

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

Application Materials



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent PUD Application ☐

Name or Title of Project:

The Ranch PUD

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Please see attached project narrative.

Parcel Control Number(s)

223940000000000204

233940000000000408

253940000000000109

263940000000000205

273940000000000105

343940000000000101

353940000000000108

363940000000000106

Project within a CRA? ☐ YES/NO ☒

Which One? Select CRA

Size of Project (Acres): 3,902.64 AC

Current Future Land Use Designation: Agricultural

Current Zoning Designation: A-2

Proposed Future Land Use Designation: Rural Lifestyle

Proposed Zoning Designation: PUD

Text Amendment

Proposed Elements to Amend:

Policy 4.13A.18 Rural Lifestyle

B. APPLICANT INFORMATION**Property Owner:** JWA Ranch, LLCCompany Representative: Kenneth S. BakstAddress: 13401 OakmeadeCity: Palm Beach Gardens, State: FL Zip: 33418Phone: Contact Agent Email: Contact Agent**Agent:** Urban Design Studio & Tyson J. Waters, Esq. (Fox McCluskey Bush Robinson, PLLC)Company Representative: UDS: Ken Tuma, Rob Dinsmore, and Tyler WoolseyAddress: Please see below contact information for each agent under Land Planner and Attorney

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser: N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: Urban Design StudioCompany Representative: Ken Tuma, Rob Dinsmore, and Tyler WoolseyAddress: 610 Clematis Street, Suite CU-02City: West Palm Beach, State: FL Zip: 33401Phone: 561-366-1100 Email: RDinsmore@udsflorida.com
TWoolsey@udsflorida.com**Traffic Engineer:** Kimley-HornCompany Representative: Stephanie GuerraAddress: 1920 Wekiva WayCity: West Palm Beach, State: FL Zip: 33411Phone: 561-845-0665 Email: Stephanie.Guerra@kimley-horn.com**Attorney:** Fox McCluskey Bush Robinson, PLLCCompany Representative: Tyson J. Waters, Esq.Address: 3461 SE Willoughby BoulevardCity: Stuart, State: FL Zip: 34994Phone: 772-287-4444 Email: TWaters@foxmccluskey.com**Other Professional:** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Tyler Woolsey
Applicant Signature

8/28/23
Date

Tyler Woolsey
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 28 day of August, 20 23, by Tyler Woolsey

Marty R. Minor
Notary Public Signature

Marty R. Minor
printed name

He or She X is personally known to me or has produced identification.

STATE OF: at-large:



Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit: public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Kenneth S. Bakst
Signature of Applicant

Kenneth S. Bakst
Printed Name

Applicant Agent:

Tyler Woolsey
Signature of Agent

Tyler Woolsey
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that JWA Ranch, LLC, does by these presents hereby make, constitute and appoint Urban Design Studio and Tyson Waters, Esquire, as its attorneys-in-fact to represent it and to execute, acknowledge, and deliver in its name applications, documents and instruments, as its attorneys-in-fact may deem proper, as well as represent it at any hearings and meetings that may be required or appropriate, to obtain site plan approval for the following real property described on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, we have set our hands and seal this 5th day of April, 2023.

Signed, Sealed and delivered
In the presence of:

JWA Ranch, LLC, a Delaware limited liability company

Karen L. Schuor

Printed Name: KAREN L. SCHUOR
Witness #1

By: KSB Ranch, LLC, a Delaware limited liability company, its Manager

Kenneth S. Bakst

By: Kenneth S. Bakst
Its: Manager

Tracy J. McAllister
Printed Name: Tracy J. McAllister
Witness #2

STATE OF FLORIDA)

COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of April, 2023 by Kenneth S. Bakst, as Manager of KSB Ranch, LLC, the Manager of JWA Ranch, LLC, a Delaware limited liability company, on behalf of said entity, who ☒ is personally known or ☐ has produced a driver's license as identification.

Notary Public

Print Name:

My Commission Expires:

Tracy J. McAllister
Tracy S. McAllister
April 21, 2025

(SEAL)

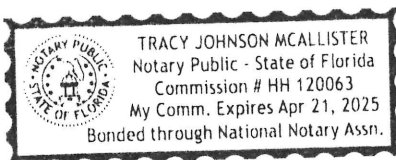


Exhibit "A"
LEGAL DESCRIPTION

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE $\frac{1}{4}$) lying North of the State Road 76, less the West 350 feet thereof; that part of Section 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW $\frac{1}{4}$) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE $\frac{1}{4}$) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

CERTIFICATE OF NO-TRANSFER

To the best of my knowledge based on a search of those public records available on the Martin County Clerk of Court's website, there have been no transfers of the properties owned by JWA Ranch, LLC, a Delaware limited liability company, having a Parcel Identification Numbers of 22-39-40-000-000-00020-4, 23-39-40-000-000-00040-8, 25-39-40-000-000-00010-9, 26-39-40-000-000-00020-5, 27-39-40-000-000-00010-5, 34-39-40-000-000-00010-1, 35-39-40-000-000-00010-8 and 36-39-40-000-000-00010-6, which are the subject of the minor site plan application, since that certain deed from St. Lucie Partners, L.L.C., a Delaware limited liability company, to JWA Ranch, LLC, a Delaware limited liability company, dated February 24, 2023, and recorded on February 27, 2023, in Official Records Book 3361, Page 767, of the Public Records of Martin County, Florida.

DATED this 4th day of April 2023.

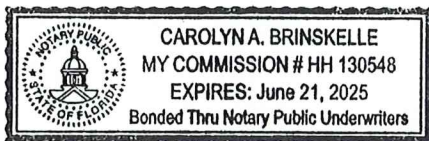


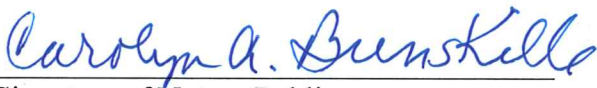
Tyson Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of April, 2023, by Tyson Waters, who is personally known to me or has produced _____ as identification.

[SEAL]





Signature of Notary Public
Carolyn A. Brinskelle

Print, type or stamp commissioned
Name of Notary Public
My Commission expires: 6-21-2025



This Instrument prepared by:
J. Thomas Conroy, III
Conroy, Conroy & Durant, P.A.
2210 Vanderbilt Beach Road, Suite 1201
Naples, FL 34109

Parcel ID: 22-39-40-000-000-00020.40000, 23-39-40-000-000-00040.80000,
25-39-40-000-000-00010.90000, 26-39-40-000-000-00020-50000, 27-39-40-000-000-00010.50000,
34-39-40-000-000-00010.10000, 35-39-40-000-000-00010.80000 and 36-39-40-000-000-00010.60000

Consideration: \$50,000,000.00

Warranty Deed

This Indenture is made this 24th day of February, 2023, Between St. Lucie Partners, L.L.C., a Delaware limited liability company, ("Grantor") of 130 South Canal Street, #9T, Chicago, IL 60606, and JWA RANCH, LLC, a Delaware limited liability company, ("Grantee") of 3401 Oakmeade, Palm Beach Gardens, FL 33418.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE-1/4) lying North of the State Road 76, less the West 350 feet thereof; that part of Sections 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW-1/4) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE-1/4) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

SUBJECT TO those matters set forth on Exhibit "A" attached hereto and made a part hereof, none of which Grantor seeks to re-impose, and taxes for the year 2023 and subsequent years.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

**ST. LUCIE PARTNERS, L.L.C.,
a Delaware limited liability company**

By: Stephen M. Barney, Jr.

**Stephen M. Barney, Jr.,
Authorized Representative**

[Signature]
Witness #1 sign above

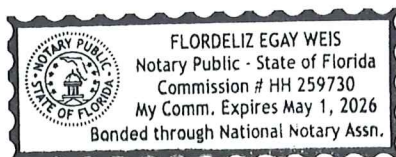
FLORDELIZ EGAY WEIS
Witness #1 print name above

Stacey Fowler
Witness #2 sign above

Stacey Fowler
Witness #2 print name above

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 17 day of **February, 2023**, by **Stephen M. Barney, Jr., as Authorized Representative of ST. LUCIE PARTNERS, L.L.C., a Delaware limited liability company**, on behalf of the company, who [☐] is personally known to me, or who has [☒] produced FL. DRIVER LICENSE as identification.



[Signature]
Notary Signature

FLORDELIZ EGAY WEIS

Print Notary Name

My Commission Expires: MAY 1, 2026

Exhibit "A"

Permitted Exceptions

Right of Way Deed to the Board of Commissioners of the Everglades Drainage District, and the provisions contained therein recorded in Deed Book 110, Page 139, Palm Beach (now Martin) Public Records of Martin County, Florida.

Easement to the United States of America recorded in Deed Book 28, at Page 273, Public Records of Martin County, Florida.

Easement to Okeechobee Flood Control District recorded in Deed Book 26, at Page 323, assigned to the United States of America in Deed Book 10, at Page 394, Public Records of Martin County, Florida.

Easement to the United States of America recorded in Deed Book 11, at Page 79, Public Records of Martin County, Florida.

Road right of way as declared by Board of County Commissioners of Martin County, in Excerpt of Minutes recorded in County Commissioners Minute Book 3, at Page 466, Public Records of Martin County, Florida.

Road right of way as declared by Board of County Commissioners of Martin County, in Excerpt of Minutes recorded in County Commissioners Minutes Book 10, page 407, Public Records of Martin County, Florida.

Right of Way Deed to the State of Florida recorded in Deed Book 29, at Page 534, Public Records of Martin County, Florida.

Right of Way Deed to the State of Florida recorded in Deed Book 29, at Page 544, Public Records of Martin County, Florida.

Outfall Ditch Easement to the State of Florida recorded in Deed Book 10, page 442, Public Records of Martin County, Florida.

Outfall Ditch Easement to the State of Florida recorded in Deed Book 11, Page 90 Public Records of Martin County, Florida.

All of the provisions of that Warranty Deed to Martin County recorded in Deed Book 92, at Page 559, Public Records of Martin County, Florida.

Resolution No. 80-104 by the Board of County Commissioners recorded in Official Records Book 509, at Page 169, Martin County, Florida public records.

Easement in favor of Florida Power & Light Company as contained in Final Judgment recorded in Official Records Book 774, at Page 1600, Public Records of Martin County, Florida.

Easement in favor of Florida Power & Light Company recorded in Official Records Book 1493, at Page 2935, Public Records of Martin County, Florida.

Easement in favor of Florida Power & Light Company recorded in Official Records Book 1876, at Page 566, Public Records of Martin County, Florida.

Terms and Conditions of Special Net Land Lease dated April 19, 2000 by and between St. Lucie Partners LLC and Calusa Creek Nursery & Ranch LLC as evidenced in Notice of Lien Prohibition recorded in Official Records Book 1540, at Page 109, Public Records of Martin County, Florida.

Lands lying within State or County maintained roadways.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
JWA Ranch, LLC	13401 Oakmeade, Palm Beach Gardens, FL 33418

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
	Please see attached	

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
N/A	N/A	N/A

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
CPA 22-06	JWA Ranch, LLC 13401 Oakmeade, Palm Beach Gardens, FL 33418	7/8/22	Comp Plan Text Amendment	P

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]

STATE OF Florida
COUNTY OF Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 3 day of Nov 2023, by Kenneth Bakst, who is personally known to me or have produced _____ as identification.

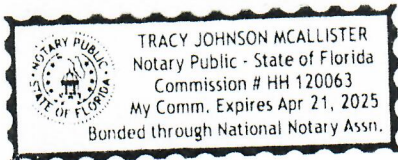
[Signature]

Notary Public, State of Florida

(Notary Seal)

Print Name: Tracy J. McAllister

My Commission Expires: April 21, 2025



DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
(Disclosure of Interest and Affidavit) (Legal
Description)

LEGAL DESCRIPTION

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE $\frac{1}{4}$) lying North of the State Road 76, less the West 350 feet thereof; that part of Section 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW $\frac{1}{4}$) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE $\frac{1}{4}$) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

JWA Ranch, LLC Ownership

- 50% KSB Ranch, LLC
1209 Orange Street, Wilmington, DE 19801
Owners of 5% or more of KSB Ranch, LLC:
 - Kenneth S. Bakst – 100%
13401 Oakmeade, Palm Beach Gardens, FL 33401

- 25% SP Ranch Holdings LLC
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of SP Ranch Holdings LLC:
 - Osprey Lane Holdings LLC – 41.67%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of Osprey Lane Holdings LLC:
 - Marna Davis – 100%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
 - DW Field Holdings LLC – 25%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
Owners of 5% or more of DW Field Holdings LLC:
 - David Wermuth – 100%
205 Datura Street, Suite 400, West Palm Beach, FL 33401
 - James Carey – 21.67%
205 Datura Street, Suite 400, West Palm Beach, FL 33401

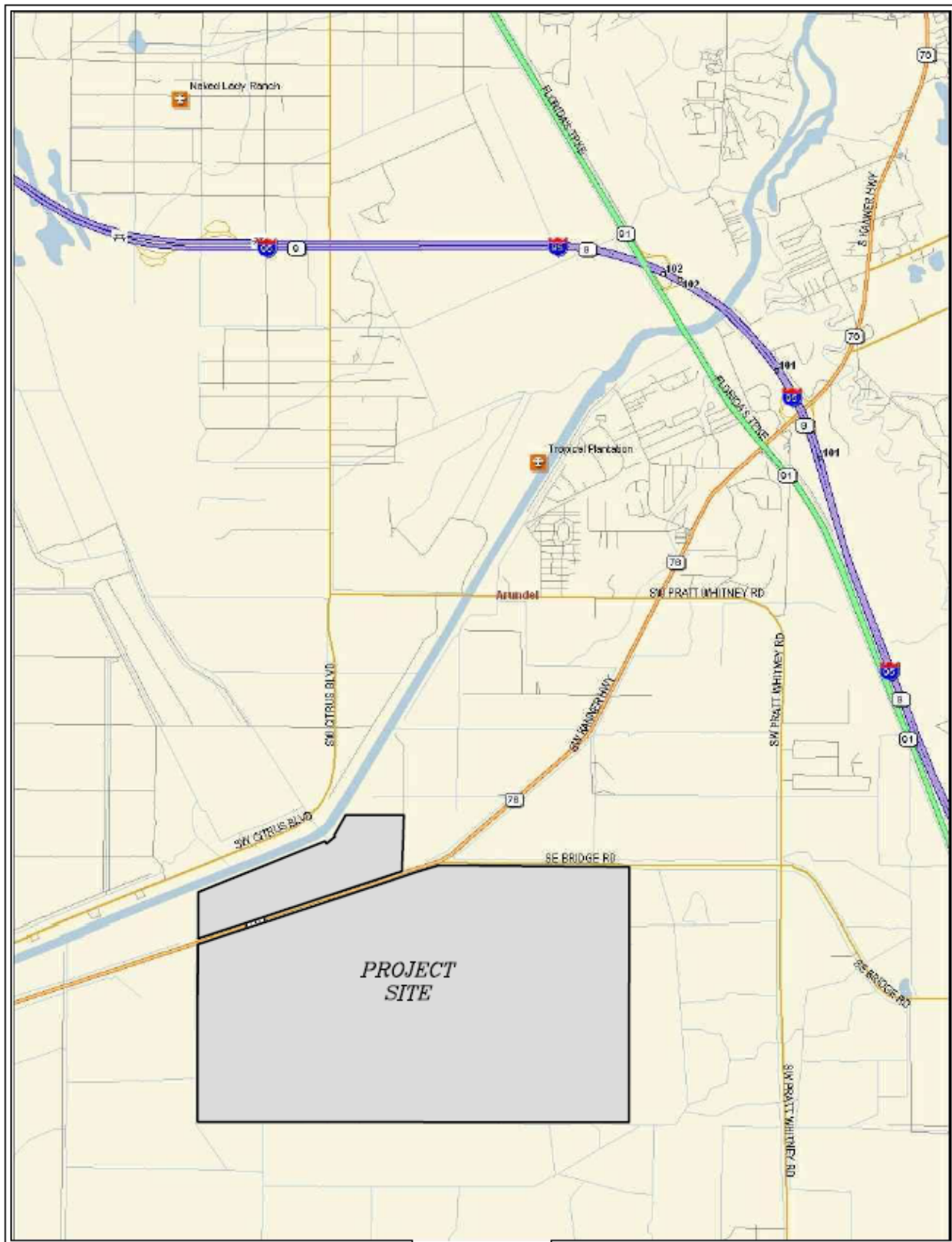
- 12.5% Long Drive, LLC
17 Jane Street, New York, NY 10014
Owners of 5% or more of Long Drive, LLC:
 - Edward Minskoff – 100%
17 Jane Street, New York, NY 10014

- 12.5% Nova 2002, LLC
251 Little Falls Drive, Wilmington, DE 19808
Owners of 5% or more of Nova 2002, LLC:
 - WPL 2020 Revocable Trust – 100%
767 Fifth Avenue, 40th FL, New York, NY 10153
Owners of 5% or more of WPL 2020 Revocable Trust:
 - William Lauder – 100%
767 Fifth Avenue, 40th FL, New York, NY 10153

LEGAL DESCRIPTION

All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE $\frac{1}{4}$) lying North of the State Road 76, less the West 350 feet thereof; that part of Section 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW $\frac{1}{4}$) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE $\frac{1}{4}$) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

Location Map

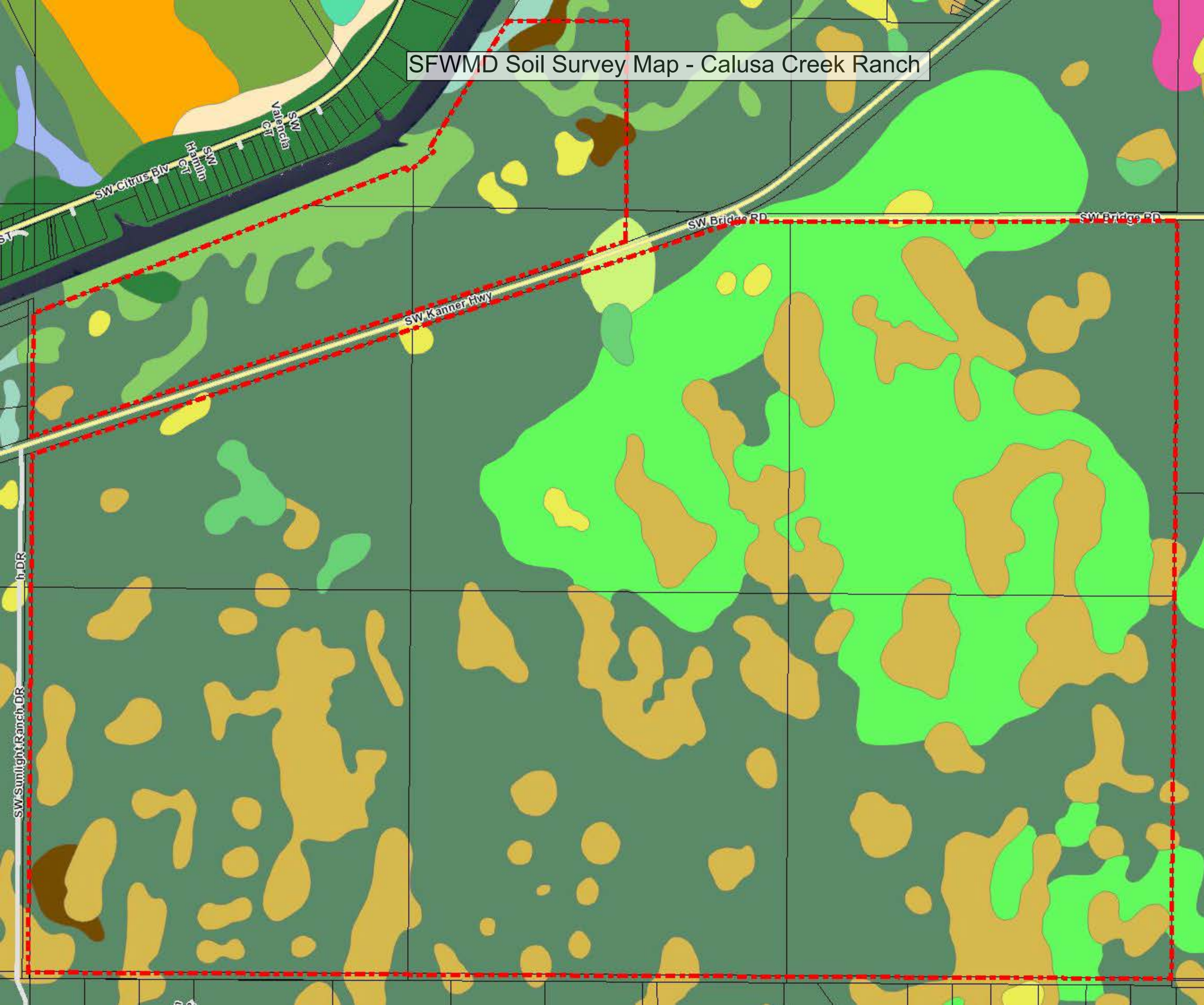


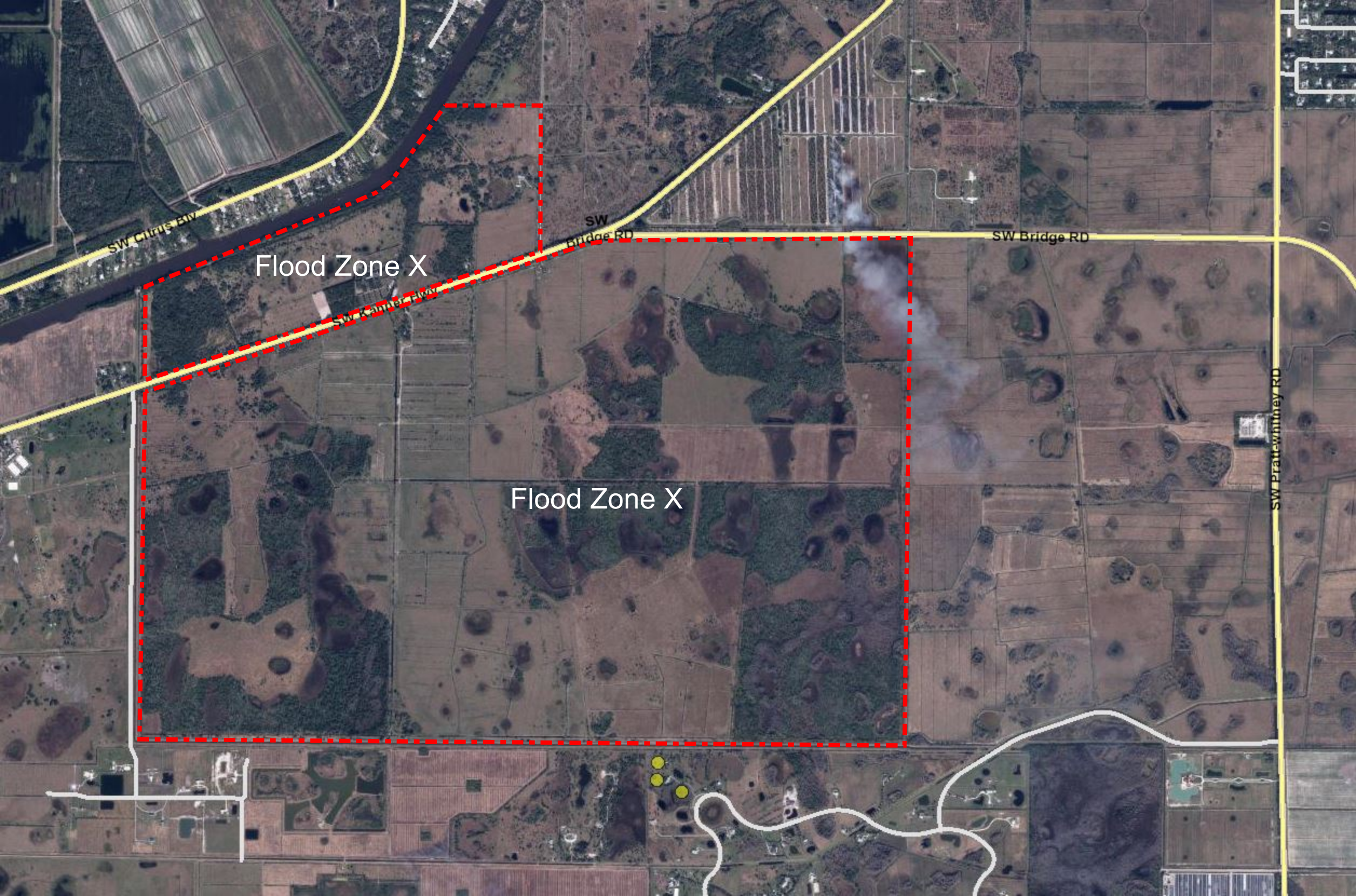
LOCATION MAP
NOT TO SCALE

SFWMD Soil Survey Map - Calusa Creek Ranch

LEGEND

- WABASSO SAND *
- WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL
- URBAN LAND
- UDORTHENTS, 0-35% SLOPES *
- ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOPES
- SANIBEL MUCK
- SAMSULA MUCK
- SALERNO SAND
- RIVIERA FINE SAND, DEPRESSIONAL *
- POMELLO SAND, 0-5% SLOPES
- PLACID AND BASINGER FINE SAND, DEPRESSIONAL
- PINELLAS FINE SAND *
- PINEDA AND RIVIERA FINE SAND *
- PAOLA AND ST LUCIE SAND, 8-20% SLOPES
- PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES
- PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES
- OLDSMAR FINE SAND
- OKEELANTA MUCK
- NETTLES SAND
- MALABAR FINE SAND, HIGH *
- LAWNWOOD AND MYAKKA FINE SAND
- KESSON SAND, TIDAL
- JUPITER SAND
- JONATHAN SAND, 0-5% SLOPES
- HONTOON MUCK
- HOLOPAW FINE SAND
- HOBE FINE SAND, 0-5% SLOPES
- HALLANDALE SAND
- GATOR AND TEQUESTA MUCK *
- FLORIDANA FINE SAND, DEPRESSIONAL *
- DUETTE FINE SAND
- CHOBEE LOAMY SAND, DEPRESSIONAL *
- CANOVA MUCK
- CANAVERAL SAND, 0-5% SLOPES
- BOCA FINE SAND
- BESSIE MUCK
- BASINGER FINE SAND
- ARENTS, ORGANIC SUBSTRATUM, 0-5% SLOPES
- ARENTS, 0-2% SLOPES
- ARCHBOLD SAND





Flood Zone X

Flood Zone X

SW Bridge Rd

SW Bridge Rd

SW Bridge Rd

SW Praterwinney Rd

This firm panel was not printed. There are no special flood hazard areas identified.

The entire panel is has a flood zone of X

PROJECT NARRATIVE

The Ranch PUD FLUM Amendment – Rural Lifestyle

REQUEST



Urban Planning and Design
Landscape Architecture
Communication Graphics

On behalf of the property owner and applicant, JWA Ranch, LLC (“Applicant”), Urban Design Studio (UDS), in cooperation with Tyson J. Waters, Esq. of Fox McCluskey Bush Robison, PLLC, as agents, have prepared and hereby respectfully submit this project narrative to accompany an application for a FLUM Amendment to the Rural Lifestyle FLU designation. This request relates to the $\pm 3,902.64$ -acre property generally located in central Martin County south of the St. Lucie Canal and spanning both sides of SW Kanner Highway, south and west of the intersection with SW Bridge Road (the “Subject Property”). The Subject Property is comprised of eight (8) parcels more specifically identified with the following parcel control numbers (PCNs):

Subject Property Parcel Control Numbers		
223940000000000204	233940000000000408	253940000000000109
273940000000000105	343940000000000101	353940000000000108
263940000000000205	363940000000000106	

The Subject Property fronts both the north and south sides of SW Kanner Highway for approximately 2 miles and the south side of SW Bridge Road for approximately 1 mile. The property totals $\pm 3,902.64$ acres with $\pm 3,460.62$ acres located on the south side of SW Kanner Highway and SW Bridge Road and the remaining ± 442.02 acres located north of SW Kanner Highway. The Subject Property is under the Land Use and Zoning Authority of the Martin County Board of County Commissioners (the “County”) with an Agricultural (AG-20) Future Land Use designation and a consistent Agricultural (A-2) Zoning District.

This project narrative is in support of the following applications for the proposed development of the project to be known and referred to as The Ranch PUD (the “Project”), a future world-class golf destination and luxury rural estate enclave nestled among substantial areas of continued agricultural operations, restored natural wetlands, upland habitat and preserves, and wildlife corridors.

1. To amend the Future Land Use designation of the Subject Property from Agricultural (AG-20) to Rural Lifestyle;
2. To amend the zoning designation of the Subject Property from the Agricultural District (A-2) to the Planned Unit Development (PUD) zoning district; and,
3. To approve a PUD Agreement, Master Site Plan, and Phasing Plan.

A concurrent application for a Comprehensive Plan Amendment (CPA 22-06) is pending

review with the County's Growth Management Department which proposes minor amendments to the language governing the Rural Lifestyle Future Land Use designation under Policy 4.13A.18 of the County's Comprehensive Growth Management Plan (the "Plan") as further described below.

SUBJECT PROPERTY BACKGROUND

The Subject Property, historically known as Calusa Creek, was first surveyed in 1845 by George Huston. Since then, the Subject Property has been appreciated for its natural beauty, wildlife, and agricultural productivity. The site provides a diverse range of upland pine flatwoods, high grass prairies, freshwater marshes, and ranchlands. The native habitat throughout the property has undergone considerable change over the decades due to improved drainage systems and agricultural activity typical of many properties in the region. In recent decades, the Subject Property has been used for agricultural production and ranchland operations in the management of cattle. The property owner is proposing to maintain a considerable element of bona fide agricultural use in connection with The Ranch PUD.

There are no active development approvals for the Subject Property; however, development entitlements have been previously approved and subsequently abandoned as described below. On August 10, 2010, the Board of County Commissioners adopted Ordinance 878 to change the Future Land Use designation of the Subject Property from Agricultural (AG-20) to Agricultural Ranchette (AG-R). At that same hearing, the Board of County Commissioners adopted Ordinance 879 to approve a text amendment to the Plan to allow up to 600 units on 1,450 acres of the Subject Property. The adopted Comprehensive Growth Management Plan Text Amendment created a sub-area policy specifically regulating the development of the Subject Property and the provision of public facilities to serve the approved density.

On August 10, 2010, in conjunction with the Future Land Use and Text Amendment applications, the Board of County Commissioners adopted Resolution No. 10-8.9 to approve a rezoning of the Subject Property from the Agricultural District (A-2) to the Agricultural Ranchette District (AR-5A) and a Development Agreement was entered into by St. Lucie Partners, LLC and Martin County and recorded in Official Records Book 2472, Pages 2574 through 2606.

The approved development was never constructed and, on April 30, 2012, St. Lucie Partners, LLC petitioned the County to have the approvals revoked. On November 13, 2012, the Board of County Commissioners adopted Ordinance 921 which reverted the Future Land Use designation back from Agricultural Ranchette (AG-R) to Agricultural (AG-20) and deleted the prior Comprehensive Growth Management Plan Text Amendment revisions. The Development Agreement was rescinded on December 4, 2012 and on January 8, 2013, by way of Resolution No. 13-1.2, the zoning for the Subject Property was changed back from the Agricultural Ranchette District (AR-5A) to the A-2 zoning district.

Based on the above and a review of current County Land Use and Zoning resources, the

Subject Property is designated with the Agricultural (AG-20) Future Land Use permitting development of up to one unit per 20 acres and the entire property is consistently zoned within the A-2 Agricultural District. The Subject Property is located outside of the Primary and Secondary Urban Service Districts. The applicant is requesting a concurrent future land use amendment for the Subject Property to assign the Rural Lifestyle Future Land Use designation and a rezoning to allow development as a Planned Unit Development (PUD).

SURROUNDING PROPERTY CONDITIONS

Properties surrounding the Subject Property are designated with Agricultural Future Land Use designations and comparable zoning districts, with the exception of Rural Residential and Ag Ranchette properties across the St. Lucie Canal, and are in use for rural residential and agricultural operations. Please see below for a brief description of adjacent property conditions.

Southern Parcel: The majority of the Subject Property, $\pm 3,460.62$ acres, is located on the south side of SW Kanner Highway (S.R. 76) and SW Bridge Road. With these rights-of-way as the northern boundary:

- **North:** The site features $\pm 10,178.87$ feet of frontage along the south side of SW Kanner Highway, which is a 200'-wide FDOT-owned right-of-way, and $\pm 6,119.88$ feet of frontage along the south side of SW Bridge Road, which is a 105'-wide County-owned right-of-way. The balance of the Subject Property occupies the adjacent land across SW Kanner Highway (being referred to as the "Northern Parcel" and described below). North across SW Bridge Road is approximately 1,200 acres owned by Three Lakes Golf Club, LLC, which property recently received development approvals and is under construction with two 18-hole golf courses and associated accessory uses.
- **West:** The west property line is bordered by an existing canal within a 100'-wide swath of property owned by the Hobe-St. Lucie Conservancy District. SW Sunlight Ranch Drive, a private drive lane, runs for the length of this canal and the extent of the Subject Property's western property line. The abutting property of more than 700 acres is under the sole ownership of Box Ranch of Martin County, Ltd.
- **East:** To the northeast, Hobe Sound Ranch Ltd. Controls more than 600 acres of property from the eastern property line of the Subject Property, along SW Bridge Road, and to SW Pratt Whitney Road. To the southeast, South Florida Water Management District (SFWMD) owns more than 1,100 acres from the eastern property line of the Subject Property to SW Pratt Whitney Road. All of these properties are undeveloped as agricultural lands.
- **South:** Along the southern property line are parcels of land with varied ownership ranging in size from 20 to 100 acres, including the Sunlight Ranch and Trailside developments. These parcels are primarily developed for agricultural row crop production and rural residential estates.

Northern Parcel: The northern parcel of the Subject Property, ± 442.02 acres, is bordered by the St. Lucie Canal on the north, privately-owned agricultural lands to the west, SW Kanner Highway (State Road 76) to the south, and privately-owned property approved for

development as a golf course to the northeast.

- North: The St. Lucie Canal is a major waterway of approximately 600 feet in width adjacent to the Subject Property. Existing vegetation and the width of the waterway provide substantial separation from existing two-acre single-family properties across the canal.
- West: The property to the west owned by SS Ranch, LLC is the subject of a development application proposing an 18-hole golf course and associated accessory uses.
- East: Similarly, the property of approximately 1,200 acres to the northeast, owned by Three Lakes Golf Club, LLC, is approved for the development of two 18-hole golf courses with associated accessory uses and is currently under construction.
- South: The Subject Property features $\pm 8,735.84$ feet of frontage along SW Kanner Highway, an FDOT-owned major arterial roadway with an ultimate width of 200'.

CONCURRENT COMPREHENSIVE PLAN AMENDMENT APPLICATION

The Applicant has submitted an application for a Comprehensive Plan Amendment (CPA 22-06) which is pending review with the County's Growth Management Department. The Applicant understands CPA 22-06 is necessary to facilitate the requested Future Land Use amendment, PUD zoning designation, and related Master Plan requested in this application. The proposed amendment requests minor revisions to the regulations of the Rural Lifestyle Future Land Use designation under Policy 4.13A.18 of the County's Plan.

Pursuant to Policy 4.13A.18, Chapter 4 of the Future Land Use Element of the Plan, the County has created the Rural Lifestyle designation to "guide development of self-supporting, self-contained rural communities including affiliated recreation amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water". The proposed development of The Ranch PUD is directly in line with this stated intent. As such, it has been determined through coordination with County staff that the proposed development would be most appropriately governed by the Rural Lifestyle FLU regulations. Presently, the Rural Lifestyle FLU is limited to parcels of at least 1,000 contiguous acres which are adjacent to the County's Primary, Secondary, or Freestanding Urban Service Districts.

The Applicant is proposing minor revisions to Policy 4.13A.18 of the Plan to create a second tier of qualifications for parcels seeking the Rural Lifestyle FLU designation. More specifically, the proposed Comprehensive Plan Text Amendment introduces an option for parcels that are comprised of at least 3,000 contiguous acres and within one (1) mile of the Primary Urban Service District or a Freestanding Urban Service District to qualify for the Rural Lifestyle FLU. Additional language is proposed to limit parcels requesting the Rural Lifestyle FLU under these criteria to a maximum residential density of one unit per twenty (20) acres. Further, the Applicant is proposing to introduce language which specifies accessory structures and uses permitted within a Rural Lifestyle development and clarifies that such accessory uses are limited to the use of property owners, club members, and their guests and shall not be open to the general public.

The adoption of the proposed amendment will enable the further planning of a unique, sustainable rural enclave community with world-class golf set to rival the most prestigious courses in the world. The development will be nestled among restored natural wetlands, preserved wildlife corridors and habitats, continued agricultural operations, and large lakes to maintain the rural character of the site and immerse residents and club members into the natural beauty of Martin County. The proposed development ensures the rural character of SW Bridge Road and SW Kanner Highway is maintained as vehicles traverse those roads. The adoption of this Plan amendment is the first step in realizing a vision for what is sure to become a world-renowned destination known for an unrivaled golf and recreational experience and its sustainable rural enclave community.

THE RANCH PUD - PROJECT DESCRIPTION

The Ranch PUD provides for the continuation of bona fide agricultural use and the introduction of a top tier golf destination with two (2) 18-hole championship courses and an exclusive luxury rural enclave of 175 dwelling units¹. The masterfully designed golf courses and supporting club facilities, which have been designed to incorporate and take advantage of the beautiful natural environmental of the Subject Property, will garner extensive interest and attract avid golfers and sportsmen/sportswomen alike. The residential component will attract future residents seeking to be part of a self-sustaining rural lifestyle community with a focus on health and wellness, access to nature, and world-class outdoor recreational activities and amenities. The proposed golf and residential uses will be nestled among extensive wetlands, natural upland habitat, and continued agricultural operations defining the continued rural character of the Subject Property.

The Project envisions an inconspicuous approach to the Subject Property which retains the current rural characteristics of the adjacent roadways by maintaining substantial landscape buffers along roadways and proposing a minimal number of low-profile access points into the site. These access points will not be designed as grandiose entries but will rather embrace an essence of inconspicuousness from the roadway such that passing vehicles will not realize that a world-class golf and recreational based rural community is accessed via such a minimalist entrance. The two primary access points to the Southern Parcel are proposed to feature gated entry points set back into the site along meandering spine roads leading to the residential enclave, golf club, community amenities, and other improvements throughout the site. The residences and residential multi-slip docking facility proposed on the Northern Parcel will be accessed via a similar, non-descript access point. Further, a tunnel access will be provided under SW Kanner Highway to connect and provide access between the Northern and Southern Parcels.

A large portion of the Subject Property will be retained for agricultural operations. The agricultural use will be located between the adjacent roadways and proposed residential and golf uses to effectively create an agricultural buffer along the adjacent roadways. The continued operation of agricultural uses, including existing cattle ranching, on the Subject Property is a key component of the project's commitment to the preservation of the rural

¹ Maximum density under the proposed Comprehensive Plan Text Amendment would be 179 units.

character of the County. Further, more than 1,000 acres of wetlands and upland preserves will be restored and maintained as conservation areas protected from future impacts. Conservation efforts, preserve management practices, stringent water quality controls, and sustainable agricultural operations will ensure The Ranch PUD results in a net environmental benefit.

The Ranch PUD is the ideal mechanism to implement the Applicant's vision of the highest quality, world-class golf and recreational experience immersed in the natural beauty of Martin County. The planned golf courses will introduce a new level of recreation amenity to the County that is expected to attract and introduce new visitors and future residents. The residential enclave will provide a variety of housing options for future residents so enthralled with the community that they decide not to leave. All the while, continued agricultural operations preserve the character of the Subject Property and denote the founding theme of The Ranch PUD. This proposal is a highly cost-efficient opportunity for the County to encourage the restoration and protection of environmental resources and maintain the rural agricultural character of the County while allowing for additional high-quality recreational opportunities for the residents and visitors of the County.

A summary of the permitted density calculations and detailed descriptions of the proposed uses and site design is provided below to accompany the Master Site Plan included with this application.

Density Calculation

The applicant is not requesting any increase to the permitted residential density for the Subject Property. In accordance with the provision of the Plan and the County's Land Development Regulations (the "LDRs"), maximum gross density is defined as maximum allowable units per acre divided by gross land area. The proposed residential development is limited to a maximum of one dwelling units per twenty (20) acres in accordance with the existing Agriculture FLU and will continue to be limited to this density through the proposed request for Rural Lifestyle FLU designation. Further, pursuant to the Policy 9.1G.2.8 of the Plan and Section 4.2.F.4 of the County's, property owners have the right to transfer density from one-half of the wetland acreage of the site to be clustered for development on the upland area.

The Subject Property of $\pm 3,902.64$ acres includes approximately 621.16 acres of wetlands. As such, the maximum permitted density for the Subject Property can be calculated as follows:

Upland Density: $3,262.58 \text{ AC} @ 1 \text{ DU} / 20 \text{ AC} = 163.13 \text{ DUs}$

Wetland Density: $621.16 \text{ AC} @ 1 \text{ DU} / 20 \text{ AC} \times 50\% = 16.00 \text{ DUs}$

Maximum Permitted Residential Density for Subject Property = 179 DUs

Based on the County's Plan and LDRs, the maximum residential density permitted on the

Subject Property is 179 dwelling units. The proposed PUD Zoning and Master Site Plan application is consistent with this density limitation in proposing a total of only 175 dwelling units, less than one (1) unit per twenty (20) acres.

Proposed Uses

The Ranch PUD is proposed to include the following uses as permitted in compliance with County LDR Section 3.11 for the Subject Property's Agricultural FLU and zoning:

- Bona fide agricultural uses;
- 175 single-family dwelling units; and
- Golf courses, golf cottages, pro shops, administrative offices, club and range houses, event facilities, residential multi-slip docking facilities, food and beverage service, maintenance/utility facilities, storage areas, restrooms, practice holes and driving ranges, spa and recreational facilities, and similar amenities, with all of the foregoing being limited to use only by residents, members and their guests.

The Master Site Plan included with this application provides a Land Use Summary Table depicting the land use allocation of land area proposed within The Ranch PUD. The large majority of the site will consist of restored wetlands, upland preserves, bona fide agricultural operations, lakes, landscape buffers, and other open spaces. The land area planned for the development of roads, residential lots, residential multi-slip docking facilities, community amenities, golf courses, golf cottages, and maintenance facilities occupies less than 20% of the Subject Property.

Southern Parcel

The Southern Parcel of $\pm 3,460.62$ acres will provide for continued agricultural operations and is proposed to be developed with two (2) 18-hole Championship golf courses and 135 single-family residential lots. Bona fide agricultural uses which may include cattle grazing, crop production, or other permitted agricultural uses will be maintained on ± 790.82 acres of 3,902.64 acres, or 20% of the Subject Property, in a sustainable manner in accordance with all regulations of the County. A total of 135 single-family residential lots of 1-acre or more are located in two pods served by the meandering spine road and local residential roads. The proposed residential lots blend clustered density with privacy, immersion in nature, luxury amenities, and lifestyle recreation opportunities to create a unique self-sustaining community.

The golf use features two 18-hole championship golf courses, clubhouse, range house, cart barn, pro shops, long and short game practice facilities, championship-length practice holes, par-3 course, twenty-four (24) golf cottages, and other amenities. All facilities and amenities will be restricted to use by only residents, members and their guests. Supporting accessory uses to the primary golf course and club operations are also provided to allow for administrative offices, maintenance/utility facilities, and storage areas.

Primary access to the Southern Parcel is proposed at two locations: one centrally located along the Project frontage with SW Kanner Highway and another from SW Bridge Road

near the eastern boundary of the Subject Property. A secondary service and emergency access point is provided further west than the primary access from SW Kanner Highway. The meandering spine road provides multiples routes of access to the residential enclave, community amenities, golf club facilities, and the Northern Parcel. Cross sections for the proposed roadways are included within the PUD Master Site Plan package included with this application.

A perimeter landscape buffer of 50' in width is proposed along the entire boundary of the Southern Parcel, with an intention to maintain existing vegetation and supplement buffers with new plantings where necessary to create a buffer with natural design as opposed to a highly manicured landscape buffer. Cross sections for the proposed landscape buffer conditions are included within the PUD Master Site Plan package included with this application. A large lake is centrally located within the Southern Parcel and serves as a unifying feature linking the golf club facilities with the residential club gathering area. Additional smaller lakes are located near the southern property line and adjacent to the golf course area while another large lake creates lakefront vistas from the golf course and residential lots. Pockets of wetland preserves with required buffers and native upland preserves of various size are located throughout the Southern Parcel and will be preserved through the course of development.

Northern Parcel

The Northern Parcel of ± 442.02 acres will accommodate continued agricultural operations and is proposed to be developed with a residential area featuring forty (40) residential lots in close proximity to a residential multi-slip docking facility accessing the St. Lucie Canal. The residential multi-slip docking facility serves as a functional amenity supporting the residents and members of The Ranch PUD with a nature-focused community amenity. In addition to the residential multi-slip docking facilities, recreational facilities and amenities for the residents and club members will also be located on the Northern Parcel.

The Northern Parcel is proposed to be accessed primarily via a proposed tunnel crossing under SW Kanner Highway. Cross sections for the proposed roadways are included within the PUD Master Site Plan package included with this application.

Similar to the Southern Parcel, a perimeter landscape buffer of 50' in width is proposed along the entire boundary of the Northern Parcel with an intention to maintain existing vegetation and supplement buffers with new plantings where necessary to create a buffer with natural design as opposed to a highly manicured landscape buffer. Cross sections for the proposed landscape buffer conditions are included within the PUD Master Site Plan package included with this application. The Northern Parcel also includes pockets of wetlands throughout the site which will be preserved through the course of development.

Phasing Plan

A Phasing Plan has been included with this PUD Rezoning and Master Site Plan application package to describe the extent of proposed development to be included within discrete

phases in accordance with the requirements of the City's LDRs. Additionally, Exhibit E of the PUD Agreement included with this application provides a Timetable for Development for The Ranch PUD.

CONSISTENCY WITH THE GOALS, OBJECTIVES, AND POLICIES OF MARTIN COUNTY'S COMPREHENSIVE GROWTH MANAGEMENT PLAN

The proposed FLUM Amendment and the resulting development of the Subject Property as proposed will support various Goals, Objectives, and Policies of the County's Comprehensive Growth Management Plan as described below.

Pursuant to Section 1.11.C of the County's Comprehensive Growth Management Plan, the County's Growth Management staff may recommend approval of a proposed Future Land Use Map (FLUM) amendment provided that consistency is maintained with all other elements of the Plan and that at least one of the following four items is found to apply.

- a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

Response: Pursuant to Policy 4.13A.18, Chapter 4 of the Future Land Use Element of the Plan, the County has created the Rural Lifestyle designation to "guide development of self-supporting, self-contained rural communities including affiliated recreation amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water". The Rural Lifestyle FLU was created in concert with the proposed development of a project known as Discovery PUD located approximately four and one-half (4.5) miles east of the Subject Property. Further, adjacent properties to the north and west are currently processing applications proposing comparable uses. The proposed development of The Ranch PUD is directly in line with this stated intent of the Rural Lifestyle FLU. It has been determined through coordination with County staff that the proposed development would be most appropriately governed by the Rural Lifestyle FLU regulations which allows the proposed uses and accounts for the provision of required public services.

- b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

Response: As mentioned above, surrounding properties are currently proposing development of vacant lands featuring comparable uses to those contemplated for the Subject Property. The introduction of the Rural Lifestyle FLU has provided a mechanism to allow for the development of low-density lifestyle communities in this area of the County while establishing regulations which work to preserve the rural character of the area. As such, the proposed FLUM change to Rural Lifestyle will be in line with the current growth pattern in a manner that will maintain the rural character in this area of the County.

- c) *The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*

Response: The proposed change is not the result of an inappropriately assigned land use designation.

- d) *The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.*

Response: The proposed change will allow for the development of a rural lifestyle community with a low density of residences, golf courses, and supporting amenities for the residents and golf club members. Although not a public service need, the development will provide an additional opportunity for outdoor recreation while creating additional housing options for current and future residents of the County.

Chapter 2 – Overall Goals and Definitions, Section 2.1 – Overall Goals for Martin County’s Comprehensive Growth Management Plan – “Martin County has been proclaimed a ‘Sustainable County’ by the state land planning agency. Sustainable means meeting the needs of the present without compromising the ability of future generations to meet their needs. All planning decisions made by the County shall be based upon a consideration of impacts on the ecology, quality of life, and fiscal sustainability of such actions including the long term cumulative impacts.”

Response: The proposed FLUM Amendment will allow for the sustainable development of a property in central Martin County which minimizes impacts to County infrastructure and public services, preserves and improves the natural ecological conditions across thousands of acres, maintains a high quality of life for current and future residents, and exemplifies a fiscally sound development.

Chapter 4 – Future Land Use Element – Section 4.2 – Analysis of Land Use Features – Sub-Section 4.2.A. - “Land use issues. Martin County has experienced steady population growth over the years. All available evidence supports the premise that this population expansion will continue into the foreseeable future. Such growth will increase the pressure for urbanization, at the possible expense of agriculture uses and the natural environment. Therefore, it is important for the Board of County Commissioners and the citizens of the County to address growth and its associated impacts as a primary concern.”

Response: Pursuant to CGMP Table 4-3, the population of Martin County is projected to increase from 157,481 people in 2020 to 169,749 people by 2030 and to 181,321 people by 2045. As such, it is necessary to account for additional residential options within the County while respecting the natural resources that attract people to the County. The proposed FLUM change would allow the applicant to pursue development of the site under the Rural Lifestyle Future Land Use designation to provide additional housing units for current and future residents within a lifestyle community oriented around world-class golf. The proposed FLUM change will provide for the development of clustered rural estate style lots which allow for the preservation of substantial portions of the Subject Property and greatly improves the

efficiency of providing necessary services to development areas on the site.

Chapter 4 – Future Land Use Element – Section 4.2 – Analysis of Land Use Features – Sub-Section 4.2.A.6.b.1 - “Single-family residential development must have natural area preserves (wetlands and native upland areas) set aside for common open space, controlled by a central homeowners association...Lower density and/or clustered residential development are generally better suited to environmentally sensitive areas because they can preserve large, contiguous natural areas and reduce impervious surfaces.”

Response: The proposed FLUM change would serve to ensure a substantial portion of the Subject Property is preserved as natural open space by allowing for the clustering of residential units without increasing the maximum number of units permitted of 1 unit per 20 acres for the gross site area. The applicant furthers their commitment to preserving natural resources with the request for Rural Lifestyle FLU which will introduce a requirement that a minimum of seventy percent (70%) of the Subject Property is to be maintained as open space. Clustering homes within residential pods on a minority of the Subject Property's ±3,900 acres will allow for the preservation of substantial natural systems throughout the property. The development pattern achieved under the Rural Lifestyle FLU is preferable to the construction of a sprawling subdivision dividing the site into nearly two hundred 20-acre lots. By allowing for such a niche development at the Subject Property, the County partners with the developer in an effort to emphasize the value of the natural beauty of the area which is effectively preserved under the regulations of the Rural Lifestyle FLU.

Chapter 4 – Future Land Use Element – Section 4.4 – Policy 4.1E.6.A – “A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.”

Response: The requested Rural Lifestyle FLU specifically states that any development of the Subject Property must be planned, approved, and controlled as a Planned Unit Development (PUD) in support of CGMP Policy 4.1E.6.A. The Rural Lifestyle FLU goes further to require any extension of utility services to be at the sole expense of the developer and requires any development to include a series of public benefits that must be codified in a PUD Zoning Agreement. These benefits may include, but are not limited to, commitments to minimize and offset biological and ecological impacts through low-impact development

and environmentally beneficial practices, enhancements to water quality, maintenance of compatibility with surrounding agricultural uses, and the fostering of a healthy, self-sustaining community with access to managed natural areas, recreation uses, and other amenities in support of sustainable rural and agricultural lifestyles. The proposed FLUM change will allow these principles to be applied to the development of a large private land holding in the central region of the County.

Chapter 4 – Future Land Use Element – Section 4.4 – Goal 4.8 – “To encourage energy conservation and promote energy-efficient lang use and development that implements sustainable development and green building principles.”

Response: Adoption of the proposed FLUM change is the first step in creating a highly sustainable development. Natural environmental and topographic features will lead the design, siting, and orientation of all uses and structures on the site while accounting for the use of the sun, wind, and vegetation for climate control, ventilation, and lighting. All aspects of the resulting development from the clustering of residential units through to the details of building orientation will be planned and designed with sustainability top of mind to create a distinct and unique destination with a strong sense of place.

Chapter 4 – Future Land Use Element – Section 4.4 – Goal 4.9. – “To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.”

Response: The applicant is seeking to develop a low-profile, rural enclave at the Subject Property that will attract residents seeking to be part of a self-sustaining rural lifestyle community with a focus on access to nature and world-class golf. The assignment of the Rural Lifestyle FLU balances the need to provide additional housing options and high-quality outdoor recreation opportunities for residents while preserving and emphasizing the natural beauty of the area.

Chapter 4 – Future Land Use Element – Section 4.4 – Goal 4.13 – Policy 4.13A.1(2) - Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

- (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*

Response: The proposed FLUM Amendment and the resulting development permitted under the Rural Lifestyle FLU will not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands. Over the years, portions of the site have been cleared and drained in the course of accommodating irrigation and drainage systems to support agricultural activity and ranchland operations in the management of cattle. As such,

the natural hydrology of the site has been altered over the years. This request will facilitate a master planned development of the Subject Property with a strong focus on restoring the natural hydrology of the site by remediating wetlands, raising the water table, and improving water quality through pre-treatment before reaching downstream waters.

By allowing for the development of the property under the Rural Lifestyle FLU, the County ensures a cohesive development program and unified control and management of the property as opposed to the potential subdivision of the site into 20-acre parcels, as permitted under the existing Agricultural FLU, with individual development and use of each parcel that could result in a variety of impacts on the hydrology of the area or the productivity of adjacent properties. Under the Rural Lifestyle FLU, the development of the property will require an interconnected surface water management system providing for water quality treatment and runoff attenuation in a manner consistent with the standards of applicable regulatory agencies. The proposed development of the site in a unified manner allows for the most meaningful and comprehensive preservation and rehabilitation of natural areas including wetlands, upland preserves, wildlife corridors, and restored habitats which contribute to the restoration of the natural hydrology of the area.

The requested FLUM Amendment will not adversely impact the productive capacity of adjacent farmlands. The current use of the property includes an active cattle operation as well as active landscape nursery focused on commercial growing of various species of bamboo. The proposed development of the Subject Property will include the continued operation of managed pasture lands for cattle grazing on a portion of the property as well as agricultural lands for food production. By allowing for continued agricultural operations on the site and improving the hydrology throughout the property, the productive capacity of farmlands on adjacent properties would not be adversely impacted by this request.

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

Response: The requested FLUM Amendment to assign the Rural Lifestyle FLU designation to the Subject Property represents the logical and timely extension of the Rural Lifestyle FLU to a property of appropriate size and location in the context of the existing and anticipated land use development patterns in this area of the County. The Rural Lifestyle FLU designation as requested will not allow for an intensification of the use of the property beyond what is currently permitted under the Agricultural FLU designation. Rather, the request will allow for density blending of residential uses, without increasing overall density of residential units, and allowing for a connection to water and sewer infrastructure thereby maximizing open space to be provided and minimizing the impact of development. Further, nearby properties to the north have recently proposed development under the Rural Lifestyle FLU in this central portion of the County.

With respect to the soil potential for agricultural production, the dominant upland soil throughout the site is a variety of sandy soils. According to the USDA, such sandy soils have low natural fertility and limited capacity for crop cultivation. However, these soil types are capable of supporting improved pasture grasses which has been the predominant agriculture use on the site over the years. A significant area of the site will be maintained as pasturelands under the Rural Lifestyle FLU designation to allow for regular rotation of the cattle between pastures to prevent overgrazing.

Based on the factors described above, the requested FLU change and the resulting development will serve as a logical and timely extension of a contextual land use pattern in this area of the County. The request is consistent with the goals and objectives of the CGMP and will be supported by an appropriate level of infrastructure relative to the location, soil profile, and intensity of development.

Chapter 7 – Recreation Element – Section 7.4. – Goal 7.1 – “To provide ample high quality and diverse recreational opportunities for the citizens of Martin County and its visitors in a cost-efficient manner.”

Response: The requested FLUM change to Rural Lifestyle will allow for the contextual development of the Subject Property to realize a vision of the highest quality, world-class golf experience immersed in the natural beauty of Martin County. The intended golf-course will introduce a new level of recreation amenity to the County that is expected to attract and introduce new visitors and future residents to the County. This proposal is a highly cost-efficient opportunity for the County to encourage additional high-quality recreational opportunities for the residents and visitors of the County.

Chapter 9 – Conservation and Open Space Element – Section 9.4 – Goal 9.1 – “To effectively manage, conserve and preserve the natural resources of Martin County — air, water, soils, habitat, fisheries and wildlife, and especially the St. Lucie Estuary and the Indian River Lagoon — giving consideration to an equitable balance of public and private property rights.”

Response: The proposed FLUM change is strongly in support of the above Goal 9.1 of the County’s CGMP as it requires development to maintain a minimum of seventy percent (70%) of the gross land area as open space. This equates to 2,731 acres or more of open space that will be maintained within the Subject Property, a large amount of which will be in the forms of preserved wetlands, upland habitats, water bodies, wildlife corridors, and agricultural lands. The applicant’s commitment to environmental conservation goes beyond the preservation of open space as the development of the Subject Property will include efforts to enhance the water quality above minimum requirements prior to discharging into receiving waters which ultimately return to the St. Lucie River, Loxahatchee River, and Indian River Lagoon. The requirements of the Rural Lifestyle FLU designation ensure, from the highest level of regulation within the Plan, that the future development of the site will be environmentally conscious and work to further the County’s goals of environmental conservation and open space.

CONCLUSION

In conclusion, the property owner, Applicant, and agents believe the project narrative contained herein and accompanying application materials demonstrate the proposed FLUM Amendment is consistent with and in support of the Goals, Objectives, and Policies enumerated within the County's Comprehensive Growth Management Plan, in compliance with the applicable regulations of the County's Land Development Regulations, and as provided for within the proposed PUD Agreement. Please feel free to contact Urban Design Studio or Tyson J. Waters, Esq. of Fox McCluskey Bush Robison, PLLC, using the contact information included in the application, with any questions related to this application.



July 5, 2022

Revised August 28, 2023

Martin County Comprehensive Planning Department
2401 SE Monterey Road,
Stuart, FL 34996

RE: ***The Ranch***
Comprehensive Plan Amendment Traffic Statement
Martin County, Florida

Kimley-Horn and Associates, Inc. has been retained to prepare a comprehensive plan land use amendment for the current vacant site, which is located on SW Kanner Hwy, west of SW Bridge Road in Martin County, Florida. The project itself encompasses parcels on the north and south sides of Kanner Highway and is illustrated in **Figure 1**.

The overall site is 3,902 acres and has an existing Future Land Use (FLU) designation of RR-20, which allows for one residential unit for every 20 acres of land. The future FLU designation is proposed to be changed to Rural Lifestyle (RL) which allows for one residential unit for every 20 acres of land. **Table 1** summarizes the maximum development intensities under the existing and proposed scenarios.

Table 1: Maximum Development Intensities Summary

Scenario	Maximum Intensity	Acreage	Maximum Development
Existing Future Land Use RR-20	1 Unit / 20 Acres	3,902	195 Units
Proposed Future Land Use RL	1 Unit / 20 Acres	3,902	195 Units

Because there is no increase to the allowable density under the proposed FLU change, the proposed FLU change does not impact the trip generation potential of the land. When a formal site plan is prepared and submitted, we will then analyze the traffic impacts of that site plan. Should you have any questions regarding this analysis please contact me at (561) 840-0852 or stephanie.guerra@kimley-horn.com.

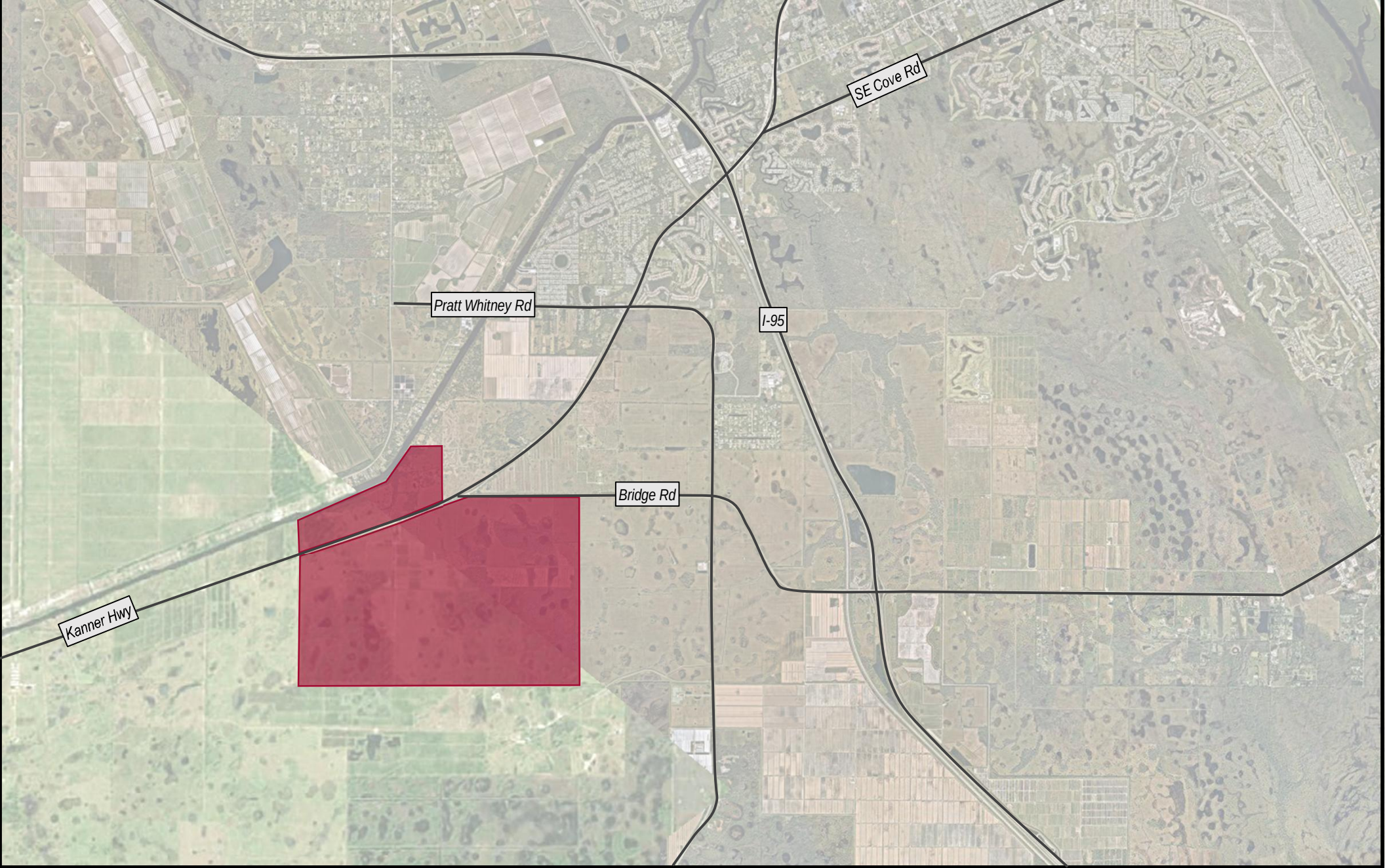
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Registry No. 35106

Attachments



LEGEND

 Project Site

NORTH
↑
Not to Scale

FIGURE 2
The Ranch PUD
KH #245220000
Project Distribution



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											

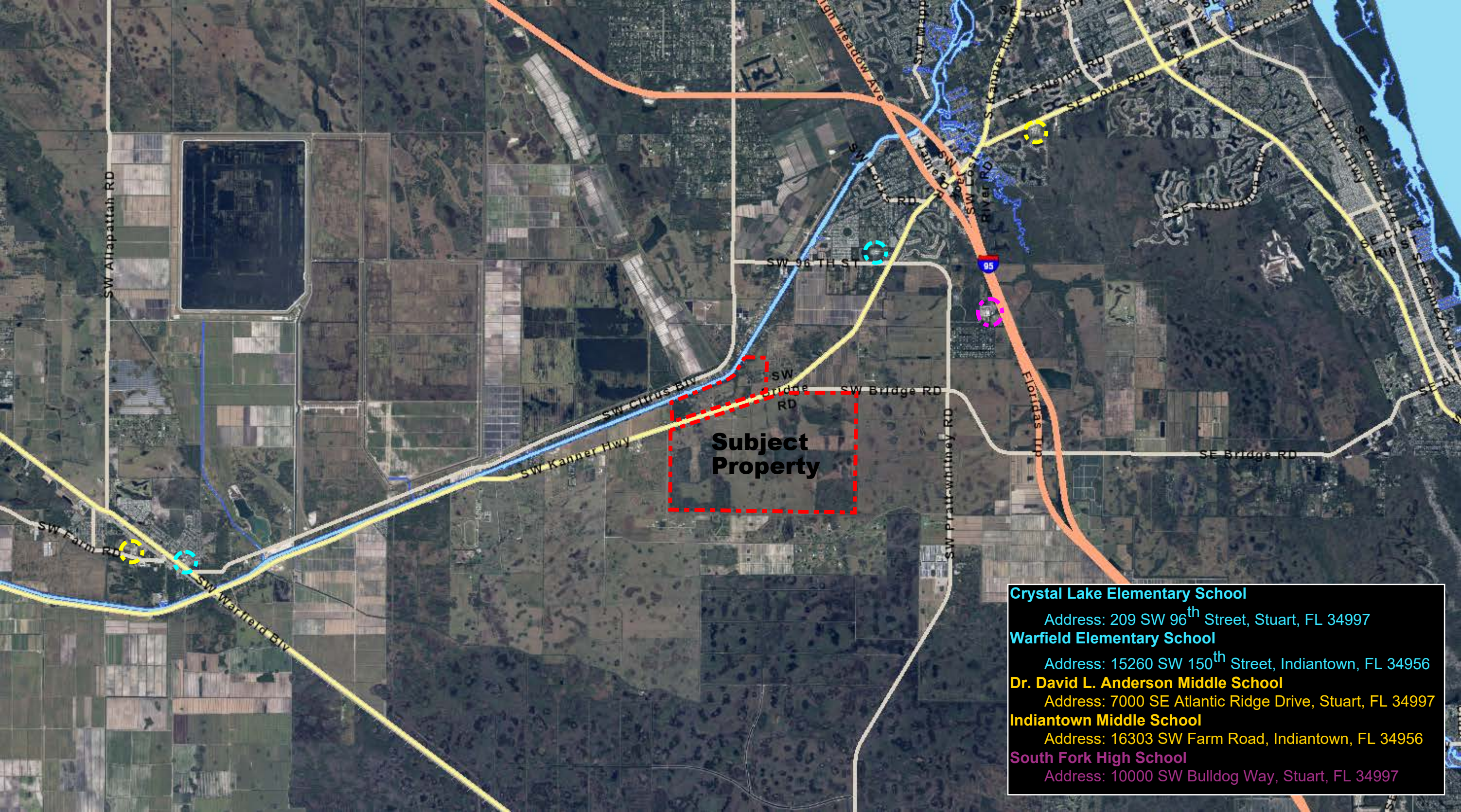
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

WATER AND SEWER AVAILABILITY WORKSHEET

This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development.

1. General Information

Date: July 7, 2022

Contact name: Jason Webber, P.E. Phone: 561-404-7250 E-Mail: jason.webber@kimley-horn.com

Local government: Martin County

Potable water supplier/source: Martin County

Wastewater Collection: Martin County

2. Infrastructure Information

Water treatment plant permit number: 4431891 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 20.55 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes ☐ No ☒

If not, indicate how and when the lines will be provided: Extensions for Three Lakes and other projects. Time TBD

Are reuse distribution lines available to serve the property? Yes ☐ No ☒

If not, indicate if, how and when the lines will be provided: Unknown

Wastewater treatment plant permit number: FLA043192 Permitting agency: FDEP

Permitted capacity of the wastewater treatment plants: 2.76 million gallons a day (mgd)

Are collection lines available to serve the property? Yes ☐ No ☒

If not, indicate how and when the lines will be provided: Extensions for Three Lakes and other projects. Time TBD

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00102-W Expiration date: July 27, 2035

Total CUP duration (years): 15

CUP allocation in last year of permit: 7,946.05 MG (to 3/18/26), 7,666.48 MG (3/19/26 - 7/27/35)

Current status of CUP: In compliance ☒ Not in compliance ☐

Allocations to other local governments: 2.65 MG (last records in 2015)

Reserved capacity: 7,666.48 MG

4. Consumptive Use Analysis

Designate mgd ☐ or mgy ☒

A. Current year CUP allocation: 7,946.05

B. Consumption in the previous calendar year: 4,910.12

C. Reserved capacity ☐ or growth projection ☒ 7.85*

D. Projected consumption by proposed comprehensive plan amendment areas 24.13**

*Based on 0.16% population growth

**Based on 195 du x 3 people/du x 113 GPD/person x 365 days/year

E. Amount available for all other future uses (A-B-C-D-E):

3,003.95

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: _____

WORKSHEET INSTRUCTIONS

1. General Information
Date: Enter worksheet completion date.
Contact name: Enter the contact information for the person who prepared the worksheet.
Local government: Enter your city or county
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.
2. Infrastructure Information
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.
3. SFWMD Consumptive Use Permit (CUP) Information
CUP information: Obtain from the utility.
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.
4. Consumptive Use Analysis
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more conservative approach for planning purposes.

- B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or from other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.
- Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.
- Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposed change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.
- E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.

Boundary Survey for: Calusa Creek Tree Farm
Sections 22, 23, 25, 26, 27, 34, 35, 36,
Township 39 South, Range 40 East,
Martin County, Florida

LEGAL DESCRIPTION

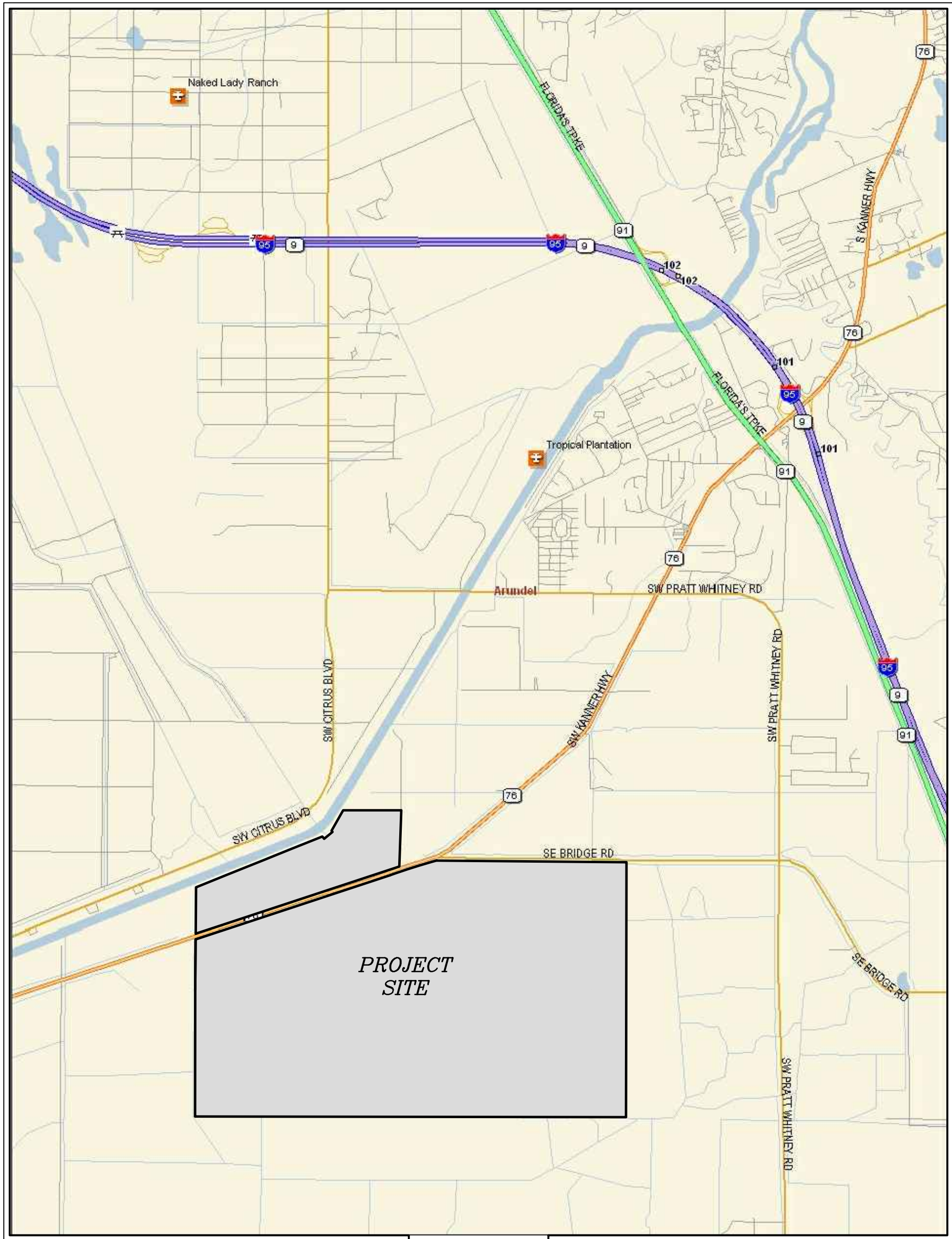
All of Sections 25, 34, 35, 36; Section 26, except that part of the Northeast quarter (NE-1/4) lying North of the State Road 76, less the West 350 feet thereof; that part of Sections 22 and 27, lying South and/or East of the right-of-way of the St. Lucie Canal; the Southwest quarter (SW-1/4) of Section 23 lying South and/or East of the right-of-way of said St. Lucie Canal, less the North 65.9 feet thereof; and the West 350 feet of the Southeast quarter (SE-1/4) of said Section 23, less the North 65.9 feet thereof; all in Township 39 South, Range 40 East, less the North 105 feet on the aforesaid Section 25 and less the North 105 feet lying East of State Road 76 of the aforesaid Section 26.

EXCEPTIONS

I have reviewed the commitment for Title Insurance File No. 21131955 KP, Issuing Office File Number 14632-02, with an effective date of August 31, 2021 at 8:00am, issued by Old Republic National Title Insurance Company, and with regards to the Schedule B, Section II exceptions that are matters of survey I have the following comments:

Exceptions 1-6 & 21-26 are not matters of survey.

7. Right of Way Deed to the Board of Commissioners of the Everglades Drainage District, and the provisions contained therein recorded in Deed Book 110, Page 139, Palm Beach (now Martin) County, Florida Public records. *As shown on sheet 3*
8. Easement to the United States of America recorded in Deed Book 28, at Page 273, Martin County, Florida public records. *As shown on sheet 3*
9. Easement to Okeechobee Flood Control District recorded in Deed Book 26, at Page 323, assigned to the United States of America In Deed Book 10, at Page 394, Martin County, Florida public records. *As shown on sheet 3*
10. Easement to the United States of America recorded in Deed Book 11, at Page 79, Martin County, public records. *As shown on sheet 3*
11. Road right of way as declared by Board of County Commissioners of Martin County, in Excerpt of Minutes recorded in County Commissioners Minute Book 3, at Page 466, Martin County, Florida public records. *As shown on sheet 3*
12. Road right of way as declared by Board of County Commissioners of Martin County, in Excerpt of Minutes recorded in County Commissioners Minutes Book 10, page 407, Martin County, Florida public records. *Documentation was not provided by client, and the Martin County Clerk of Court could not locate information relevant to the Subject Property in said Minute(s) Book. Cannot plot.*
13. Right of Way Deed to the State of Florida recorded in Deed Book 29, at Page 534, Martin County, Florida public records. *As shown on sheet 3*
14. Right of Way Deed to the State of Florida recorded in Deed Book 29, at Page 544, Martin County, Florida public records. *As shown on sheets 2 & 3*
15. Outfall Ditch Easement to the State of Florida recorded In Deed Book 10, page 442, Martin County, Florida public records. *As shown on sheets 2 & 3*
16. Outfall Ditch Easement to the State of Florida recorded in Deed Book 11, Page 90 Martin County, Florida public records. *As shown on sheet 3*
17. All of the provisions of that Warranty Deed to Martin County recorded in Deed Book 92, at Page 559, Martin County, Florida public records. *As shown on sheet 3*
18. Resolution No. 80-104 by the Board of County Commissioners recorded in Official Records Book 509, at Page 169, Martin County, Florida public records. *As shown on sheet 3*
19. Easement in favor of Florida Power & Light Company as contained in Final Judgment recorded in Official Records Book 774, at Page 1600, Martin County, Florida public records. *As shown on sheets 2 & 3*
20. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1493, at Page 2935, Martin County, Florida public records. *As shown on sheet 2 & 3*
21. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1876, at Page 566, Martin County, Florida public records. *As shown on sheet 2*



LOCATION MAP
NOT TO SCALE

Acerage Table

North Parcel 442.02± acres
South Parcel 3,460.62± acres
Total: 3902.64± acres

SURVEYOR'S NOTES & REPORT

1. Bearings shown hereon are grid bearings and are referenced to the State Plane Coordinate System, Florida East Zone, as referenced to the North American Datum of 1983, Adjustment of 2007, and are further referenced to the West line of Section 34, Township 39 South, Range 40 East, Martin County, Florida, having a bearing of North 00°04'50" East, all others are relative thereto.
2. The legal description shown hereon was obtained from the commitment for Title Insurance File No. 21131955 KP, Issuing Office File Number 14632-02, with an effective date of August 31, 2021 at 8:00am, issued by Old Republic National Title Insurance Company (Schedule A).
3. All visible above ground improvements withing five feet of the property boundary have been shown or noted hereon. No underground improvements or foundations have been located.
4. Two apparent locations exist for the location of the Southwest corner of Section 23. One location is shown on the "Caloosahatchee River and Lake Okeechobee Drainage Areas, Florida Map showing the location of rights-of-way for St. Lucie Canal Improvements in Martin County Florida" as recorded in Plat Book 2, Page 35, Public Records of Martin County, Florida. The second location for the Southwest corner exists by virtue of the "State of Florida, State Road Department, Right of Way Map Project 5110, Road 85 (76), Martin County Florida, signed March 9, 1940," which portrays a location for the section corner, and describes it as "not found". The outfall ditch easements described in Deed Book 10, Page 442 and Deed Book 11, Page 90 appear to have been written based the Florida Department of Transportation's calculated location of the Southwest corner of Section 23, as shown on the Florida Department of Transportation Right of Way map.
5. The right of way for State Road 76 (formerly State Road 85) was shown on the "State of Florida, State Road Department, Right of Way Map Project 5110, Road 85 (76), Martin County Florida, signed March 9, 1940." The calculated position of the Southeast corner of Section 27, Township 39 South, Range 40 East was determined based upon the angles shown on the aforesaid right-of-way map, and scaled distances.
6. The right of way for County Road 708 (Bridge Road) was shown hereon based upon the warranty deed recorded in DB 55, Pg 327, Public Records of Martin County, Florida.
7. The right of way for the St. Lucie Canal (Okeechobee Waterway) was shown hereon based upon the "Caloosahatchee River and Lake Okeechobee Drainage Areas, Florida Map showing the location of rights-of-way for St. Lucie Canal Improvements in Martin County Florida" as recorded in Plat Book 2, Page 35, Public Records of Martin County, Florida.
8. Recording information for adjacent properties was obtained from interactive map on the Martin County Property Appraiser's website. (<https://geoweb.martin.fl.us/general/>)
9. This survey is certified to:
Bakst, Inc.
Old Republic National Title Insurance Company
Conroy, Conroy & Durant P.A.

NOTE:
This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. The printed survey map or report or copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor or mapper.

Certification

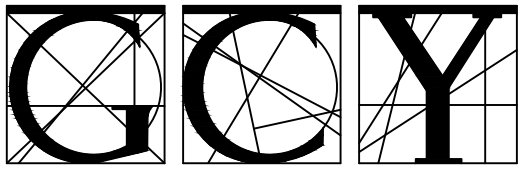
(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

1/10/2023
Date of Survey

Peter Andersen
Professional Survey and Mapper
Florida Certificate No. 5199



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1468 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(800) 386-1066 • WWW.GCYINC.COM

BOUNDARY SURVEY FOR:

CALUSA CREEK - BAKST

MARTIN COUNTY,

FLORIDA

Scale:

N/A

Date:

Oct. 2021

Drawn By:

GCY IV

Checked By:

PA

File & Drawing No:

21-1040-01

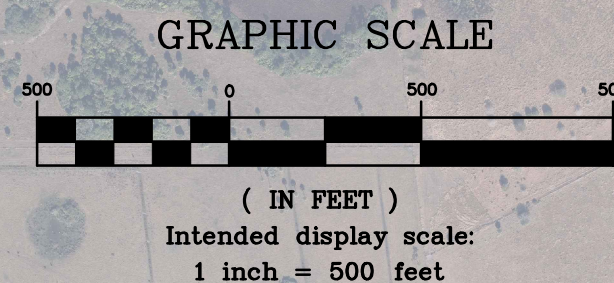
Sheet

1

3

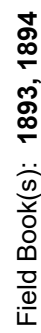
No.	Revisions	Date	By

All utilities are within the Easement



No.	Revisions	Date	By

 INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 CORPORATE OFFICE PO BOX 1469 • 1305 SW MARTIN HWY. PALM CITY, FL 34981 (800) 386-1066 • WWW.GCYINC.COM	BOUNDARY SURVEY FOR: CALUSA CREEK - BAKST MARTIN COUNTY, FLORIDA
Scale: 1" = 500' Drawn By: GCY IV	Date: Oct. 2021 Checked By: PA
File & Drawing No: 21-1040-01 Sheet 2 of 3	



 INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 CORPORATE OFFICE PO BOX 1459 • 1505 SW MARTIN HWY. PALM CITY, FL 34981 (800) 386-1066 • WWW.GCYINC.COM	BOUNDARY SURVEY FOR: CALUSA CREEK - BAKST MARTIN COUNTY, FLORIDA	
Scale: AS SHOWN Drawn By: GCY IV	Date: Oct. 2021 Checked By: PA	File & Drawing No: 21-1040-01 Sheet 3 of 3



**Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us**

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Digital Submittal Affidavit

I, Tyler Woolsey, attest that the electronic version included for the project The Ranch PUD is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Tyler Woolsey
Applicant Signature

8/28/23
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 28 day of August, 20 23, by Tyler Woolsey.

He or She X is personally known to me or has produced N/A as identification.

[Signature]
Notary Public Signature

Bobby Powell Jr.
Printed name

STATE OF: Florida at-large



BOBBY POWELL, JR.
Commission # HH 260843
Expires May 4, 2026