Martin County School District General School Capacity Analysis

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

Applicant: Urban Design Studio / Phone: 561-366-1100, Kenneth S. Bakst

Project Name: The Ranch PUD

Parcel # -   Various

Date: November 15, 2023

Request: Request for a General School Capacity Analysis for The Ranch PUD 175 unit community on 3,902.64 acres, located on SW Kanner Hwy.

Student Generation Calculation:

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

School Zone Enrollment & Permanent Capacity:
Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

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

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

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

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

School Impact Worksheet

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

Date: August 29, 2023
Parcel ID#: See attached list of parcels included in subject application.
Project Name: The Ranch PUD
Former Project Name: Calusa Creek
Owner/Developer: Kenneth S. Bakst
Contact Name/Number: Agent: Urban Design Studio / Phone: 561-366-1100
Total Project Acreage: 3,902.64 Acres
Year 1 of the Build-Out: 2026

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

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

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

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

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

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

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

Revised 05/13/2021

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