



# **Martin County**

## **Local Planning Agency**

### **Agenda - FINAL AGENDA**

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

Niki Norton, Chair, District 1, 11/2024  
Thomas Campenni, District 2, 11/2026  
Bob Thornton, District 3, 11/2024  
James Moir, District 4, 11/2026  
Rick Hartman, Vice Chairman, District 5, 11/2024  
Mark Sechrist, School Board Liaison, 12/2024

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**Thursday, April 18, 2024**

**7:00 PM**

**Commission Chambers**

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#### **CALL TO ORDER**

#### **ROLL CALL**

**MINU      APPROVAL OF MINUTES - None**

**QJP      QUASI-JUDICIAL PROCEDURES**  
**QUASI-JUDICIAL PROCEDURES**

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item:      [24-0789](#)

**NEW      NEW BUSINESS**

**NPH-1      THE RANCH PUD ZONING & MASTER SITE PLAN (S239-004)**  
**(QUASI-JUDICIAL)**

JWA Ranch, LLC request for a zoning district change from the current A-2, Agricultural District to the Planned Unit Development District (PUD), including a request for approval of The Ranch Planned Unit Development Agreement (PUD) and Master Site Plan. The Project consists of 175 single family detached homes, 2 golf courses, related amenities including club facilities, Golf Cottages, residential docking facility and associated infrastructure on approximately 3,903 undeveloped acres. The subject site is located west and east of Kanner Highway approximately 3.2 miles west of Interstate I95 adjacent to and south of the intersection of SW Bridge Road and SW Kanner Highway in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Ken Tuma, Urban Design Studio & Tyson J. Waters, Esq., Fox McCluskey Bush Robinson, PLLC

Presented by: Petr Walden, AICP, CNU-A, Deputy Growth Management Director

Agenda Item:      [24-0792](#)

## **COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

## **ADJOURN**

### **ADA**

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