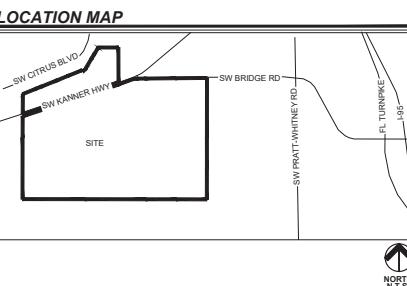
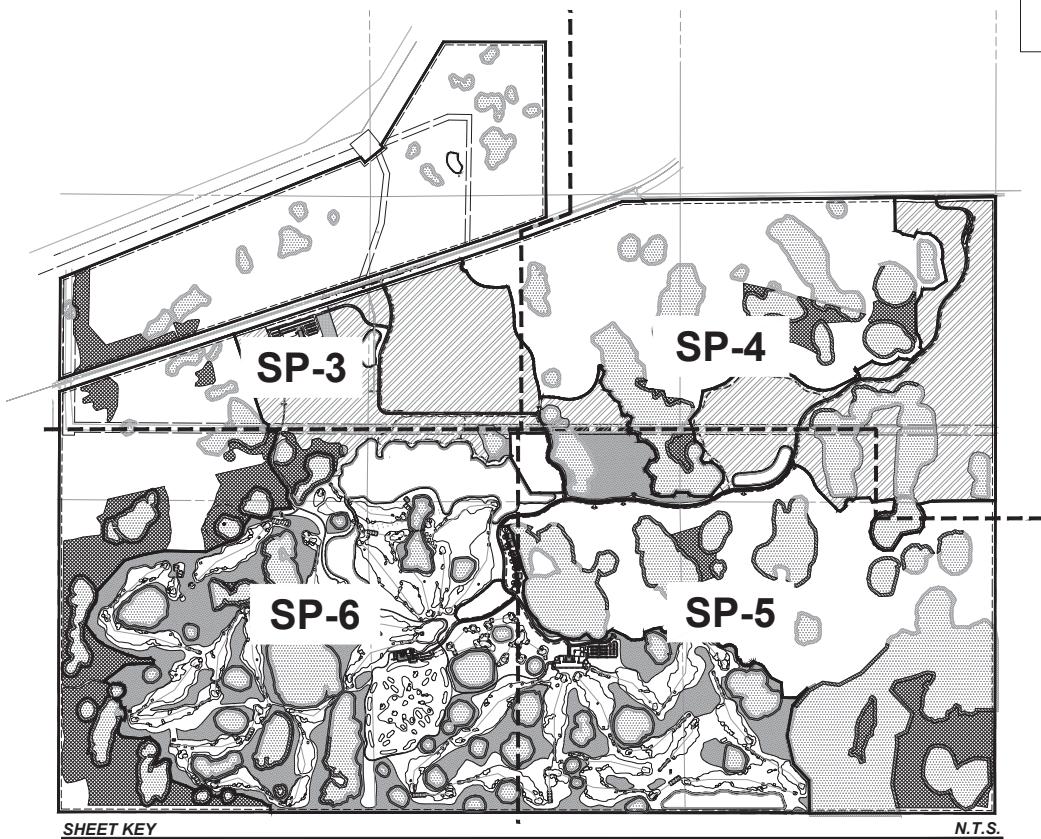


The Ranch PUD

Phase 1 Final Site Plan

Martin County, Florida



DEVELOPMENT TEAM

OWNER / APPLICANT:
JWA RANCH, LLC
10200 SW 100TH PLACE PARKWAY STE. 201
PORT ST. LUCIE, FL 34987
(772) 462-2445

PLANNER:
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CIVIL ENGINEER/TRAFFIC:
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LANDSCAPE ARCHITECT:
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ARCHITECT:
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Urban Design Studio
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OVERALL SITE DATA

TOTAL SITE AREA:	3,902.64 AC
RIGHT OF WAY DEDICATION NOT IN REMAINING SITE AREA	2.07 AC
FUTURE LAND USE:	3,899.57 AC
EXISTING ZONING:	RURAL LIFESTYLE
EXISTING USE:	PUD
PARCEL ID NUMBERS:	2394000000000204 2394000000000468 2394000000000109 3639400000000101 3639400000000108 2639400000000205 3639400000000106

PHASE 1 SITE DATA

SITE AREA:	1,842.37 AC
PROPOSED USE:	BONAFIDE AGRICULTURE, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, (7) GOLF CART BARN, TRAINING FACILITY, CLUBHOUSE & CART BARN, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE
BONAFIDE AGRICULTURE AREA:	499.42 AC (27%)
WETLAND PRESERVE AREA:	16.45 AC (1%)
50' WETLAND BUFFER PRESERVE AREA:	64.55 AC (3%)
UPLAND PRESERVE AREA:	27.07 AC (1%)

LAND USE SUMMARY

LAND USE TYPE	ACRES	% TOTAL
COTTAGES	7.02	1%
GOLF COURSE & PATHWAYS	264.00	14%
SPINE ROADS	23.40	1%
LAKES	92.18	5%
LAKE BANKS	5.99	1%
COMMUNITY AMENITIES & MAINTENANCE	26.35	1%
BUFFERS & LANDSCAPE AREA	582.99	32%
FORMER AGRICULTURAL AREAS TO REMAIN	117.55	6%
BONAFIDE AGRICULTURE	499.42	27%
WETLANDS	19.00	11%
UPLAND PRESERVE AREA	27.07	1%
TOTALS:	1,842.37	100%

TOTAL DEVELOPMENT AREA:	1,024.93 AC
PREVIOUS AREA:	899.31 AC
GOLF COURSE:	260.01 AC
ROADWAYS:	10.00 AC
COMMUNITY AMENITIES & MAINT.:	11.14 AC
LAKE BANKS:	5.99 AC
LANDSCAPE AREA:	488.44 AC
FORMER AGRICULTURAL AREAS TO REMAIN:	117.55 AC
COTTAGES:	4.56 AC
UPPERVIOUS AREA:	124.82 AC
GOLF CART PATH:	3.69 AC
ROADWAYS:	12.78 AC
COMMUNITY AMENITIES & MAINT.:	14.21 AC
LAKES:	92.18 AC
COTTAGES:	2.46 AC

LAKE LITTORAL DATA

LAKE ONE PERIMETER (SHORELINE):	15,214 LF
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 15,214 LF):	152,140 SF (3.49 AC)
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 15,214 LF):	152,140 SF (3.49 AC)
LAKE TWO PERIMETER (SHORELINE):	4,508 LF
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 4,508 LF):	45,080 SF (1.03 AC)
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 4,508 LF):	45,080 SF (1.03 AC)
LAKE THREE PERIMETER (SHORELINE):	2,667 LF
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 2,667 LF):	26,670 SF (0.61 AC)
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 2,667 LF):	26,670 SF (0.61 AC)
LAKE FOUR PERIMETER (SHORELINE):	1,620 LF
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 1,620 LF):	16,200 SF (0.37 AC)
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 1,620 LF):	16,200 SF (0.37 AC)
TOTALS:	24,009 LF
REQUIRED/PROVIDED LITTORAL ZONE AREA (10 SF X 24,009 LF):	240,090 SF (5.51 AC)
REQUIRED/PROVIDED TRANSITION ZONE AREA (10 SF X 24,009 LF):	240,090 SF (5.51 AC)

NOTE: SEE LANDSCAPE PLANS FOR PLANT SPECIES AND QUANTITIES.

PRESERVE AREA DATA

PRESERVE AREA DATA:	
PHASE 1 SITE AREA:	1,842.37 AC
TOTAL WETLAND PRESERVE AREA:	196.40 AC*
TOTAL 50' WETLAND BUFFER AREA:	94.55 AC*
SURFACE WATER AREA:	92.18 AC
SUBMERGED LAND:	0.00 AC

UPLAND PRESERVATION AREA PROVIDED (PHASE 1):	27.07 AC
MESIC PINE FLATWOODS:	27.07 AC
OAK & PALM HAMMOCK:	0.00 AC

GREAT BLUE HERON ROOKERY:	7.85 AC*
* AREA INCLUDED IN THE OVERLAPPING WETLAND BUFFER AND PRESERVE AREAS	

BUILDING DATA

Maintaining Facility & Ranch Operations:	
Administrative & Support Building:	14,442 SF
ENVIRONMENTAL CENTER:	4,988 SF
Storage Building:	26,392 SF
Covered Service Area:	10,583 SF
Golf Maintenance Barn:	9,000 SF
Gate House:	4,000 SF, 1 @ 5,000 SF
RANGE HOUSE:	1,034 SF
TRAINING CENTER:	18,238 SF
CLUBHOUSE:	8,206 SF
CART BARN (NORTH):	8,725 SF
CART BARN (SOUTH):	3,434 SF
COTTAGES:	49,147 SF
(8.045 SF EACH X 5)	
COMFORT STATIONS:	3,500 SF
(875 SF EACH X 4)	

PARKING DATA

PARKING REQUIRED:	515
Short Course (1 SP/GREEN)	33
18-Hole Golf Courses (3 SP/GREEN)	108
RANGE HOUSE (1.3 SP/TEE)	8
CLUBHOUSE/TRAINING CENTER (1 SP/900 SF)	318
GOLF COTTAGES (1 SP/6BEDROOM)	48
PARKING PROVIDED:	502
RANGE/HOUSE/TRAINING CENTER:	41
(INCLUDES 2 ADA SPACES)	
MAINTENANCE FACILITY & RANCH OPERATIONS:	179
(INCLUDES 6 ADA SPACES)	
CLUBHOUSE:	228
(INCLUDES 7 ADA SPACES)	
GOLF COTTAGES:	52
(INCLUDES 2 ADA SPACES)	
GATE HOUSE:	2
(INCLUDES 1 ADA SPACE)	

Date:	6/29/2024
Project No.:	21-124-000
Designed By:	RD/LMB
Drawn By:	RD/LMB
Checked By:	RD
Revision Dates:	
05/25/2024	RESUBMITTED
10/08/2024	RESUBMITTED
05/02/2025	RESUBMITTED
07/18/2025	RESUBMITTED

SP-1
of 11

The Ranch PUD

Martin County, FL
Phase 1 Final Site Plan



NORTH

0 300' 600' 1200'

Scale: 1" = 600'-0"

Date: 09/29/2024

Project No.: 21-124-000

Designed By: ROLMB

Drawn By: ROLMB

Checked By: RD

Revision Dates:

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The Ranch PUD

Martin County, FL
Phase 1 Final Site Plan



NORTH

0 150' 300' 600'

Scale: 1" = 300'-0"

Date: 09/29/2024

Project No.: 21-124-000

Designed By: ROLMB

Drawn By: ROLMB

Checked By: RD

Revision Dates:

09/25/2024 RESUBMITTED

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The Ranch PUD

Martin County, FL Phase 1 Final Site Plan



NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

0 20' 40' 80'

Scale: 1" = 40'-0"

Date: 09/29/2024
Project No.: 21-121-000

Designed By: RD/LMB

Drawn By: RD/LMB

Checked By: RD

Revision Dates:

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The Ranch PUD

Martin County, FL
Phase 1 Final Site Plan



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urban design studio

Urban Design
Land Planning
Landscape Architecture

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West Palm Beach, FL 33401
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The Ranch PUD

Martin County, FL
Phase 1 Final Site Plan



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Scale: 1" = 50' 0"

Scale: 1 - 50-0

Drawn By: KBIEMB
Checked By: RD

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