



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### **A. Application Information**

## **THE RANCH PUD (FKA CALUSA CREEK RANCH) ZONING AGREEMENT INCLUDING A MASTER SITE PLAN AND PHASING PLAN**

Property Owner:	JWA Ranch, LLC
Applicant:	Same as owner
Agent:	Urban Design Studio & Tyson J. Waters, Esq.
County Project Coordinator:	Peter Walden, AICP Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S239-004
Record Number:	DEV2023040008
File Name:	2023_0705_S239-004_Staff_Report_Final
Submittal Received:	04/25/2023
Transmitted:	04/25/2023
Staff Report:	07/05/2023

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### **B. Project Description**

This is a Request by Urban Design Studio & Tyson J. Waters, Esq. for approval of the Ranch PUD Zoning Agreement including a master site plan and phasing plans for 175 single family detached homes, 2 golf courses with related facilities and the associated infrastructure on an approximate 3,902 acre undeveloped property located on SW Kanner Highway adjacent to and west of the SW bridge Road Intersection. Included is a Deferral of Public Facilities Reservation.

The property includes approximately 3,460 acres on the south side of SW Kanner Highway and approximately 442 acres on the north side of Kanner Highway which is also adjacent to the C-44 Canal. The property has a Future Land Use designation of Agricultural and is zoned A-2, Agricultural. The property is outside of the Primary Urban Service District (PUSD).

The property has a concurrent Comprehensive Plan amendment for a future land use change and text amendment regarding changes to enable the PUD, clustering of residential units and the extension of water and wastewater service to the property. This application is contingent on the approval of those amendments.

Due to the unknown determination of a land use for the project, future review may determine additional comments are necessary from staff.

### ***C. Reviewing Agency Findings***

Development applications must demonstrate compliance with the Comprehensive Plan, the LDR and the Code prior to approval by the decision-maker. Various county departments/division participate in the development review process to ensure the applicable requirements and development review procedures have been met.

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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Pan	Pete Walden	219-4923	Non-Comply
G	Site Design	Pete Walden	219-4923	Non-Comply
H	Commercial Design	Pete Walden	219-4923	N/A
H	Community Redevelopment	Pete Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Grzelka	288-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Utilities/Water/Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Michael Grzelka	288-5920	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Mark Sechrist	219-1200	Comply
S	County Attorney	Elysse Elder	288-5925	On-Going
T	Adequate Public Facilities	Pete Walden	219-4923	Non-Comply

### ***D. Action Required for Approval***

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The second public hearing shall be before the Board of County Commissioners, who will take final action

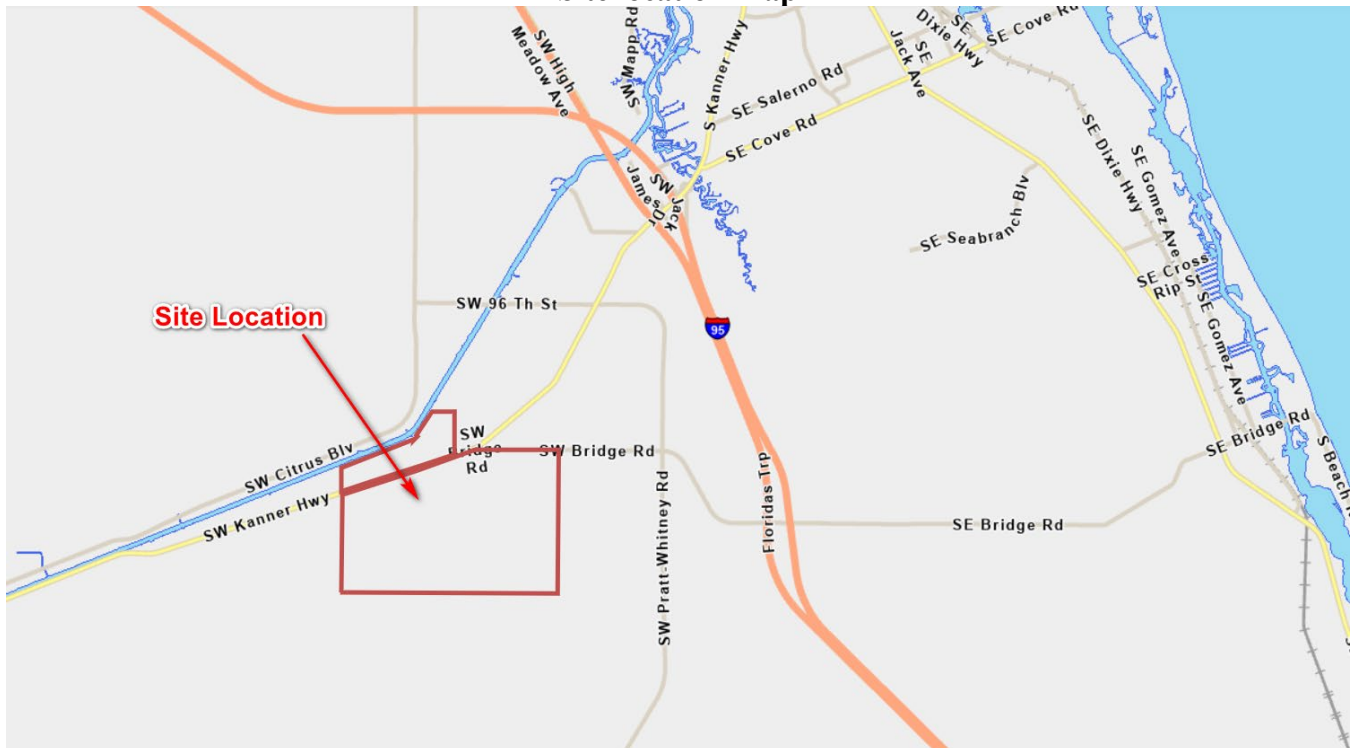
on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

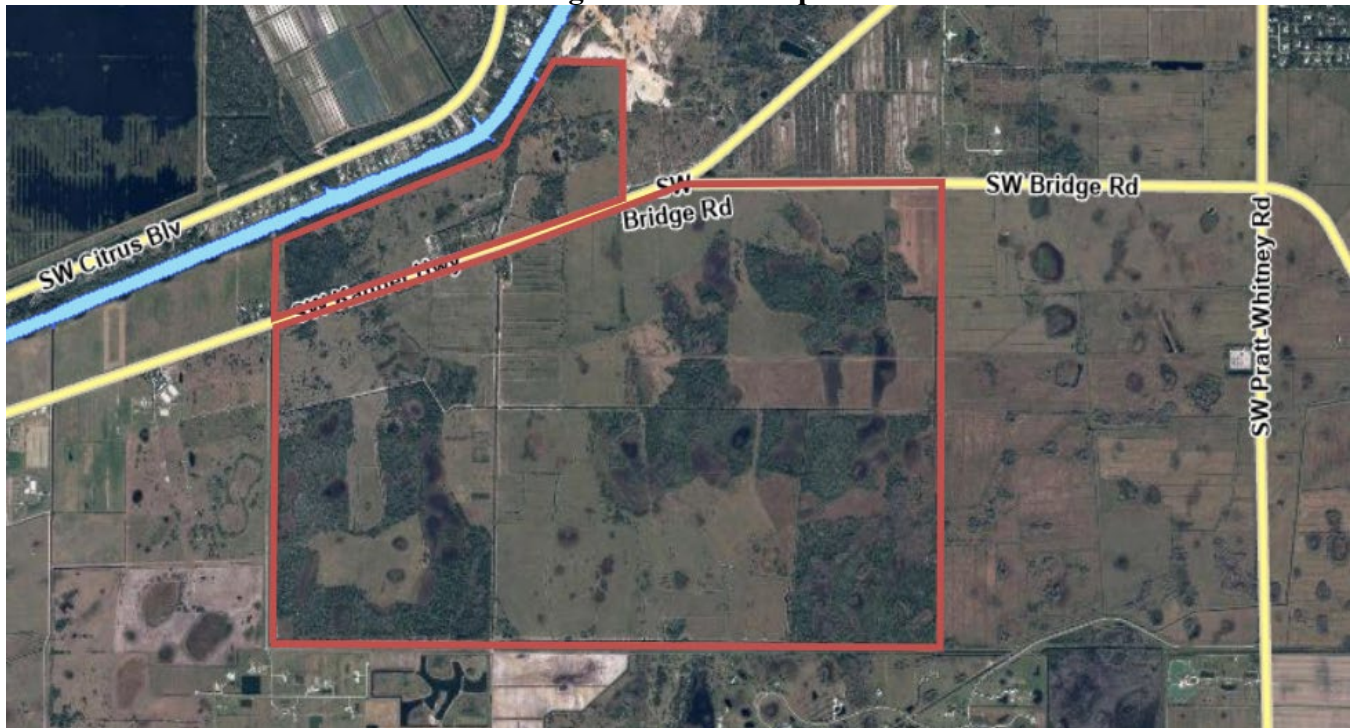
### ***E. Site Location and Information***

**Site Location:** PCNs 223940000000000204, 233940000000000408, 253940000000000109  
273940000000000105, 343940000000000101, 353940000000000108  
263940000000000205, 363940000000000106

**Site location Map**



**Figure 2: Arial Map**

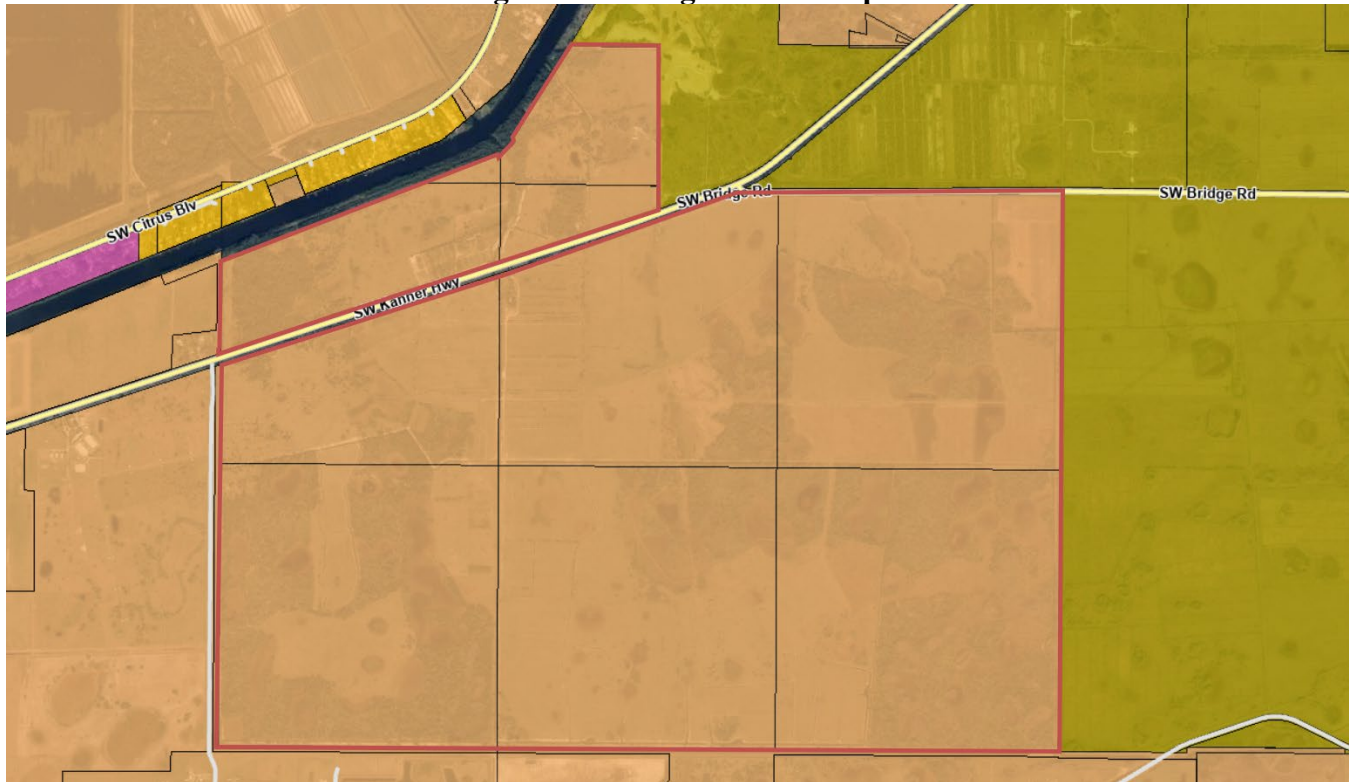


**Figure 3: Current Land Use Map Excerpt**



**Surrounding Land Uses: Agriculture**



**Figure 4: Zoning Atlas Excerpt**

**Surrounding Zoning Districts: A-2, Agricultural , AG-20A General Agricultural**

#### ***F. Compliance with Comprehensive Plan Requirements - Growth Management***

##### **Policy 4.1E.6. PUD**

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

##### **Unresolved Issues:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

## ***G. Compliance with Development Review, Land Use, Zoning, and Site Design Requirements – Growth Management***

### **Unresolved Issues:**

#### **Item #1 Land use:**

1. The data as to residential lot size, land uses and development standards cannot be verified until an appropriate land use is assigned to the project.
2. The lot sizes proposed under ½ acre are in conflict with Policy 4.7A.2. *Development in Primary Urban Service District*. Martin County shall require new residential development with lots of one-half acre or smaller, commercial uses and industrial uses to locate in the Primary Urban Service District. This requirement is to ensure consistency with the County's growth management policies and Capital Improvements Element and to assure that the Plan's LOS standards will be provided and maintained cost-efficiently.
3. 50% of the lots are designated as open space. Please provide a lot detail to show proposed setback criteria in order to accommodate the data.

#### **Item #2 Master Site Plan:**

1. Remove the word Conceptual from the title block.
2. Over 1,000 acres are shown in the data table as agricultural use, delineate this area on the plans and provide the corresponding symbol in the legend.
3. Show how the entry and service roads interface with SW Kanner Highway.
4. Provide a detail cross section of the multi-purpose recreation trail.
5. Provide a detail of the club maintenance and support area.
6. Provide dimensions and details for the Marina boat basin.
7. Provide detail of the dry storage and other buildings in the marina area.
8. Provide parking areas and calculations for amenities, facilities and the marina.

#### **Item #3 Phasing Plan:**

1. The phasing plan is ambiguous. Since the phases are interspersed throughout the project, consider a phase 1 sheet and phase 2 sheet to provide clarity.

#### **Item #3: PUD agreement**

1. The PUD Is under sperate review and comments will be supplied from Legal staff.
2. The irrigation for The Ranch should be provided from the C-44 canal.
3. Once a land use is applied to the project, more specificity will be required regarding utilities, infrastructure and amenities.
4. The Public benefits provided are mostly ecological requirements.
5. Please identify tangible public benefits for the project.

## ***H. Compliance with Commercial Design Requirements (Article 20) and Community Redevelopment Design Standards – Growth Management and Community Redevelopment Authority***

### **Commercial Design**

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

### **Community Redevelopment Agency/ CRA**

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

## ***I. Compliance with Property Management Requirements - Engineering***

### **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. Show the dedication 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. Show the equestrian trail 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 may be required along SW Bridge Road if turn lanes cannot fit within the right of way limits.

The following due diligence is required:

### **TITLE COMMITMENT**

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

### **SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

## ***J. Compliance with Environmental and Landscaping Requirements - Growth Management***

## Environmental

### Unresolved Issues:

#### Item#1: Environmental Assessment (EA)

1. The total site area on the master site plan and in the EA do not match. Please update as necessary to ensure all documents and plans are consistent.
2. The CLC map and description of habitats in the EA show a couple native upland habitat classifications existing onsite which include hardwood forest uplands (1100) and palmetto prairie (1340). Please more specifically describe the upland areas under VEGETATION section of the EA. The 1100 habitat classification is a general upland habitat with more specific habitat types under this classification category. Is there a more specific classification under the 1100 category that more closely fits this habitat? Please explain and provide additional language describing the habitats based on field findings. These upland habitats total 806.97 acres.
3. The EA contains information on listed plant and animal species and also states that specific species surveys are ongoing, such as the Crested Caracara. Please provide these specific surveys in the next application submittal for review and any correspondence from the regulating wildlife agencies. Based on the outcome of these surveys, additional information may be required to meet county code.
4. Please provide a site specific list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site based on the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan, Florida Fish and Wildlife Conservation Commission (FWC), including the FDACS plant index list, and U.S. Fish and Wildlife Service lists or based upon appropriate critical habitat found on site for protected species. IPAC or FNAI reports can be used to assist in creating the list.
5. Based on the list described above, please provide a field survey and map shall be made showing the areas of the site surveyed for listed species identified in the list outlined in number 3 above. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.
6. Please provide the wetland jurisdictional determination from the state that is discussed in the EA.
7. Informational purposes only. A PAMP will be required for the entire project at the time of the first application for final site plan approval. Please refer to Section 10.2.D.3, LDR, Martin County, Fla. for additional information.
8. Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project to corroborate the information provided in the environmental assessment.

#### Item#2: Master Site Plan

1. Please provide a specific preserve area data table, as applicable:
  - a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.



- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.
  - c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.
  - d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
  - e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
  - f. Upland Preserve, Rare. Native upland preserve area habitat provided, as rare or unique habitat.
  - g. Total Preserve Acreage, for site.
2. Please provide for the following Notes on the Master Site Plan:
    - a. Preserve boundary markers will be placed at the corners of residential lots abutting Preserve Areas. Additional large Preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.
    - b. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and stormwater management areas as provided on the plans approved with the development order.

### **Item#3: Wetland Performance Standards**

Please be aware of the following criteria regarding wetland hydrology and stormwater with design of the surface water management system.

1. *Maintenance of wetland hydrology and water quality.*
  - a. *Direct discharge of stormwater into wetlands or buffer zones shall be prohibited. Stormwater must be provided retention and/or detention water quality treatment prior to being discharged into wetlands or wetland buffer zones. Stormwater retention and/or detention basins shall be used to maintain post-development discharges at predevelopment levels.*
  - b. *Stormwater retention basins and outfall structures shall be designed to assure that the water quality, rate of runoff and seasonal runoff volumes are equal to natural conditions. Timing and volume of water discharge shall be appropriate to restore and/or maintain the natural hydroperiod.*
  - c. *Retention and/or detention basins shall be designed and constructed with sediment traps and litter or trash screens. The retention and/or detention basins shall be vegetated, and the use of herbicides and pesticides within the retention and/or detention basin for vegetation and insect control shall be discouraged.*
2. *Any alteration of water levels within wetlands shall be prohibited unless determined necessary to restore or maintain the natural hydroperiod of the wetland system by way of a surface water management plan approved by the County Administrator in consultation with the SFWMD. Outfall structures shall be designed to assure wet season water tables will be maintained throughout the development and that quality, rate, timing and volume will maintain sustainable on-site wetlands and healthy receiving waters. (See above also re flowways, under PAMPs.)*
3. *Timing and volume of water discharge shall be appropriate to restore and/or maintain the natural hydroperiod.*

### **Item#4: Wetland Buffers**

*Section 4.35.A, LDR, Martin County, Fla.:*

*Wetland buffers, for isolated wetlands, in and adjacent to golf courses shall be a minimum of 75 feet. Of the 75-foot buffer, the 25 feet adjacent to the golf course may be native sand or a native vegetation planting area and turf grass, fertilizer and pesticides shall be prohibited. This 25-foot area adjacent to the golf course shall provide a clear distinction between the golf course and the preserve area. The balance of the 75-foot wetland buffer shall be included in the PAMP.*

*Definition: Golf course area: The total area within the golf course boundaries including all preserve areas.*

1. Based on the above referenced code section and definition above, all isolated wetlands in and adjacent to golf courses shall provide a 75 foot wetland buffer. It appears there are wetlands in the south end of the project that are within the golf course and not abutting residential areas that do not include a 75 foot wetland buffer encompassing the entire wetland. Please correct as necessary.
2. Wetland buffer areas that contain native upland habitat can count towards the upland preservation requirement. It would be helpful to show a unique cross-hatching for wetland buffer areas that contain habitat and are being counted towards the preservation requirement. Quantifying wetland buffer areas with habitat in the preserve area data table will also be useful in demonstrating compliance.

#### **Item#5: Upland Preservation Requirements (Residential Section)**

*Section 4.33.A.1, LDR, Martin County, Fla.:*

*On sites where common native upland habitat exists, not less than 25 percent of common native upland habitat shall be preserved in place on the site, such that the cumulative total need not exceed 25 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Mesic flatwood communities (FNAI) are among the common native upland habitats in Martin County.*

*Section 4.33.A.2, LDR, Martin County, Fla.:*

*Increased conservation of native habitats which are determined to be endangered, unique, or rare in Martin County, or regionally rare is required by this division. On sites where endangered, unique, or rare native upland habitat exists, up to 25 percent of the total upland area shall be preserved in endangered, unique, or rare native upland habitat, in a clustered fashion where possible, in a manner that is consistent with a reasonable use of the property.*

1. The EA describes and shows native upland habitats existing onsite, but the EA and the master site plan do not show or propose preservation of these habitats. Based on the code sections above, onsite upland preservation is required. Please revise the MSP to show upland preserve areas and provide the upland preservation calculations in the preserve area data table. Based on the information in the EA, preliminary data shows that 806.97 acres of upland habitat exists onsite. Please provide a breakdown on how much of this habitat exists with the associated residential portion of the site which requires 25 percent of the habitat to be preserved, if the habitat is considered common.

#### **Item#6: Upland Preservation Requirements (Golf Course Areas)**

*Section 4.33.C, LDR, Martin County, Fla.*

*Special requirements for golf courses. Golf courses shall retain and preserve a minimum of 30 percent of the total upland area of the golf course in native upland habitat. Because of high water use by golf courses and the potential for increased runoff of nutrients, pesticides and herbicides, increased in size of the preservation area is warranted. This golf course requirement shall be applied to the area designated as golf course and shall not reduce the 25 percent requirement (25 percent of common habitat or 25*

*percent of total upland where endangered, unique or rare habitat exists) for remaining parts of the project.*

1. The EA describes and shows native upland habitats existing onsite, but the EA and the master site plan do not show or propose preservation of these habitats. Based on the code section above, onsite upland preservation is required. Please revise the MSP to show upland preserve areas and provide the upland preservation calculations in the preserve area data table. Based on the information in the EA, preliminary data shows that 806.97 acres of upland habitat exists onsite. Please provide a breakdown on how much of this habitat exists within the golf course areas of the site which requires 30 percent of the habitat to be preserved, if the habitat is considered common.

#### **Item#7: Upland Preserve Area Design Standards**

##### *4.35.C. Preserve area configuration requirements.*

- 1. Preserved habitat shall be maintained in a clustered configuration adjacent to wetlands, natural water bodies, constructed lakes and other preserved habitats located on-site or off-site. Preserve areas shall be larger along property boundaries where preserve areas or public conservation areas exist immediately adjacent to the parcel.*
- 2. Applicants for development approval shall utilize creative and innovative design techniques to comply with the upland preserve requirements and to maximize preservation of native upland vegetation to the extent technically feasible.*
- 3. Required preserve areas may only be permitted between lots if they serve as a wildlife corridor or if they connect clustered preserve areas.*
- 4. All preserve areas which are adjacent to single-family or multifamily lots shall be clearly marked with signs indicating that the area is a preserve area, subject to a recorded Preserve Area Management Plan on file in the Martin County Growth Management Department.*

##### *4.35.D. Requirements for wildlife utilization and listed species.*

- 1. Preserved habitat shall be located so as to maximize wildlife utilization.*
- 2. Native preserve area arrangement shall give special consideration to maximizing wildlife utilization for species which are endangered, threatened or of special concern.*
- 3. Preserved habitat shall be located so as to maintain the longterm viability of native upland plant communities.*
- 4. Native preserve area arrangement shall give special consideration to maintaining the longterm viability of native upland plant communities which are unique, regionally rare, or endangered.*
- 5. Individual specimens of plants designated as a protected species that occur on the development site and are not located within the project's proposed preserve area, shall be relocated, if biologically practicable, into the onsite preserve area or onto other suitable existing conservation/preservation lands.*

1. When designing upland preserve areas, please refer to the code criteria above. Upland preserve areas shall be consolidated and connected to wetlands. The highest quality habitat shall be preserved to the extent technically feasible.

#### **Item#8: Firewise Protection Standards**

Firewise setback requirements, Martin County, Fla., LDR Section 4.35.E (2013)

The following comments are in response and review of the Florida Wildfire Risk Assessment Scoresheet provided with your application.

Please provide analysis and justification for the scores provided in the follow sections of the scoresheet and response to the following:

Section A. Access.

Section B. Vegetation. Information in this section is to be corroborated by an on-site field inspection. Habitat management criteria may need to be established in the PAMP to maintain vegetation in the hazard category provided on scoresheet and to improve or maintain the overall health of the preserve.

Projects that score less than 75 on the scoresheet and are showing the location of the defensible space to be partially located in the preserve, shall provide a firewise protection plan to be part of the PAMP. The plan shall follow the firewise landscaping guidelines developed by the Florida Forest Service. The portion of preserve area within the defensible space shall be maintained in perpetuity in accordance with the firewise protection plan.

Section C. Building Construction. Proposed building construction methodology, as identified on the scoresheet, will need to be conveyed to requisite documents and plans for approval including the Development order, Final Site Plan, Declaration of Covenants and Restrictions approved with plat, and future building permits. The Final Site Plan shall have notes to document and convey this requirement.

Section D. Fire Protection. Review to be confirmed by Fire Marshall.

Section E. Utilities.

Section F. Additional Rating Factors.

Required Firewise setbacks shall be illustrated on the final site plan with other setback requirements. Provide for compliance with the following on the plans provided for review:

If the proposed residential development scores a 75 or more on the Florida Wildfire Risk Assessment Scoresheet, a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties shall be required. (ref. Section 4.35.E.2., LDR)

New residential development requiring a minor or major site plan approval for future land use designations shall incorporate a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties outside the development. A 30-foot defensible space shall also be incorporated between proposed primary or attached secondary structures and proposed preserve areas within the development. However a maximum of 25 feet of the defensible space can be within the proposed upland preserve or wetland buffer area for the development. Maintenance of the defensible space shall adhere to the firewise landscaping guidelines developed by the Florida Forest Service and all other requirements in this section and be part of the Firewise Protection Plan incorporated into the PAMP. (ref. Section 4.35.E.3., LDR)

New development requiring a minor or major site plan approval on lands designated as agricultural or agricultural ranchette on the future land use map shall incorporate a 30-foot defensible space between the primary or attached secondary structure and proposed preserve areas within the development. In addition such developments shall require a 30-foot defensible space between proposed primary or attached secondary structures and native habitat areas managed for conservation or preservation on adjoining properties. (ref. Section 4.35.E.1., LDR)

#### **Item#9: PUD Environmental Public Benefits**

1. The EA describes the condition of the onsite cypress domes as being degraded from past drainage improvements and years of agricultural use. Under Public Benefits in the PUD agreement, the applicant is proposing to offset ecological impacts through innovative stormwater management systems and enhancement of native habitat, amongst other things. It would be highly beneficial to design a stormwater system and set a control elevation at the appropriate elevation to rehydrate the onsite cypress domes back to historical conditions or at least to conditions to support a healthy cypress wetland system that would allow successional growth of the trees and native understory vegetative regrowth. Please

consider agreeing to this benefit. Please also elaborate on what is meant by enhancing native habitat and quantify if possible in order to be considered as a tangible public benefit.

2. Another benefit discusses a trail system for potential use only by members, residents, and guests. This would not be considered a public benefit unless the trail system can be designed and used by the general public.

3. Pursuant Section 4.33, LDR, Martin County, Fla., additional upland preservation above the minimum code requirement of 25 percent (residential) and 30 percent (golf course) is required for PUDs. Please provide additional upland preservation for this PUD and show the additional calculations on the master site plan and in the PUD agreement under PUBLIC BENEFITS.

Item #10:

1. With the marina proposed on the northern parcel, please demonstrate compliance with the county's Boat Facility Siting Plan and the Manatee Protection Plan in accordance with Section 4.4.D, LDR, Martin County, Fla..

2. Please also demonstrate compliance with the siting criteria in the Comprehensive Growth Management Plan under Policy 8.1D.2. A detailed outline on how the marina complies with each specific requirement under this policy is requested.

3. The BFSP contains criteria for new marinas constructed in areas that are within a preferred located or, in some cases, a conditional location. Marinas proposed in non-preferred locations are prohibited with given exceptions for a very narrow set of uses.

## **Landscaping**

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for Zoning and Masterplan. 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. However, additional description is necessary for clarification.

- There is substantial white area on the plans outside the wetlands, golf areas, and residential pods. What is the use and management being proposed for these areas? Are these the agricultural areas? Is existing native vegetation to be preserved? The masterplan should identify uses and treatments for these open areas.
- The residential road section allows 8 feet for landscape plantings. This width is not considered adequate for long-term shade tree sustainability. It is requested that especially due to size of the parcel, additional width for street tree plantings be expanded to a minimum width of 15 feet. Root barrier will be required if standard setbacks from structural elements cannot be maintained.

- **Timetable for Development**

The timetable indicates that the last final site plan of The Ranch PUD must be approved within ten (10) years of master site plan approval. There are only 2 phases shown. The PUD Agreement is proposing that the PAMP for each phase be implemented with each phase. Are you suggesting that implementation of the Phase 2 PAMP may be in 10 years?



- **EXOTIC SPECIES MAINTENANCE**

The ASSOCIATION shall maintain all common areas and preservation areas free of prohibited plant species as defined in the Land Development Regulations, Martin County Code and free of invasive plant species designated as Category I by the Florida Invasive Species Council (FISC) or the Florida Exotic Pest Plant Council (FEPPC). Also requires eradication of Category II Florida Invasive Species.

- **PUBLIC BENEFITS:**

The OWNER shall offset biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques, and innovative stormwater management systems that restore and enhance native habitat. Innovative stormwater management systems should include treatment trains and elements such as bioswales and rain gardens.

### ***K. Compliance with Transportation Requirements - Engineering***

#### **Unresolved Issues:**

##### **Item # 1:**

Applications for a Master combined with a Final Site Plan should evaluate traffic conditions 7 years from anticipated Board approval date.

##### **Item # 2:**

#### **The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.63 because:**

Trip generation rates shall be taken from the Institute of Transportation Engineers' Trip Generation (current edition). Trip generation rates from other published studies must be preapproved by the County Administrator. The trip generation rate unit of measure will be the same as the unit of measure adopted in the Martin County development impact fee update study. If a proposed land use for a development project is not contained in article 6, Impact Fees, the unit of measure must be approved by the County Administrator. [Martin County, Fla., LDR Article 5, Division 3, Section 5.63.A (2009)]

- Utilize ITE Land Use Code 210 - Single-Family Detached Housing : Fitted Curve Equation for the Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. and Fitted Curve Equation for the Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. The proposed development does not have the supporting services of resort communities in ITE Land Use Code 260 - Recreational Homes.
- ITE Land Use Code 430 - Golf Course : Unit of measure shall be Holes rather than Acres.
- Add ITE Land Use Code 420 - Marina : Worst case to estimate employees.
- Add ITE Land Use Code 493 - Athletic Club : Worst case to estimate employees.

##### **Item # 3:**

#### **The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:**

1. Estimated project trip generation and assignment, considering pass-by and internal capture, on a peak hour peak direction basis. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.3 (2009)]

2. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]

- Clarify trip generation by access points.
- See 2022 Roadway Level of Service Report.

3. The following analysis will form the basis for determining concurrency on all impacted roads. The concurrency test will be completed by adding the background traffic growth plus the net number of trips generated from the project traffic on each impacted link on the road network to the existing traffic volume and comparing the total of this traffic volume to the adopted level of service capacity. If the total traffic volume is lower than the adopted level of service capacity, concurrency has been satisfied on this link and/or aggregated segment. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5.a (2009)]

4. The study network will be illustrated in both tabular and map formats, and clearly show the percentage of project traffic of the level of service capacity up to and including the link where the project traffic falls below the two percent threshold. The map or maps will illustrate the project location, existing and proposed traffic control devices, existing and proposed ingress and egress locations for the project, existing and proposed bicycle and pedestrian facilities, and existing and proposed public transportation services and facilities on the study network. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.7 (2009)]

#### ***L. Compliance with County Surveyor - Engineering***

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

#### ***M. Compliance with Engineering, Storm Water, and Flood Management Requirements - Engineering***

1. SW Bridge Road is a Minor Arterial with a speed limit of 55 and an Access Classification of Six. The proposed development must dedicate 15-feet of Right of Way along the property frontage, 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. A minimum spacing of 440-feet is required for all access connection points to SW Bridge Road. [Martin County, Fla., LDR Section 4.843.B & 4.845.B (2018)]. Show the dedication on the Master Site Plan

2. 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. [Martin County, Fla., LDR Section 4.843.G (2018)]. Show the equestrian trail on the Master Site plan.

3. Turn lanes are required for developments along undivided roadways with a speed limit of 35 MPH and over. An additional right of way dedication may be required along SW Bridge Road if turn lanes cannot fit within the right of way limits. Call out the required turn lanes for all access connections.

4. Provide a detail showing the dimensions and surface material of the Multipurpose Recreation Trail in compliance with the Americans with Disabilities Act. A multimodal path may be more appropriate.

5. Extend the Multipurpose Recreation Trail or add a sidewalk connection to the two gated entry points for connectivity to the existing public ROW's.
6. Provide a typical section for the service access road.
7. Provide the general location for all parking facilities for the Recreational Facilities & Amenities area, the Marina area, the Clubhouse area, the Range House area and Club maintenance and support facility.
8. Provide a Master Stormwater Management Plan documenting the proposed wet season water table elevation, lake and basin control water elevations, adequate separation between the proposed wet detention areas and the existing wetlands, compliance with the Martin County water quality criteria, proposed minimum road elevations, minimum finish floor elevations and stormwater attenuation for the 25yr, 72hr storm event with associated discharge rate.
9. Please note that all single family lots on well and septic must be a minimum of 0.50 acres exclusive of all easements.

#### ***N. Compliance with Addressing and Electronic Filing Requirements – Growth Management & Information Technology***

##### **Addressing**

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 / plat 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. (2022).

##### **Electronic Filing**

Unresolved Issues:

Item #1: No AutoCAD dwg file of the master site plan was received with your submittal.

#### ***O. Determination of compliance with Utilities requirements – Utilities Department***

##### **Water and Wastewater Service**

##### **Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

##### **Wellfield and Groundwater Protection**

##### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

**P. Compliance with Fire Rescue and Emergency Management Requirements – Fire Department**

**WATER SUPPLY**

**NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

**18.4.5.1 One- and Two-Family Dwellings.**

**18.4.5.1.1** The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, *Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes*. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

**18.4.5.2 Buildings Other Than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in **Table 18.4.5.1.2.**

**NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.**

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system ( [www.click2enter.net](http://www.click2enter.net)) and an electric key switch ([www.knoxbox.com](http://www.knoxbox.com) )

Martin County Fire Rescue utilizes the Knox Access system. [www.knoxbox.com](http://www.knoxbox.com)

Click2enter Inc. [www.click2enter.net](http://www.click2enter.net)

Contact the Fire Prevention office at (772)288-5633 for information.

**Q. Compliance with Americans with Disability Act (ADA) Requirements - General Services**

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. Compliance with Martin County Health Department and School Board***

##### **N/A for Health Department**

If any onsite sewage and disposal systems are required for development, the Martin County Department of Health will review for compliance.

##### **Findings of Compliance for School Board**

The proposed master plan is only a preliminary approval of school concurrency. Final site plan approval will require a school concurrency analysis.

#### ***S. Compliance with Legal Requirements - County Attorney's Office***

Review ongoing

#### ***T. Determination of Adequate Public Facilities & Development Competition – Growth Management***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – N/A

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County

Findings – N/A

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source - Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – pending evaluation



Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source - Growth Management Department

Roads facilities (Section 5.32.D.3.f, LDR)

Findings – pending evaluation

Source - Engineering Department

Reference - see Section K of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

#### ***U. Post Approval Submittal Requirements***

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 #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

##### **Item #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.

##### **Item #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.

**Item #4:**

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 certified letter stating that no title transfer has occurred.

**Item #5:**

One (1) 24" x 36" paper copy of the approved master site plan.

**Item #6:**

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #7:**

Original and one (1) copy of the executed approved PUD zoning agreement.

**Item #8:**

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

## ***V. Local, State, and Federal Permits***

All outside permits for construction of infrastructure will be due prior to the Preconstruction meeting.

## ***W. Fees and Recording Costs***

Fees for this application are calculated as follows:

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
Application	\$13,800.00	\$13,800.00	\$0
Advertising*	TBD	TBD	TBD
Recording*	TBD	TBD	TBD
Inspection	TBD	\$0	TBD

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

\* Recording fees are determined and remitted to the County Clerk.

## ***X. Development Team Contact Information***

Owner/Applicant  
JWA Ranch, LLC  
Kenneth S. Bakst

13401 Oakmeade,  
Palm Beach Gardens, Florida 33418

Agent

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610 Clematis Street Suite CU-02  
West Palm Beach, Florida 33401  
561-366-1100

## **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/Wastewater Service Agreement

## **Z. Attachments**

N/A