

# THE RANCH PUD

## PHASE 1 FINAL SITE PLAN (S239-006)

Board of County Commissioners

September 9, 2025

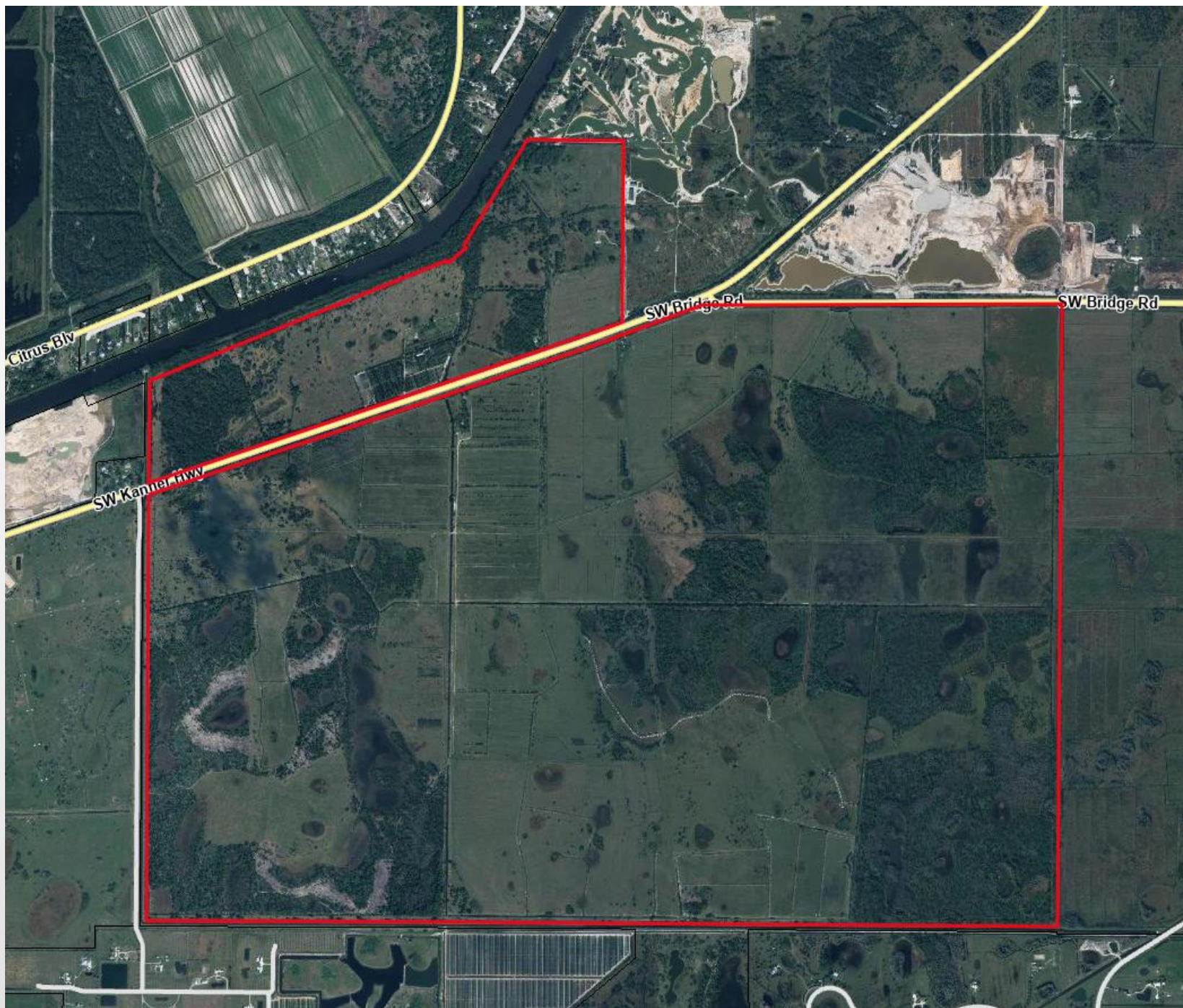
Owner/Applicant: JWA Ranch, LLC

Requested by: Urban Design Studio, Tyler Woolsey, AICP, & Tyson J. Waters, Esq.

Project Coordinator: John Sinnott, Principal Planner

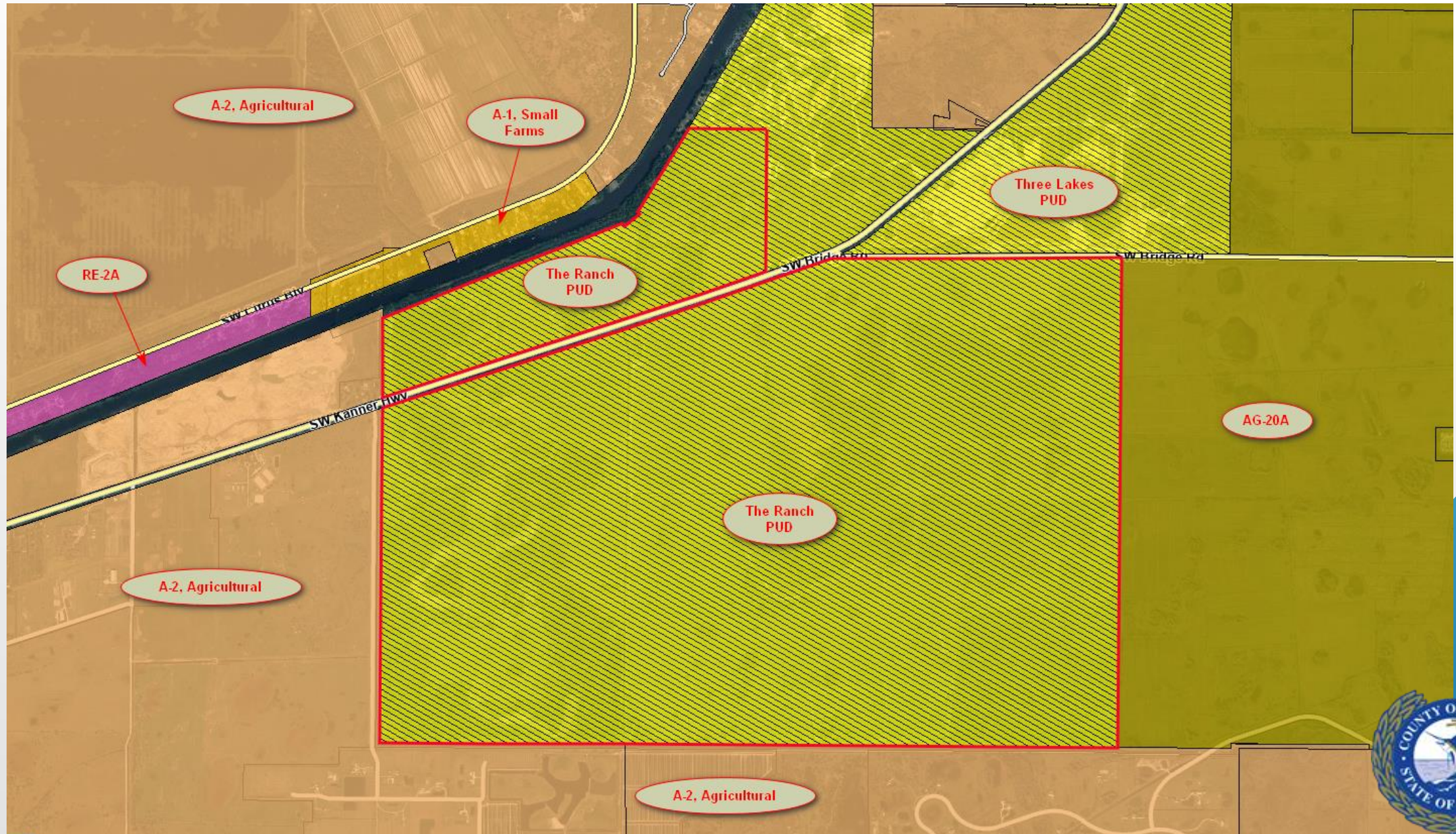


OVERALL PUD  
~3,900 acres





# ZONING ATLAS

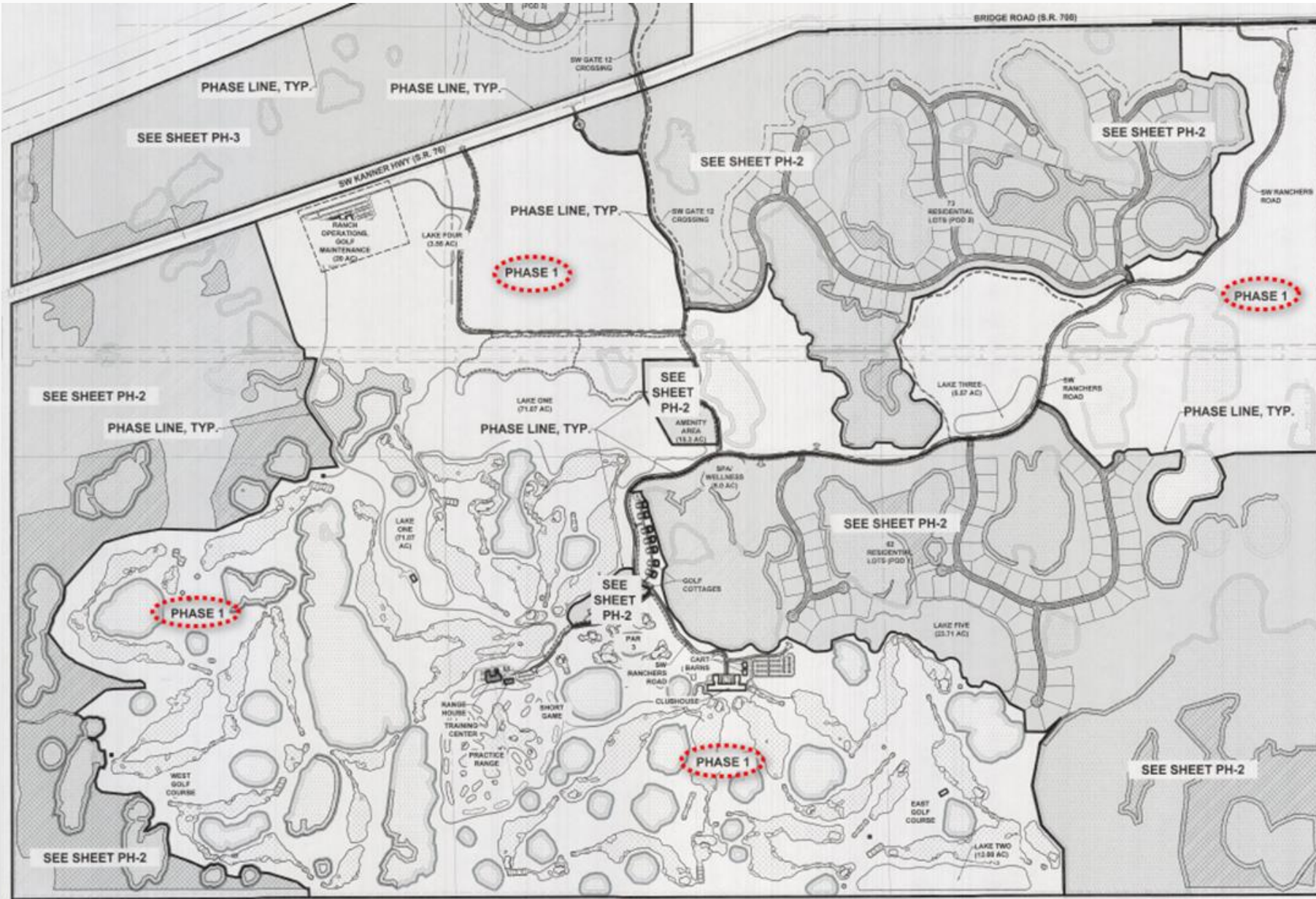




# FUTURE LAND USE



# THE RANCH PUD – PHASE 1 (~1,842 ACRES)





# THE RANCH PUD

- Approved in April 2024
- 1<sup>st</sup> PUD Amendment with Revised Master Site Plan and Revised Phasing Plan approved in October 2024
- Bonafide agriculture; 175 single-family lots; two (2) 18-hole golf courses; short course; range house and training center; golf practice facilities; clubhouse; golf cottages; recreational and accessory uses; residential multi-slip docking facility; maintenance facilities; and supporting infrastructure.



# THE RANCH PUD – PHASE 1 FINAL SITE PLAN

- ~1,842 acres
- Two (2) 18-hole golf courses, short course, clubhouse, cart barns, operations/maintenance facility, range building, training facility, seven golf cottages, and associated infrastructure
- ~500 acres of bonafide agriculture
- 196.4 acres of wetland preserve
- 121.62 acres of wetland buffers/upland preserve
- One internal roadway connection to SW Kanner Highway and one internal roadway connection to SW Bridge Road with turn lanes
- Equestrian trail in the SW Bridge Road right-of-way



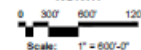
## The Ranch PUD

Martin County, FL

Phase 1 Final Site Plan

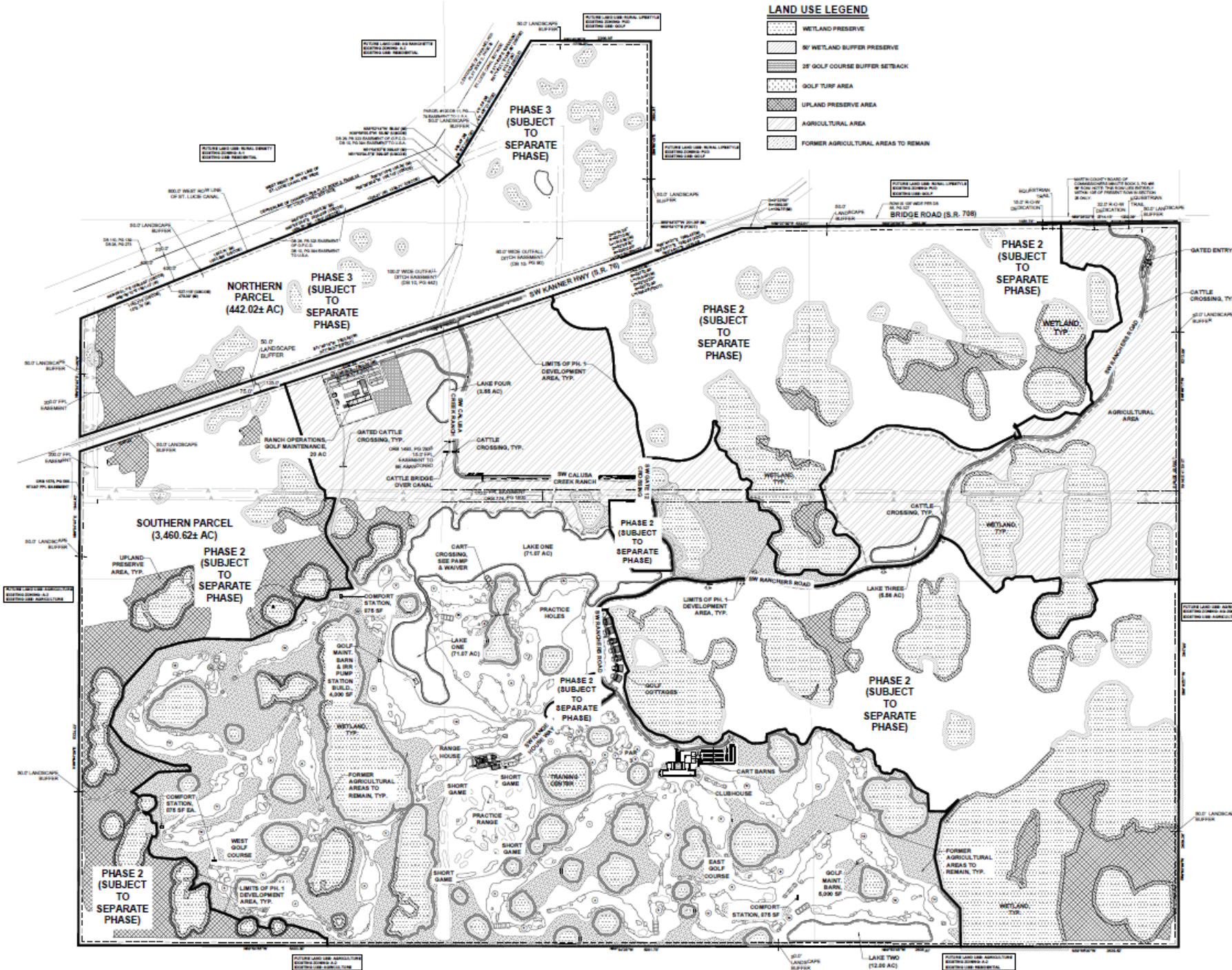


NORTH



Date:	09/09/2024
Project No.:	21-124.000
Designed By:	RD/LMB
Drawn By:	RD/LMB
Checked By:	RD
<b>Revision Dates:</b>	
09/09/2024	RD/LMB/ITAL
09/09/2024	RD/LMB/ITAL
09/09/2024	RD/LMB/ITAL
09/09/2024	RD/LMB/ITAL

SP-2  
of 11





# LOCAL PLANNING AGENCY

- Pursuant to Article 10, Table 10.5.F.9, Martin County Land Development Regulations, review of this application is not required by the Local Planning Agency (LPA).



# REVIEW OF APPLICATION

- Development review staff have found the JWA Ranch, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.





# STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the Phase 1 Final Site Plan for The Ranch PUD, including the Preserve Area Management Plan.

