

CPA 23-12,
The Ranch PUD Future Land
Use Map Amendment

Staff Review



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

- Applicant:** Urban Design Studio / Phone: 561-366-1100, Kenneth S. Bakst
- Project Name:** The Ranch PUD
- Parcel # -** Various
- Date:** November 15, 2023
- Request:** Request for a General School Capacity Analysis for The Ranch PUD 175 unit community on 3,902.64 acres, located on SW Kanner Hwy.

Student Generation Calculation:

| | |
|----------------------------------|-----------|
| Residential Units | 175 |
| Current Student Generation Rate | .1987 |
| Elementary 61% | 21 |
| Middle 22% | 8 |
| High 17% | 6 |
| Total Forecasted Students | 35 |

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

| CSA | 2022-2023 (as of 10/02/23) Enrollment | 2024-2025 COFTE Projected Enrollment | 2024-2025 LOS Concurrency Capacity |
|---|--|---|---|
| South Zone – Crystal Lake Elementary School | 475 | 413 | 836 |
| South Zone – Anderson Middle School | 965 | 1076 | 1381 |
| South Zone – South Fork High School | 1816 | 1781 | 2114 |

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131



School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential projects, and residential rezoning, amendments to FLUM with residential components.

Date: August 29, 2023

Parcel ID#: See attached list of parcels included in subject application.

Project Name: The Ranch PUD

Former Project Name: Calusa Creek

Owner/Developer: Kenneth S. Bakst

Contact Name/Number: Agent: Urban Design Studio / Phone: 561-366-1100

Total Project Acreage: 3,902.64 Acres

Year 1 of the Build-Out: 2026

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

| Unit Type | Number of Units | First 5-year Period | | | | | Second 5- year Period | | | | |
|------------------------|-----------------|---------------------|------|------|------|------|-----------------------|------|------|------|-------|
| | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 |
| Single-family detached | 175 units | 35 | 35 | 35 | 35 | 35 | | | | | |
| Multi-family | | | | | | | | | | | |
| Apartment | | | | | | | | | | | |
| Townhouse | | | | | | | | | | | |
| Other | | | | | | | | | | | |

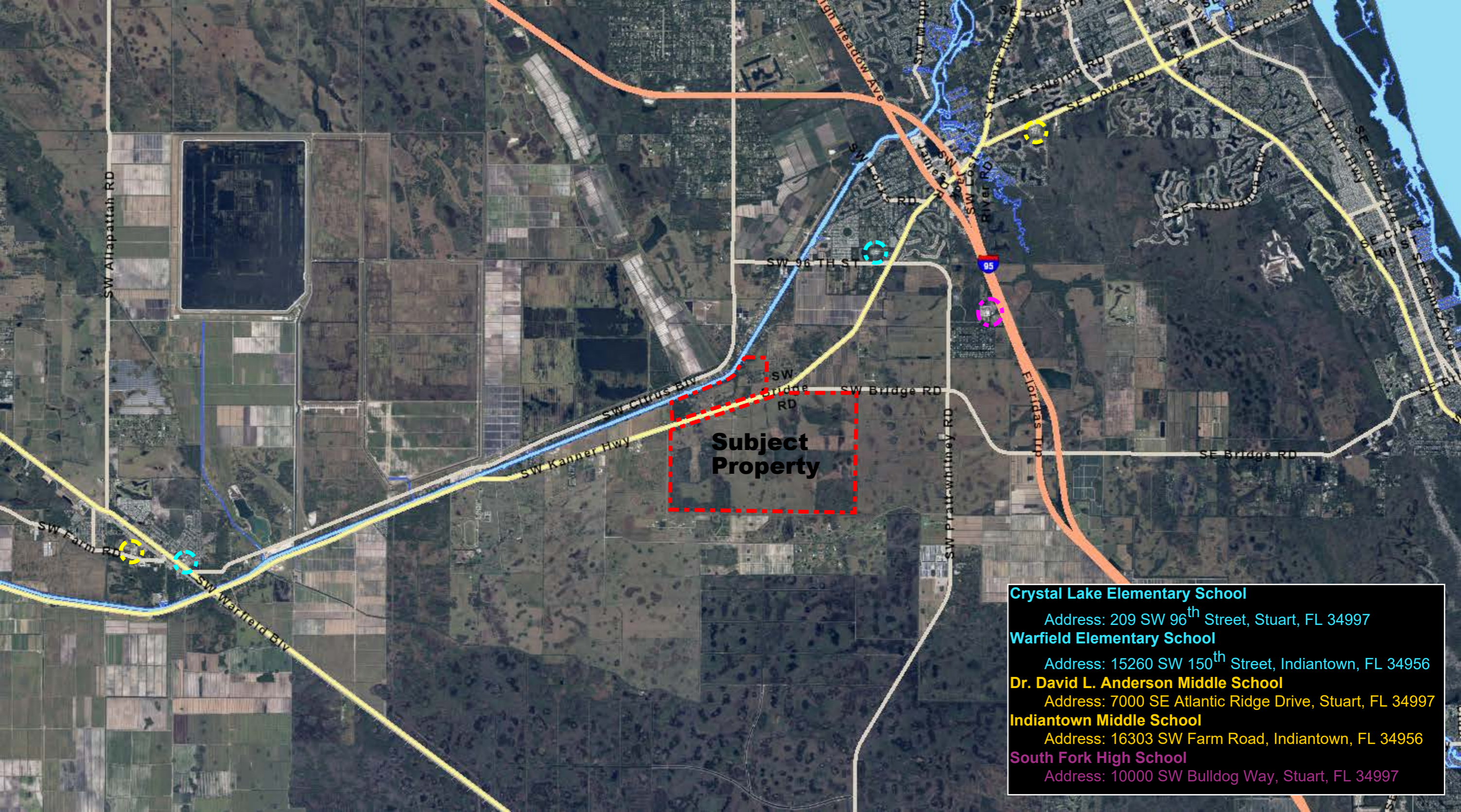
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

| Unit Type | Number of Units | Typical Unit Floor Area (sq. ft.) | Estimated Price (\$) Per Unit | Number Restricted to 55+ Age Group |
|------------------------|-----------------|-----------------------------------|-------------------------------|------------------------------------|
| Single-family detached | 175 units | ~5,000-7,000 SF | ~\$2-3MM per lot | None |
| Multi-family | | | | |
| Apartment | | | | |
| Townhouse | | | | |
| Other | | | | |

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Please see attached aerial identifying all nearby elementary, middle, and high schools.



Subject Property

- Crystal Lake Elementary School**
Address: 209 SW 96th Street, Stuart, FL 34997
- Warfield Elementary School**
Address: 15260 SW 150th Street, Indiantown, FL 34956
- Dr. David L. Anderson Middle School**
Address: 7000 SE Atlantic Ridge Drive, Stuart, FL 34997
- Indiantown Middle School**
Address: 16303 SW Farm Road, Indiantown, FL 34956
- South Fork High School**
Address: 10000 SW Bulldog Way, Stuart, FL 34997

MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM


www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Daphne Schaub
Senior Planner

DATE: November 9, 2023

FROM: Luke Lambert, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 23-12: The Ranch PUD

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Agricultural to Rural Lifestyle on 3,902.65-acres, located south of the St. Lucie Canal, north and south of SW Kanner Highway, south and west of its intersection with SW Bridge Road.

Staff finds that the proposed Future Land Use Map designation would result in a net decrease of peak hour trips.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/lj

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** September 15, 2023
Comprehensive Planning Administrator

FROM: Jim Christ 
Planner

SUBJECT: Comprehensive Plan Amendment 2023 CPA 23-12, The Ranch

After a review of the materials received September 15, 2023 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The Subject Property, historically known as Calusa Creek, has been used for agricultural production and cattle ranchland operations. At the August 10, 2010 meeting, this site was granted a FLUM amendment designating the property as Agricultural Ranchette (AG-R); a rezoning changing the district from the Agricultural District (A-2) to the Agricultural Ranchette District (AR-5A), a text amendment to the Comprehensive Growth Management Plan (CGMP) creating a sub-area policy specifically regulating the development of the Subject Property and the provision of public facilities to serve the approved density; and at the same hearing, a Development Agreement was entered into by the previous owners and the County. The approved development was never constructed. On November 13, 2012, at the request of the previous owner, the FLUM was reverted back to Agricultural (AG-20), and the CGMP text amendment creating the sub-area policy was revoked. On December 4, 2012 the Development Agreement was rescinded, and on January 8, 2013 the zoning was changed back to the A-2 zoning district.

The entire site is ±3,902.64-acres.

Existing Future Land Use: Agricultural AG-20 (one unit per 20 acres).

Proposed Future Land Use: Rural Lifestyle.

Existing Zoning: A-2.

Proposed Zoning: PUD (Planned Unit Development)

Existing Development: Agricultural land

Utilities: Martin County Utilities with interim Well and Septic.

Project Coordinator: Clyde Dulin Comprehensive Planning Administrator

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential 195 single family residential units.

Projected Utilities for the Proposed text change Use:

There is a potential for approximately 195 single family units on the ±3,902.64-acres. (1 Unit per 20 acres)

COMMENTS:**Utilities Comments:**

As this project is outside our current service boundary and master plan build out, Martin County Utilities will need to evaluate plant and infrastructure capacity in order to serve this project. In addition to customary capital facility charges, the developer may be required to offset impacts through providing well sites, wells, transmission mains, and / or treatment plant components. The scope and proportionate share of developer contribution will not be known until a well field study, which is currently underway, and a plant expansion analysis have been completed.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

There is a future potential for public surficial wells to be constructed withing the boundary of the site and/or adjacent to the site creating new wellfield zones.

JC/jc