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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

RESOLUTION NUMBER 25-

**[REGARDING FINAL SITE PLAN APPROVAL
FOR PHASE 1 OF THE RANCH PUD
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. JWA Ranch, LLC, submitted an application for approval of the Phase 1 final site plan for The Ranch Planned Unit Development (PUD), located on lands legally described in Exhibit A, attached.
2. Pursuant to Section 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency.
3. This Board considered approval at a public meeting on the application on September 9, 2025.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The final site plan for Phase 1 of The Ranch PUD is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The Phase 1 final site plan for the The Ranch PUD is approved. Development of Phase 1 of the The Ranch PUD shall be in accordance with the approved final site plan attached as Exhibit B and the Preserve Area Management Plan (PAMP) attached as Exhibit C.
- B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.
- C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and

approved as required by Section 10.11, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for Phase 1 of the The Ranch PUD project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code.

F. All permits for Phase 1 of the The Ranch PUD must be obtained within one year, by September 9, 2026. Development must be completed within two years, by September 9, 2027.

G. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

H. Within sixty (60) days of final site plan approval, the Owner shall convey right-of-way along SW Bridge Road (CR-708) to meet a minimum width of 65-feet as measured to the centerline of the existing roadway. As depicted on the final site plan, the width of this dedication varies between 15-feet and 32-feet, and accommodates the required turn lanes and equestrian trail.

I. The proposed development includes off-site construction within the SW Bridge Road (CR-708) right-of-way, including but not limited to, turn lanes and an equestrian trail. The final design of the off-site improvements will be reviewed and approved separately through a County Right-of-Way Use Permit, which shall be accompanied by the appropriate insurance, security, and maintenance of traffic plan. These improvements must be complete, certified to, and accepted by, the County Engineer prior to the issuance of the first certificate of occupancy.

J. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

K. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

L. This resolution shall be recorded in the public records of Martin County. A copy

of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan
Exhibit C, Preserve Area Management Plan (PAMP)