



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE RANCH PUD

FIRST AMENDMENT INCLUDING A REVISED MASTER SITE PLAN AND REVISED PHASING PLAN

Applicant/Property Owner:	JWA Ranch, LLC
Agent for the Applicant:	Urban Design Studio, Tyler Woolsey, AICP, & Tyson J. Waters, Esq.
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	S239-005
Record Number:	DEV2024090006
Report Number:	2024_1015_S239-005_Staff_Report_Final
Application Received:	09/26/2024
Transmitted:	09/27/2024
Date of Report:	10/04/2024
Application Received:	10/08/2024
Transmitted:	10/08/2024
Date of Report:	10/15/2024

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B. Project description and analysis

This is a request by Urban Design Studio and Tyson J. Waters, Esq., on behalf of JWA Ranch, LLC, for approval of the First Amendment to The Ranch PUD including a revised master site plan and revised phasing plan. The proposed amendment includes minor changes to the site configuration, a provision clarifying tree protection standards outside of designated preserve areas, and a provision regulating lake depth. The subject property consists of approximately 3,902.6 acres 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. Included is a request for Deferral of Public Facilities Reservation.

The Ranch PUD Zoning Agreement was approved on April 30, 2024. As outlined in the PUD Zoning Agreement, the approved uses within The Ranch PUD are bonafide agriculture; 175 single-family lots; two 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 proposed First PUD Amendment includes a provision which would allow excavation of lakes to a depth of 40 feet in accordance with the requirements of Article 4, Division 8, Martin County LDR. The proposed revised master site plan and revised phasing plan reflect changes in the size and location of lakes, infrastructure adjustments, and modifications to the phasing boundaries. There is no proposed increase in the number of residential units.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	Michael Grzelka	772-223-7945	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Michael Grzelka	772-223-7945	Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	N/A
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	N/A
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	N/A
P	Fire Prevention Review	Kris Hansen	772-288-5634	Comply
Q	ADA Review	Michael Grzelka	772-223-7945	N/A
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Deferral

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement and PUD Master that does not exceed the threshold for minor changes. As such, final action on this request will be taken by the Board of County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, October 4, 2024, with the resubmittal dated October 8, 2024, and additional information received on October 14, 2024. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel numbers: 23-39-40-000-000-00040-8; 26-39-40-000-000-00020-5; 22-39-40-000-000-00020-4;
27-39-40-000-000-00010-5; 25-39-40-000-000-00010-9; 34-39-40-000-000-00010-1;
35-39-40-000-000-00010-8; 36-39-40-000-000-00010-6

Address: 4505 SW Kanner Highway, Stuart

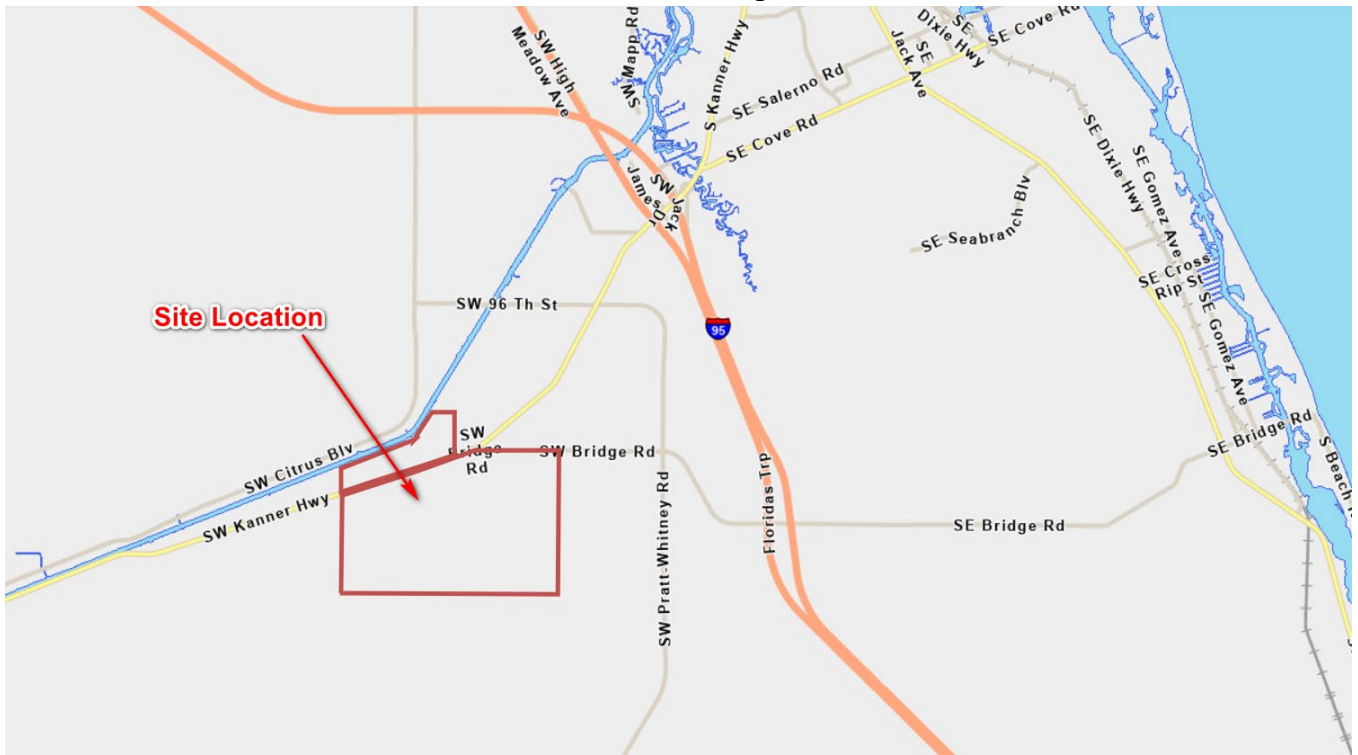
Existing Zoning: PUD

Future Land use: Rural Lifestyle

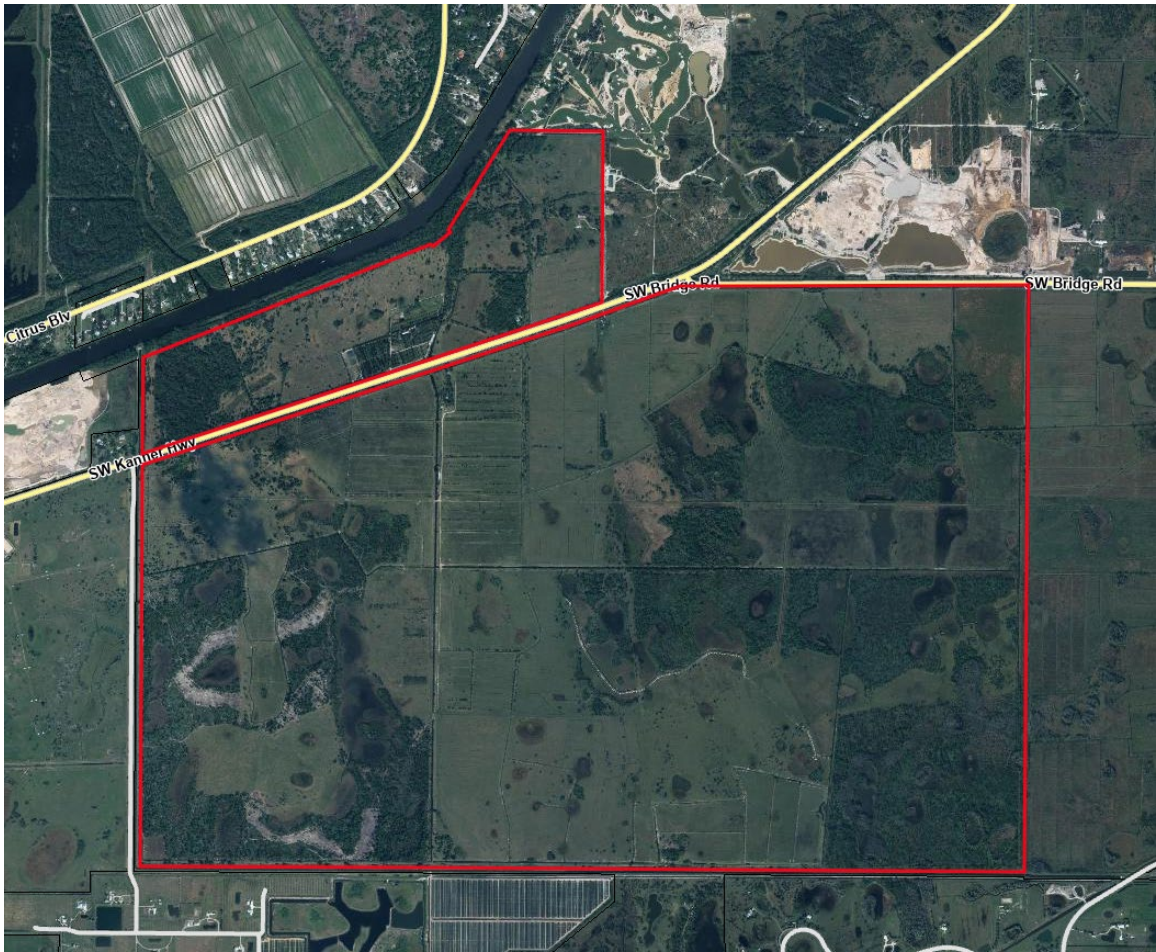
Gross area of site: ~3,902.6 acres

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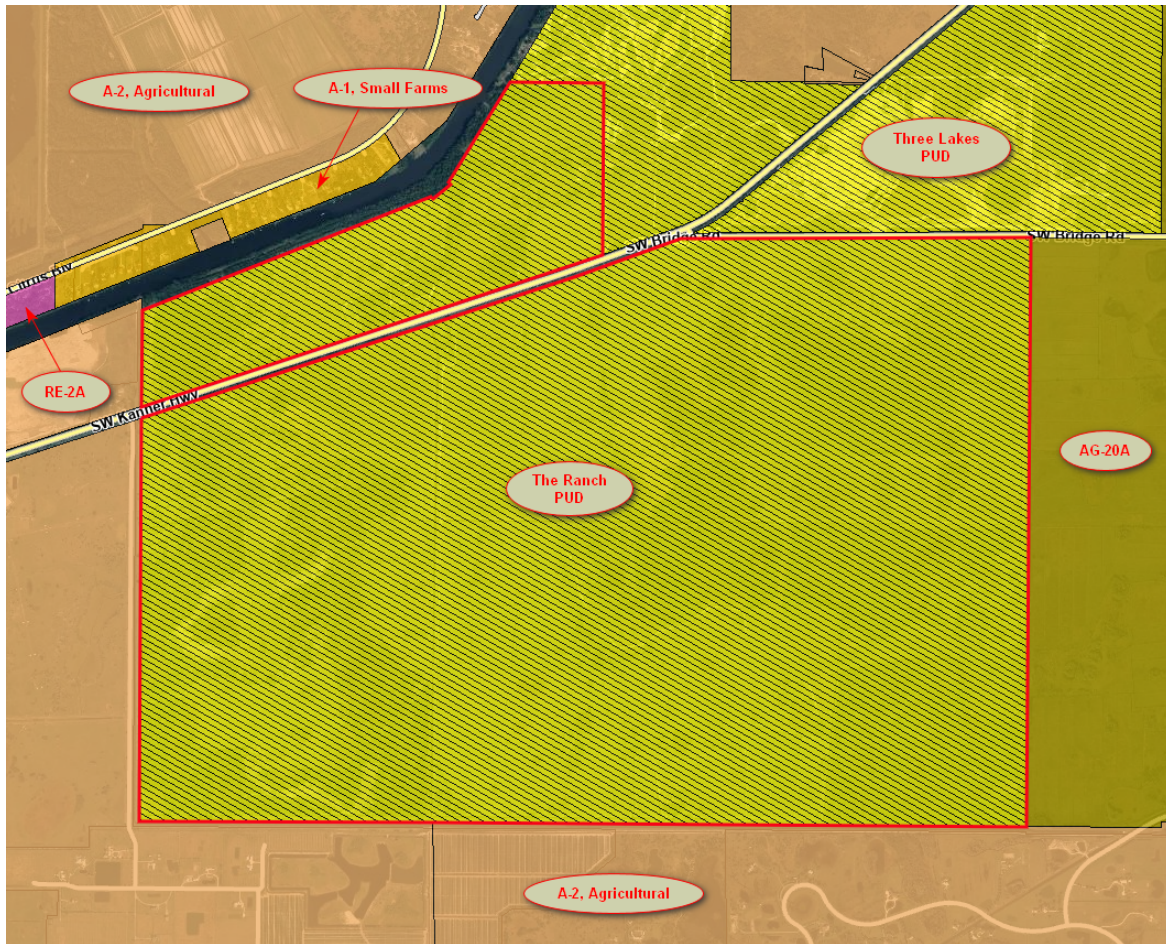
**Figure I:
Location Map**



**Figure II:
Aerial Map (2024)**



**Figure III:
Zoning Map**



Property to the East: AG-20A
Property to the North: Three Lakes PUD
Property to the West: A-2
Property to the South: A-2

**Figure IV:
Future Land Use Map**



Surrounding Future Land Use: Agricultural and Rural Lifestyle

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1:

Effect of a Master Site Plan Development Order

Issuance of a master site plan development order shall authorize the applicant to submit the final site plan(s) for the development in accordance with the terms and conditions of the master site plan, including the timetable of development. Issuance of a master site plan development order shall not constitute approval to build or construct any improvement and is not the final approval necessary for construction of the development. MARTIN COUNTY, FLA., LDR §10.2.D.1.g. (2021).

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Community Redevelopment

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

RIGHT OF WAY

It has been determined that the Applicant is required to dedicate 15 feet of right of way along the property frontage on SW Bridge Road to meet half of the total required right-of-way width of 130-feet (for swale drainage) as measured from the centerline of the existing Right of Way. Please ensure that the ROW is shown on the Master Site Plan.

An equestrian trail is required along SW Bridge Road. A right of way dedication will be required to accommodate the required trail if it cannot be accommodated within the existing right of way. Please ensure that the equestrian trail is shown on the Master Site Plan.

Turn lanes are required for developments along undivided roadways with a speed limit of 35 MPH and over. An additional right of way dedication (32 feet total dedication) is required in the area of the right turn lane to fit the required shoulder, the required swale and full equestrian trail fit within the right of way after the 15' along SW Bridge Road. Please ensure that the additional right of way for the right turn lane is shown on the Master Site Plan.

Note: The applicant has shown proposed right-of-way dedications on the Master Site Plan.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The applicant's environmental consultant continues to evaluate the site for listed species. Additional information regarding listed species will be required at the time of the phase 1 final site plan application review and establishment of the PAMP for phase 1.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable land development regulations regarding landscaping.

This project is a comply for landscaping. No landscape plans are being reviewed in association with this application for an Amendment to revise the master plan. Section 4.661.B, Land Development Regulations, Martin county, FL. [2013] requires landscape compliance prior to receiving a certificate of occupancy. Certificates of occupancy are not given at the Zoning and Master Plan phase. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance:

As required, an evaluation of public roadway facilities has been performed. Staff has reviewed the Traffic Impact Statement prepared by Kimley-Horn dated October 14, 2024. Kimley-Horn estimates the site's maximum peak hour directional trips will be added to the road network in the PM. It is estimated that 101 trips will be add to the westbound direction on SR-76 (SW Kanner Highway). This is 14% of the generalized capacity of that roadway, which is currently operating at a level of service B; it is anticipated to operate at level of service C at buildout (year 2031). Therefore, staff has determined that the evaluation is positive, and serves as a determination that adequate facilities are either available, programmed, or planned to serve the development at the time of anticipated impact of the development on the roadways. This evaluation is provided for informational purposes only and provides no assurance or guarantee that sufficient facility capacity will be available to accommodate the proposed development. This evaluation does not confer concurrency rights and is not binding on the County pursuant to 14.4.A.3.d(2) and (3) of the Martin County Comprehensive Growth Management Plan.

L. Determination of compliance with county surveyor - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

An updated Boundary Survey of the entire project site referencing an updated Title Commitment and meeting all other requirements will need to be provided with the Phase 1 Final Site Plan submittal.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Services Division

Engineering

Findings of Compliance:

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Division 8- Excavation, Fill, and Mining: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval. Division 8 is not applicable.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event prior to discharging into the adjacent conveyance ditches. The applicant proposed a stormwater system consisting of dry detention swales, wet conveyance ditches, wet ponds, draining piping, culverts, internal control methods between pods, and a control structure upstream on the exiting C-44 Canal connection. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 25.30 -feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

Division 14- This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 14 will be determined during the Final Site Plan approval.

Division 19- Roadway Design: The applicant proposes to construct right and left turn lanes on Bridge Road. The applicant is proposing to construct, mill and resurface, and stripe the pavement for Bridge Road in compliance with Division 19. The applicant has demonstrated compliance with Division 19.

Development Order Conditions:

1. The OWNER shall dedicate 32-feet of right-of-way along SW Bridge Road as depicted on the Master Site Plan to include the required turn lanes and equestrian trail.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Electronic Files

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Wellfield Protection

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Rescue

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

ADA

N/A - No construction is being proposed as part of this application; therefore, staff review for compliance requirements associated with this area of regulations is not applicable.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments.

5.32.C. Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

Purpose. An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Approved Master Site Plan and Phasing Plans	One (1) copy 24" x 36" of the approved Master Site Plan and Phasing Plans.
6.	Approved PUD Zoning Agreement Amendment	Original of the executed approved First Amendment.
7.	Digital Copy of Master Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
8.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

There are no applicable Local, State and Federal Permits required in conjunction with this plat/master plan application.

W. Fees

Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$13,800.00	\$13,800.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

Applicant/Owner: JWA Ranch, LLC
13401 Oakmeade
Palm Beach Gardens, FL 33418
Kenneth S. Bakst

Agent: Urban Design Studio & Tyson J. Waters, Esq.
610 Clematis Street, Suite CU-02
West Palm Beach, Florida 33401
561-366-1100

Engineer of Record: Kimley-Horn
1615 S. Congress Avenue, Suite 201
Delray Beach, FL 33445
Jason Webber & Brad Younts
561-404-7250
jason.webber@kimley-horn.com

Y. Acronyms

- ADA..... Americans with Disability Act
- AHJ..... Authority Having Jurisdiction
- ARDP..... Active Residential Development Preference
- BCC..... Board of County Commissioners
- CGMP..... Comprehensive Growth Management Plan
- CIE..... Capital Improvements Element
- CIP..... Capital Improvements Plan

FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

N/A