

April 20, 2023

Peter Walden
Deputy Growth Management Director
Martin County Growth Management Department
2401 SE Monterey Road,
Stuart, FL 34996



Urban Design
Land Planning
Landscape Architecture

Re: The Ranch PUD – Application for PUD Zoning and Master Site Plan

Dear Mr. Walden,

Please accept the attached application package on behalf of the property owner and applicant, JWA Ranch, LLC, in response to the Completeness Review Letter issued April 11, 2023 for a PUD Zoning Amendment and Master Site Plan approval for The Ranch PUD (S239-004).

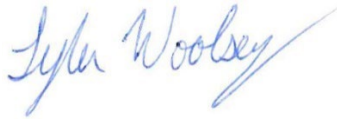
Please find the following materials enclosed as the complete application for a PUD Zoning Amendment and Master Site Plan for full review.

1. Application Fee of \$13,800.00
2. PUD Zoning Checklist
3. Development Review Application
4. Affidavit for Digital Submission
5. Project Narrative
6. Power of Attorney – Agent Authorization
7. Warranty Deed
8. Certificate of No Property Transfer
9. Legal Description
10. PUD Zoning Agreement (DRAFT)
11. Location Map
12. Adequate Public Facilities Compliance Statement
13. Excavation, Fill and Hauling Statement
14. Master Stormwater Report & Exhibits – updated per direction of County Engineering staff
15. Traffic Impact Analysis
16. Fire Wildfire Assessment – updated to include Wildfire Scoresheet per direction of County staff
17. School Impact Worksheet
18. Environmental Assessment
19. Utilities Letters
20. Proposed Water Sources
21. Groundwater Model
22. Geotechnical Report
23. Aerial Photo
24. Statement of Benefits

25. Future Land Use Map
26. Assessment Map
27. Phasing Plan
28. Survey (Boundary and Topographic)
 - a. Per comments issued within the Completeness Letter, additional field work is currently in progress to obtain necessary water elevations for all wetlands and an updated topographic survey will be provided in a supplemental submittal.
29. Master Site Plan
30. Utility Calculations
31. Disclosure of Interest Affidavit
32. Copyright Permission Forms – completed for each consultant providing deliverables

During your review of this application package, please advise on any revised materials or additional copies required to process the application. Should you have any questions about the above request or require any additional documentation, please feel free to contact me at TWoolsey@udsflorida.com and Tyson J. Waters, Esq. at TWaters@foxmcccluskey.com.

Sincerely,

A handwritten signature in blue ink that reads "Tyler Woolsey". The signature is written in a cursive style with a long, sweeping underline.

Tyler Woolsey, AICP



**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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P.U.D. Zoning Agreement or Amendment AND Site Plan, Master &/or Final

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

1. APPLICATION: Please use the new application form. [Application](#)
2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)
3. The 8 1/2 by 11 inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)
7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.
9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred.
10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11").
11. PUD ZONING AGREEMENT: Provide proposed PUD Zoning Agreement if a new PUD is proposed. Provide copies of previously approved PUD Zoning Agreement and all approved Amendments, if an existing PUD. Provide proposed PUD Zoning Agreement Amendment, if existing PUD is being proposed for amendment.

- 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specify a reservation, deferral or an exemption.
- N/A 14. If available, land dedication documentation.
- 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- N/A 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- N/A 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- N/A 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- 21. FIRE WILDFIRE ASSESSMENT: A Florida Wildfire Risk Assessment, if project includes residential development. [Wildfire risk assessment portal](#)
- 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)

- 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule)
[Environmental waiver application](#)
- 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- 30. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- 31. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- 32. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- 33. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- 34. PROPERTY OWNERS (Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
To be provided prior to hearing
- 35. STATEMENT OF BENEFITS (New PUD or PUD Amendment): Proposed statement of benefits, including a listing and comparative analysis of proposed developer benefits and proposed public benefits.
- 36. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- 37. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.

- 38. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- 39. Electronic files of the master and/or final site plan in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- 40. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- 41. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- 42. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- 43. The proposed master and/or final site plan. [Site plan template](#)
- 44. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- N/A 45. Copies of any previously approved site plans.
- N/A 46. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- N/A 47. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- N/A 48. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- N/A 49. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards. (Final Site Plan approval)
- N/A 50. A landscape plan. (Final Site Plan approval)
- N/A 51. A tree survey that identifies protected trees as defined in Division 15, Article 4 of the LDR. (Final Site Plan approval)
- N/A 52. A lighting plan. (Final Site Plan approval)
- N/A 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

- 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)
- 55. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

To be posted following w/in 10 days of Completeness Review

RESOURCES: [Martin County Development Review Webpage](#)

C. PROJECT PROFESSIONALS

Applicant (Name or Company): JWA Ranch, LLC

Company Representative: Kenneth S. Bakst

Address: 13401 Oakmeade

City: Palm Beach Gardens, State: FL Zip: 33418

Phone: Contact Agent Email: Contact Agent

Agent (Name or Company): Urban Design Studio & Tyson J. Waters, Esq. (Fox McCluskey Bush Robinson, PLLC)

Company Representative: UDS: Ken Tuma, Rob Dinsmore, and Tyler Woolsey

Address: Please see below for Agent address and contact information.

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Urban Design Studio

Company Representative: Ken Tuma, Rob Dinsmore, and Tyler Woolsey

Address: 610 Clematis Street, Suite CU-02

City: West Palm Beach, State: FL Zip: 33401

Phone: 561-366-1100 Email: KTuma@udsflorida.com;

RDinsmore@udsflorida.com;
TWoolsey@udsflorida.com

Golf Course Architect (Name or Company): Whitman, Axland & Cutten

Company Representative: Dave Axland and Keith Cutten

Address: 64 Brant Road South

City: Cambridge, State: ON, Canada Zip: N1S 2W6

Phone: 1-226-750-3855 Email: daveaxland2@gmail.com; keith@wac.golf

Surveyor (Name or Company): GCY

Company Representative: Peter Andersen

Address: 1505 SW Martin Highway

City: Palm City, State: FL Zip: 34991

Phone: 772-286-8083 Email: PeteA@gcyinc.com

Civil Engineer (Name or Company): Kimley-Horn

Company Representative: Jason Webber and Brad Younts

Address: 1615 S. Congress Avenue, Suite 201

City: Delray Beach, State: FL Zip: 33445

Phone: 561-404-7250 Email: Jason.Webber@kimley-horn.com

Water Resource Engineer: Higgins Engineering, Inc.

Company Representative: Robert W. Higgins

Address: 4623 Forest Hill Boulevard, Suite 113, West Palm Beach, FL 33415

Phone: 561-439-7801 Email: bhiggins@higgins-eng.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Kimley-Horn
Company Representative: Stephanie Guerra
Address: 1920 Wekiva Way
City: West Palm Beach, State: FL Zip: 33411
Phone: 561-845-0665 Email: Stephanie.Guerra@kimley-horn.com

Architect (Name or Company): Shope Reno Wharton
Company Representative: Jerry Hupy & David Boettcher
Address: 18 Marchall Street, Suite 114
City: South Norwalk, State: CT Zip: 06854
Phone: 202-852-7250 Email: J.hupy@srwol.com & d.boettcher@srwol.com

Attorney (Name or Company): Fox McCluskey Bush Robinson, PLLC
Company Representative: Tyson J. Waters, Esq.
Address: 3461 SE Willoughby Boulevard
City: Stuart, State: FL Zip: 34994
Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): EDC, Inc.
Company Representative: Toby Overdorf
Address: 10250 Village Parkway, Suite 201
City: Port Saint Lucie, State: FL Zip: 34987
Phone: 772-223-5200 Email: tobyoverdorf@edc-inc.com

Other Professional (Name or Company): Environmental - Nautilus Strategies
Company Representative: Robert M. Brown
Address: 711 SE Krueger Parkway
City: Stuart, State: FL Zip: 34996
Phone: _____ Email: rmb@nautilusstrategies.com

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant’s request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

This box must be checked if the applicant waives the limitations.

F. 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

4/5/23
Date

Tyler Woolsey (Agent)
Printed Name

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 5 day of April, 2023, by Tyler Woolsey, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



SANDRA J. MGRUE
Commission # GG 977989
Expires August 13, 2024
Bonded Thru Budget Notary Services

Notary Public, State of Florida

Sandra J. Megrue
(Printed, Typed or Stamped Name of Notary Public)



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

4/5/23
 Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 5 day of April, 2023, by Tyler Woolsey.

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

Sandra J. Megrue
 Notary Public Signature

Sandra J. Megrue
 Printed name

STATE OF: Florida

at-large



SANDRA J. MGRUE
 Commission # GG 977989
 Expires August 13, 2024
 Bonded Thru Budget Notary Services



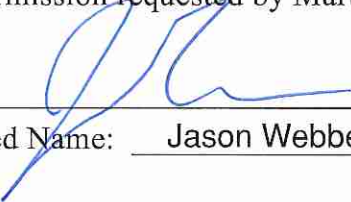
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Jason Webber, am the copyright owner of the following materials: Engineering Statements, Master Stormwater Report/Maps, Water Sources, Utility Calculations, Traffic Analysis (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

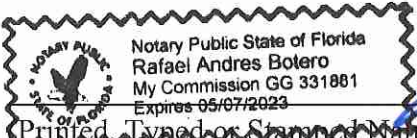

 Printed Name: Jason Webber

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 11th day of April, 2023, by Jason Webber, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida


 Printed, Typed or Stamped Name of
 Notary Public)



Martin County Florida Growth Management Department
 2401 SE Monterey Road, Stuart, FL 34996
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Robert W. Higgins, am the copyright owner of the following materials:
Groundwater Model (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

Robert W Higgins
 Printed Name: Robert W. Higgins

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 14 day of APRIL, 2023 by Robert W. Higgins, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



JUDY P. PARENT
 Notary Public
 State of Florida
 Comm# HH374155
 Expires 3/15/2027

Notary Public, State of Florida
Judy P. Parent
Judy P. Parent
 (Printed, Typed or Stamped Name of Notary Public)




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

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Engineering Design + Construction Inc., am the copyright owner of the following materials: Environmental Assessment ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Anthony A. Adams

STATE OF FLORIDA
 COUNTY OF MARTIN

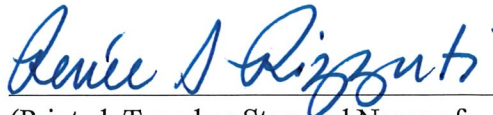
The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 17th day of APRIL, 2023, by Anthony Adams, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Renée S. Rizzuti
 Notary Public
 State of Florida
 Comm# HH225720
 Expires 6/4/2026


 (Printed, Typed or Stamped Name of Notary Public)



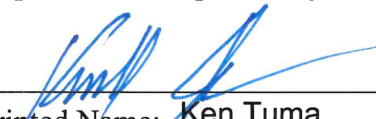
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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Ken Tuma, am the copyright owner of the following materials: Master Site Plan, Phasing Plan, Project Narrative (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Ken Tuma

STATE OF FLORIDA
 COUNTY OF MARTIN

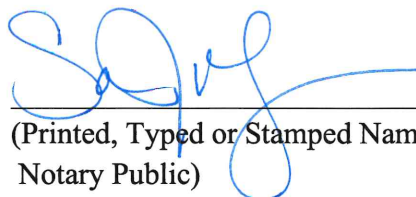
The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 18th day of April, 2023, by Kenneth Tuma, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



SANDRA J. MEGRUE
 Commission # GG 977989
 Expires August 13, 2024
 Bonded Thru Budget Notary Services

Notary Public, State of Florida


 (Printed, Typed or Stamped Name of Notary Public)



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Hilary Young GCY, am the copyright owner of the following materials: Boundary and Topographic Surveys ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

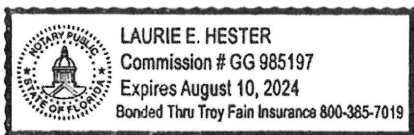
I warrant that I have the authority to grant the permission requested by Martin County.

Hilary Young
 Printed Name: Hilary Young

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 19 day of April, 2023, by Hilary Young, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Laurie E. Hester
 (Printed, Typed or Stamped Name of Notary Public)

PROJECT NARRATIVE



The Ranch PUD
PUD Rezoning & Master Site Plan
Initial Submittal: April 6, 2023

Urban Planning and Design
Landscape Architecture
Communication Graphics

REQUEST

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 PUD Rezoning and Master Site Plan approval. 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 A-2 Agricultural 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 zoning designation of the Subject Property from the Agricultural District (A-2) to the Planned Unit Development (PUD) zoning district, and
2. To approve a PUD Agreement, Master Site Plan, and Phasing Plan for The Ranch PUD.

A concurrent application for a Comprehensive Plan Amendment (CPA 22-06) is pending review with the County’s Growth Management Department which proposes site-specific

sub-area development restrictions for the Subject Property under Policy 4.1B.2 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 not proposing any change to the Future Land Use designation, maximum residential density, or urban service boundaries.

SURROUNDING PROPERTY CONDITIONS

All 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 PUD zoning designation and related Master Plan requested in this application. The proposed amendment requests site-specific sub-area development restrictions for the Subject Property under Policy 4.1B.2 of the County's Plan.

Pursuant to Policy 4.1B.2, Section 4.4 of the Future Land Use Element of the Plan, the County may adopt sub-area development restrictions for particular sites where public facilities and services are constrained or incapable of meeting the needs of the site. Several sub-area policies exist to describe the maximum development intensity and the provision of utilities and/or public facilities for specific sites within the County. The application proposes language to create a new Sub-Area Policy 4.1B.2(6) to specify the development requirements for the Subject Property including maximum density, minimum open space, provision of utility infrastructure and public facilities, and requirements for a PUD Zoning Agreement to implement development of the site. A sub-area policy was previously approved for the Subject Property as part of the prior approvals in 2010 referenced and discussed above.

The proposed text amendment is presented as a self-contained sub-area policy under Policy 4.1B.2 of the Future Land Use Element of the Plan and is requested because of the unique characteristics of the Subject Property. Adopting the proposed sub-area policy will allow the County to more specifically regulate the development potential of the Subject Property and ensure compliance with the County's Concurrency Management System. At the same time, the adoption of the sub-area policy will enable the applicant to pursue a truly unique development which respects the rural character of Martin County and preserves significant open spaces and natural habitats, while maintaining a density of one (1) unit per twenty (20) acres on the Subject Property. The adoption of the proposed sub-area policy would work to accomplish the following with respect to the development of The Ranch PUD:

- Ensure the site is developed as a Planned Unit Development (PUD) and subject to the applicable approval processes and PUD Zoning Agreement;
- Limit residential development to the maximum density permitted by the current Future

- Land Use designation of 1 dwelling unit per 20 acres;
- Allow for the clustering of residential units to ensure greater preservation of natural areas;
- Establish a requirement to maintain a minimum of seventy percent (70%) of the gross land area as open space;
- Specify the ability of the PUD to provide on-site services or, if requested by Martin County, connect to County utility and infrastructure services at the expense of the Applicant; and
- Detail various public benefits to be required by the PUD Zoning Agreement.

The adoption of this sub-area policy 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 sub-area policy 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

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

throughout the site. The marina village proposed on the Northern Parcel will be accessed via a similar, non-descript access point, and 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 and located between the adjacent roadways and proposed residential and golf uses to effectively create an agricultural buffer. 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 character of the County. Further, more than 600 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 or change to the Future Land Use designation of 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. 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 640.06 acres of wetlands. As such, the maximum permitted density for the Subject Property can be calculated as follows:

Upland Density: 3,262.58 AC @ 1 DU / 20 AC = 163.13 DUs

Wetland Density: 640.06 AC @ 1 DU / 20 AC x 50% = 16.00 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, maintenance/utility facilities, practice holes and driving ranges, food and beverage services, event facilities, marina, storage areas, restrooms, spa and racquet club, gym, 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, $\pm 3,285.04$ acres or 84.2%, 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, marinas, community amenities, golf courses, golf cottages, and maintenance facilities occupies only ± 617.60 acres or 15.8% 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 $\pm 1,183.8$ acres of 3,902.64 acres, or 30% 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 of 71.4 acres 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 of 31.6 acres creates lakefront vistas from the golf course and residential lots. Pockets of wetland preserves with required buffers and 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 Marina Village featuring forty (40) residential lots in close proximity to a marina accessing the St. Lucie Canal. The marina serves as a functional amenity supporting the residents and members of The Ranch PUD with a nature-focused community amenity. In addition to the marina 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.

PUD REZONING STANDARDS

Pursuant to Sec. 3.244.A of the County's LDRs, *"Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article."*

The Ranch PUD, as governed by the included PUD Agreement, will allow for the sustainable development of a large 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.

In accordance with standard zoning regulations, the Subject Property could be carved up entirely into twenty (20) acre lots or larger, without special, unified protection of wetlands or native uplands since such environmental conditions could be encompassed in and part of each lot to be individually conveyed. Instead, in order to ensure a substantial portion of the Subject Property is preserved as natural open space, including wetlands, native uplands, and agricultural lands, the PUD Agreement allows for the clustering of residential units without increasing the maximum permitted residential density. In fact, this application proposes to limit the maximum number of units to only 175 single-family homes to be clustered on less than 200 acres out of a total 3,902.64-acre site or roughly 5% of the Subject Property. Limiting the maximum number of units and clustering the homes will allow for the preservation of substantial natural systems throughout the property.

The proposed Text Amendment requires a minimum of 70% open space, however, as depicted on the Master Site Plan, the proposed development results in approximately 3,560.28 acres of open space representing 91% of the Subject Property.

The proposed PUD Agreement includes a series of public benefits that must be provided for with the development of The Ranch PUD. These items include commitments to minimize and offset biological and ecological impacts through low-impact development and environmentally beneficial practices, enhance water quality, maintain compatibility with surrounding agricultural uses, and foster a healthy, self-sustaining community with access to managed natural areas, recreation uses, and other amenities in support of sustainable

rural and agricultural lifestyles. Natural environmental and topographic features 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 designed with sustainability top of mind to create a distinct and unique destination with a strong sense of place. This level of creative design and ingenuity would not be possible under standard zoning regulations.

PUBLIC BENEFITS

The Ranch PUD is expected to generate a range of benefits for the public of Martin County as noted in Policy 4.5F.6 of the Plan and including, but not limited to the following:

- The Project will offset biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, agricultural operations, including but not limited to cattle grazing, outdoor recreational activities incorporating the natural habitat of the Subject Property, water and energy conservation techniques, and innovative stormwater management systems that restore and enhance native habitat.
- The Project will enhance water quality above the minimum requirements established in the Martin County Land Development Regulations through retention, detention, and on-site irrigation reuse of stormwater prior to discharge into receiving waters and ultimately discharging into the St. Lucie River, the Loxahatchee River, or the Indian River Lagoon. Withdrawal of irrigation water from the St. Lucie Canal in accordance with South Florida Water Management District Consumptive Use Permit requirements will provide improvements to the quantity and quality of water in the St. Lucie Canal.
- The Project will ensure compatibility with adjacent agricultural uses and surrounding rural development through site design location of open space and continued agricultural activities.
- The Project will foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas and open space as an amenity for the use and enjoyment of the Project's members, residents, and their guests.
- The Project will provide for self-supporting project elements such as first-aid, private security, recreation amenities, and/or restrictions to reduce traffic impact and dependence on the lands within the urban service districts.
- The Project will provide recreation uses that support or complement sustainable rural or agricultural lifestyles.

- The Project will ensure that wetlands, landlocked water bodies, upland habitat and land used for agricultural production will be maintained and preserved as open space.
- The Project shall preserve the rural character of the property along public road frontage to protect and restore natural environments and scenic vistas along such road frontage, including minimizing access openings.
- The Project shall provide, if requested by Martin County, a public water supply surficial well site on the property to supplement the County's raw water supply beyond that required by the PUD, which site shall be identified by the property owner, in coordination with the Martin County Utilities Department.
- To the extent possible, the Project shall restore the historical hydrology of the land and connectivity of natural systems.

Through these public benefits and other indirect benefits associated with a world-class golf destination and luxury rural enclave, The Ranch PUD is poised to provide significant public benefit to the County well into the future.

CONCLUSION

In conclusion, the property owner, Applicant, and agents believe the project narrative contained herein and accompanying application materials demonstrate the proposed PUD Zoning and Master Site Plan 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.

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. Schwoer
Printed Name: KAREN L. SCHWOER
Witness #1

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

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

Kenneth S. Bakst
By: Kenneth S. Bakst
Its: Manager

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 Tracy J. McAllister
Print Name: Tracy J. McAllister
My Commission Expires: April 21, 2025

(SEAL)

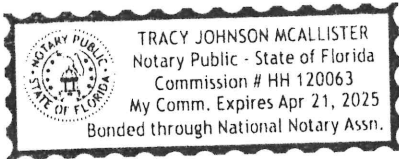


Exhibit "A"
LEGAL DESCRIPTION

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.



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**

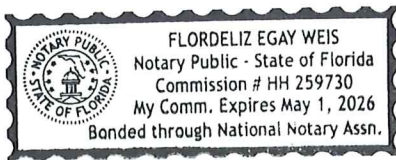
By: [Signature]
**Stephen M. Barney, Jr.,
Authorized Representative**

[Signature]
Witness #1 sign above
FLORDELIZ EGAY WEIS
Witness #1 print name above

[Signature]
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.

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.

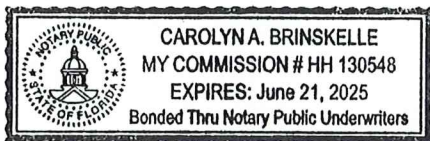


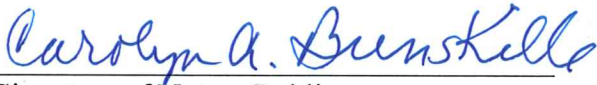
Tyson Waters, Esq.
Attorney for Applicant

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

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.