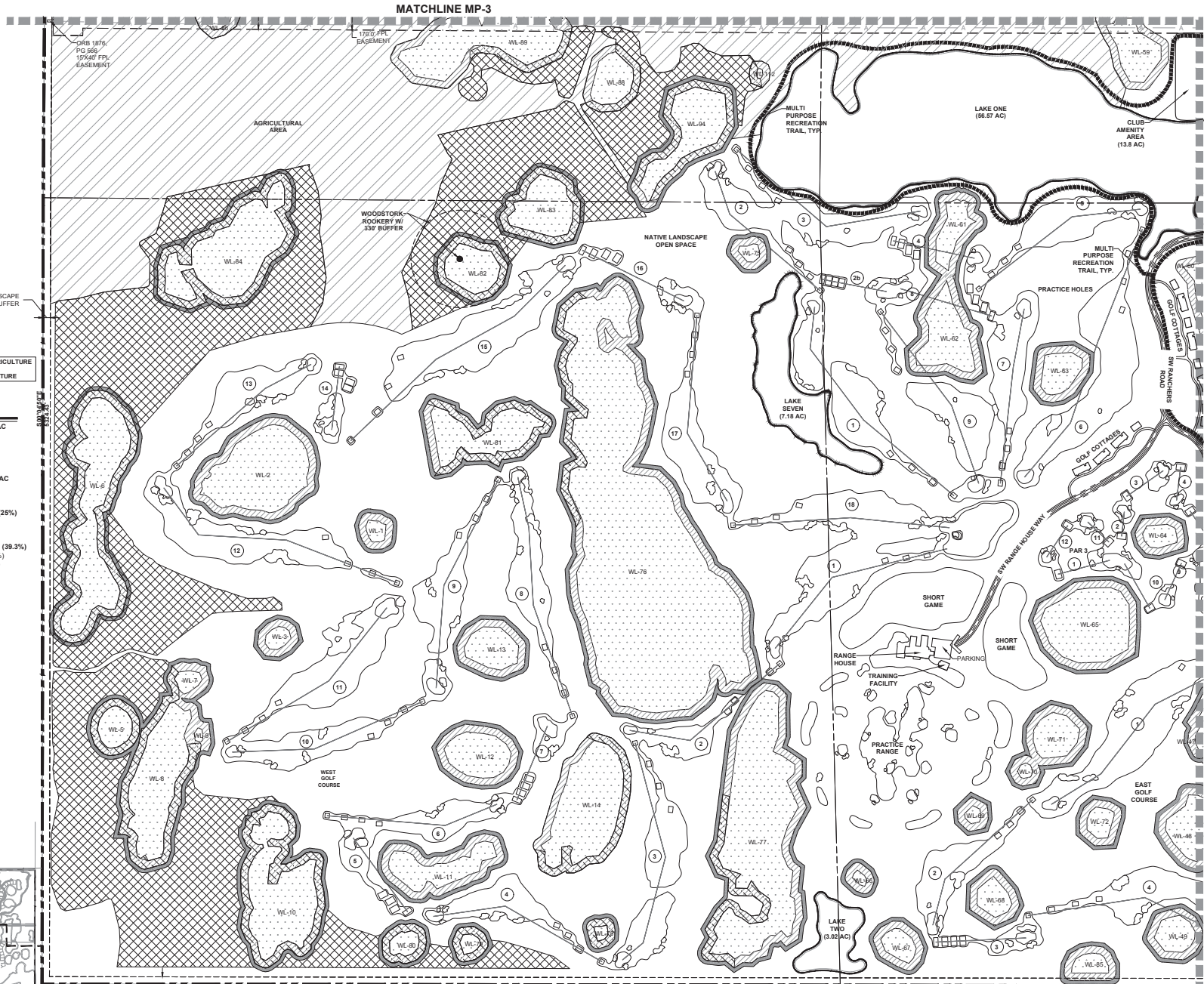


Date: 04/09/2023  
Project No.: 21-124.000  
Designed By: RDLMB  
Drawn By: LMB  
Checked By: RD

**Revision Dates:**

|            |             |
|------------|-------------|
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| 09/06/2023 | RESUBMITTAL |
| 03/01/2024 | RESUBMITTAL |
| 03/27/2024 | RESUBMITTAL |

**MP-3**  
of 10



FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: A-2  
EXISTING USE: AGRICULTURE

### PRESERVE AREA

TOTAL SITE AREA: 3,900.57 AC  
TOTAL WETLAND AREA: 647.90 AC  
TOTAL WETLAND BUFFER AREA: 252.70 AC  
SURFACE WATER AREA: 117.26 AC  
SUBMERGED LAND: 0.00 AC

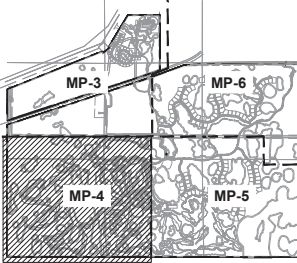
TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC  
MESIC PINE FLATWOODS: 676.41 AC  
OAK & PALM HAMMOCK: 147.6 AC

UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)  
MESIC PINE FLATWOODS: 189.1 AC (25%)  
OAK & PINE FLATWOODS: 36.9 AC (25%)

UPLAND PRESERVATION AREA PROVIDED: 323.79 AC (39.3%)  
MESIC PINE FLATWOODS: 283.99 AC (42.0%)  
OAK & PINE FLATWOODS: 39.80 AC (27.0%)

### LEGEND

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA



SHEET KEY N.T.S.

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: A-2  
EXISTING USE: AGRICULTURE

MATCHLINE MP-5

## The Ranch PUD

Martin County, FL  
Master Plan



NORTH  
0 150' 300' 600'  
Scale: 1" = 300'-0"

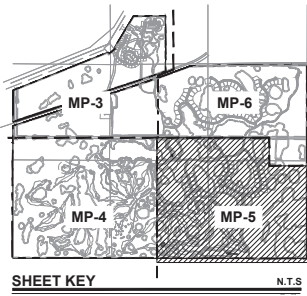
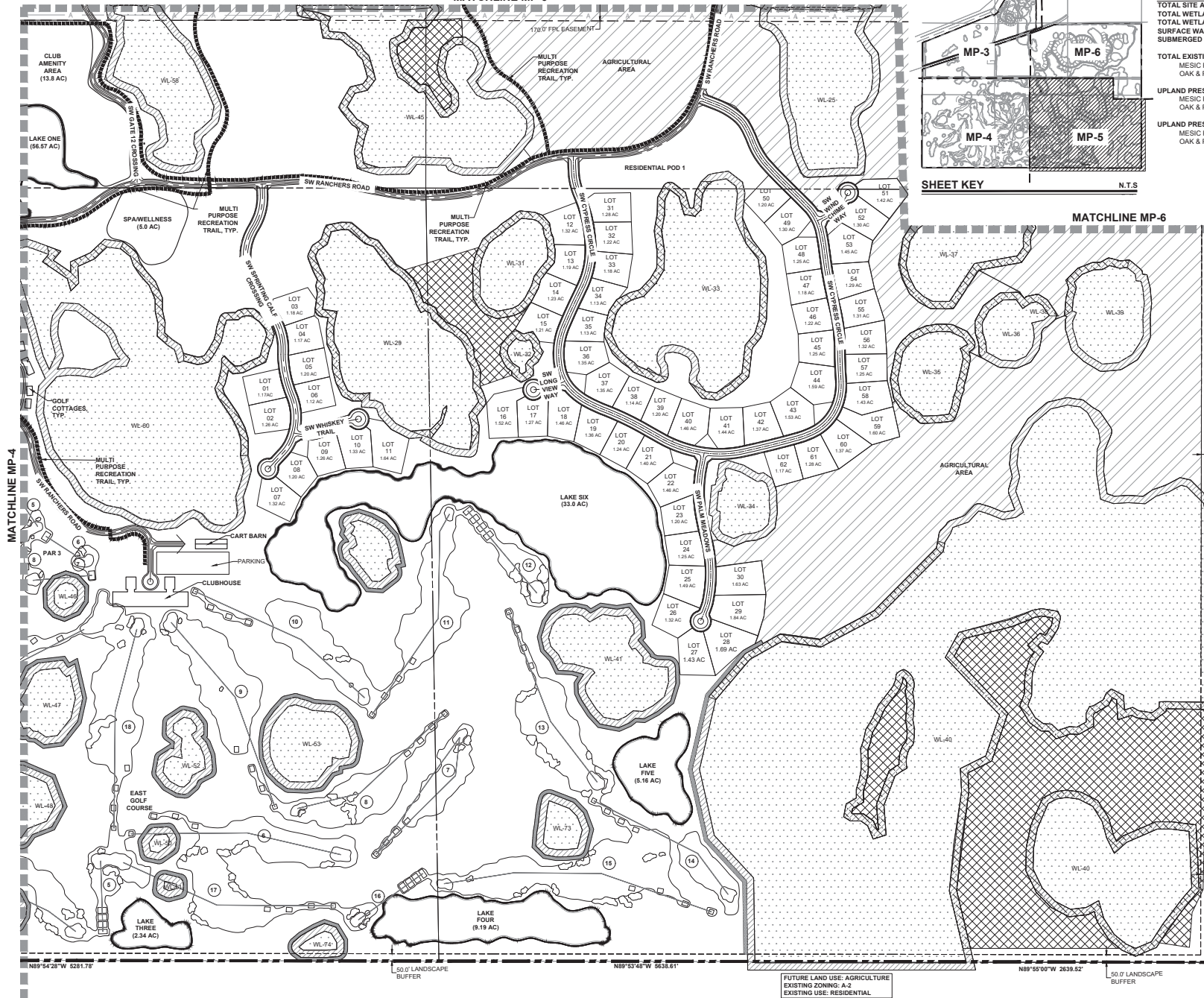
Date: 04/09/2023  
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Drawn By: LMB  
Checked By: RD

| Revision Dates: |             |
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| 08/15/2023      | RESUBMITTAL |
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| 09/10/2023      | RESUBMITTAL |
| 09/27/2023      | RESUBMITTAL |

## MP-4

of 10

MATCHLINE MP-6



SHEET KEY N.T.S.

**PRESERVE AREA**

|                                                             |                   |
|-------------------------------------------------------------|-------------------|
| TOTAL SITE AREA:                                            | 3,906.57 AC       |
| TOTAL WETLAND AREA:                                         | 647.90 AC         |
| TOTAL WETLAND BUFFER AREA:                                  | 252.70 AC         |
| SURFACE WATER AREA:                                         | 117.26 AC         |
| SUBMERGED LAND:                                             | 0.00 AC           |
| <b>TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC</b>      |                   |
| MESIC PINE FLATWOODS:                                       | 675.41 AC         |
| OAK & PALM HAMMOCK:                                         | 147.6 AC          |
| <b>UPLAND PRESERVATION AREA REQUIRED: 206.6 AC (25%)</b>    |                   |
| MESIC PINE FLATWOODS:                                       | 169.1 AC (25%)    |
| OAK & PINE FLATWOODS:                                       | 36.9 AC (25%)     |
| <b>UPLAND PRESERVATION AREA PROVIDED: 323.75 AC (39.3%)</b> |                   |
| MESIC PINE FLATWOODS:                                       | 283.99 AC (42.0%) |
| OAK & PINE FLATWOODS:                                       | 39.80 AC (27.0%)  |

**urban design studio**

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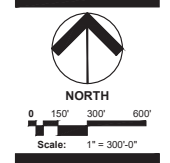
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**LEGEND**

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: AG-30A  
EXISTING USE: AGRICULTURE

**The Ranch PUD**  
Martin County, FL  
Master Plan



Date: 04/09/2023  
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Drawn By: LMB  
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| 09/27/2023 | RESUBMITTAL |

**MP-5**  
of 10

N89°54'28" W 8281.77'

50.0' LANDSCAPE BUFFER

N89°53'45" W 5638.61'

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: A-2  
EXISTING USE: RESIDENTIAL

N89°53'00" W 2659.52'

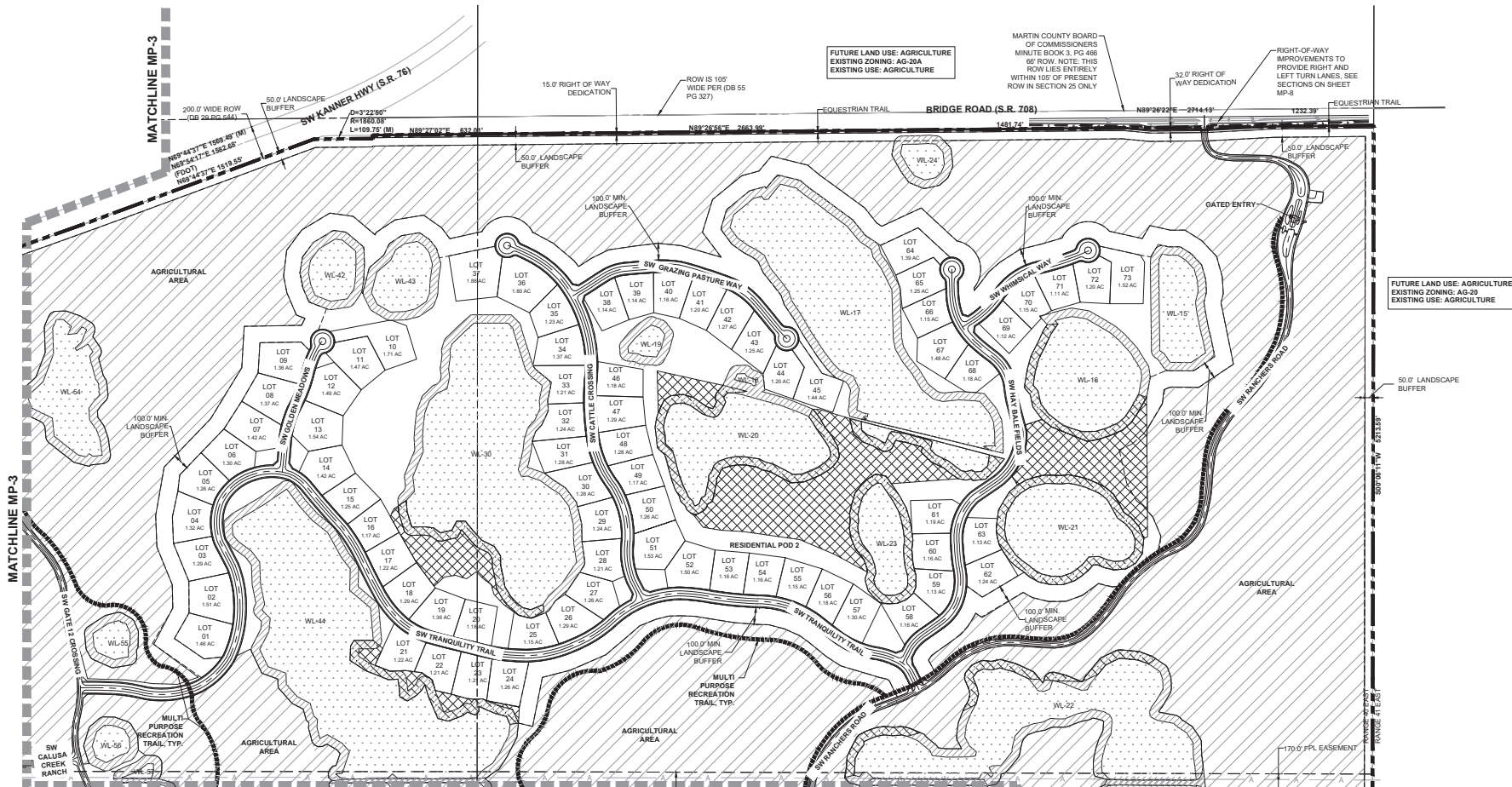
50.0' LANDSCAPE BUFFER

50.0' LANDSCAPE BUFFER

50.0' LANDSCAPE BUFFER

50.0' LANDSCAPE BUFFER

50.0' LANDSCAPE BUFFER



MATCHLINE MP-3

MATCHLINE MP-3

MATCHLINE MP-5

MATCHLINE MP-5

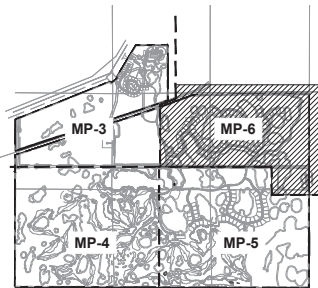
MATCHLINE MP-5

**PRESERVE AREA**

|                                                             |                   |
|-------------------------------------------------------------|-------------------|
| TOTAL SITE AREA:                                            | 3,900.57 AC       |
| TOTAL WETLAND AREA:                                         | 647.90 AC         |
| TOTAL WETLAND BUFFER AREA:                                  | 252.70 AC         |
| SURFACE WATER AREA:                                         | 117.26 AC         |
| SUBMERGED LAND:                                             | 0.00 AC           |
| <b>TOTAL EXISTING COMMON UPLAND HABITAT: 824.01 AC</b>      |                   |
| MESIC PINE FLATWOODS:                                       | 676.41 AC         |
| OAK & PALM HAMMOCK:                                         | 147.6 AC          |
| <b>UPLAND PRESERVATION AREA REQUIRED: 206.0 AC (25%)</b>    |                   |
| MESIC PINE FLATWOODS:                                       | 169.1 AC (25%)    |
| OAK & PINE FLATWOODS:                                       | 36.9 AC (25%)     |
| <b>UPLAND PRESERVATION AREA PROVIDED: 323.79 AC (39.3%)</b> |                   |
| MESIC PINE FLATWOODS:                                       | 283.99 AC (42.2%) |
| OAK & PINE FLATWOODS:                                       | 39.80 AC (27.0%)  |

**LEGEND**

- WETLAND
- WETLAND BUFFER
- 25' BUFFER SETBACK
- AGRICULTURAL AREA
- LAKE/LAKE BANK
- PEDESTRIAN SIDEWALK
- MULTI PURPOSE RECREATION TRAIL
- LANDSCAPE BUFFER
- PRESERVE AREA



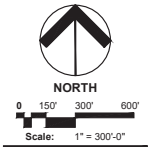
**SHEET KEY** 1 N.T.S

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: AG-20  
EXISTING USE: AGRICULTURE

50.0' LANDSCAPE BUFFER

FUTURE LAND USE: AGRICULTURE  
EXISTING ZONING: AG-20A  
EXISTING USE: AGRICULTURE

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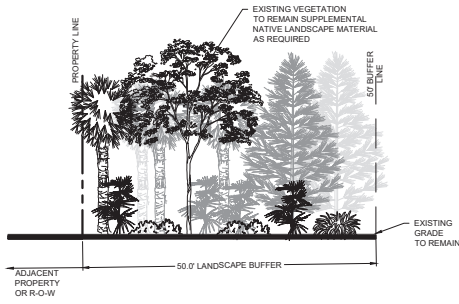
|            |             |
|------------|-------------|
| 08/15/2023 | RESUBMITTAL |
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| 09/10/2023 | RESUBMITTAL |
| 09/27/2024 | RESUBMITTAL |

**MP-6**  
of 10



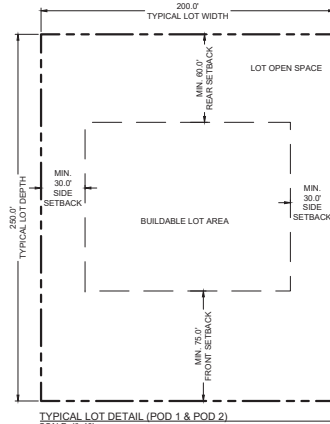






**50' LANDSCAPE BUFFER**  
SCALE: 1"=10'

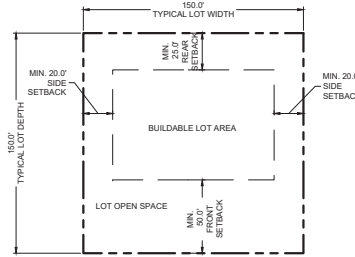
NOTES:  
INTENTION OF LANDSCAPE BUFFER TO MAINTAIN EXISTING VEGETATION AND VIEW SHEDS INTO SITE.  
ADDITIONAL NATIVE LANDSCAPING TO BE PROVIDED WHERE ADDITIONAL SCREENING DEEMED NECESSARY.



**TYPICAL LOT DETAIL (POD 1 & POD 2)**  
SCALE: 1"=40'

\* ACTUAL LOT SIZES VARY. SEE PLAN.  
MINIMUM SETBACK DIMENSIONS APPLY TO ALL LOTS IN POD 1 & POD 2.

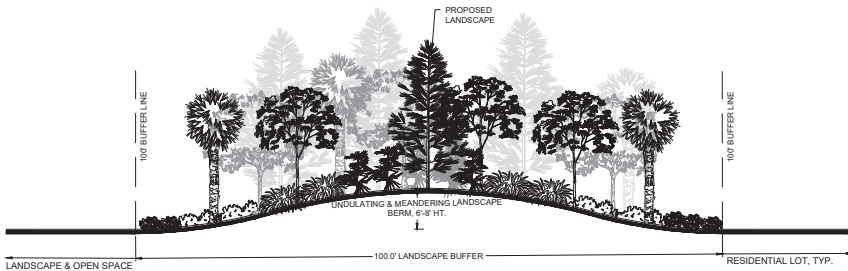
**TYPICAL LOT BREAKDOWN:**  
TYPICAL LOT AREA: 50,000 SF  
BUILDABLE LOT AREA: 16,100 SF (32%)  
LOT OPEN SPACE: 33,900 SF (68%)



**TYPICAL LOT DETAIL (POD 3)**  
SCALE: 1"=40'

\* ACTUAL LOT SIZES VARY. SEE PLAN.  
MINIMUM SETBACK DIMENSIONS APPLY TO ALL LOTS IN POD 3.

**TYPICAL LOT BREAKDOWN:**  
TYPICAL LOT AREA: 22,500 SF  
BUILDABLE LOT AREA: 8,250 SF (37%)  
LOT OPEN SPACE: 14,250 SF (63%)



**100' LANDSCAPE BUFFER**  
SCALE: 1"=10'

|                        |             |
|------------------------|-------------|
| Date:                  | 04/06/2023  |
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| Checked By:            | RD          |
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