



June 3, 2019

To: The Guardians Board of Directors

From: George MacLean and Greg Braun

Subject: Proposed Winemiller Farms Agri-community project

On June 1, 2019, George and I attended an open house and met with several representatives of the Winemiller Farms team to learn about their project. This memo summarizes notable discussion points and provides a location map, and other information about the project.

The primary team member who offered the invitation and described most of the project elements was land planner Michael Houston. Other members of the team (e.g., manager of the existing agricultural operation, transportation and civic engineers) were also present and interacting with other members of the public.

The Project

Their team proposes to seek approval from Martin County to amend the Comprehensive Plan to build an agricultural community on an approximately 1,900-acre tract of mostly agricultural land located on the northwest side of the C-44 (St. Lucie) Canal, west of the existing community of River Forest in the Tropical Farms area southwest of Stuart.

The existing property is a primarily agricultural area, where row crops, including peppers, are grown. It has been in agricultural land use for at least 70 years, with the area closest to the C-44 having little agricultural value because it received fill from the excavation of the C-44 canal.

The property also includes existing wetlands and Hogg Creek, a non-tidal creek that flows onto the property from the west, is used for irrigation and drainage and ultimately flows into the C-44 about 500 feet upstream of the St. Lucie Locks (where Lake Okeechobee water also drains into the South Fork of the St. Lucie River). According to the project team, a key feature of the project is the owner's commitment to working with Martin County and others to improve water quality conditions in Hogg Creek, perhaps by constructing a flow-through marsh, where water quality improvement would take place before water is discharged off the site.

The property also has over 500 acres of native pine flatwoods, vegetation that is reportedly going to be set aside and managed pursuant to a Preserve Area Management Plan.

The property is outside Martin County's primary and secondary Urban Services Districts. The project needs Comp Plan Amendments, due to:

- 1) Their request to expand the Urban Services District to connect to water and wastewater services that are provided by Martin County Utilities approximately 2,000 feet away on the east side of the C-44;
- 2) Their request to increase the allowable number of dwellings on the property (which is presently zoned at 1 unit/5 acres) to approximately 700, all of which would be clustered in the central and eastern parts of the property, allowing the western part to be kept in agriculture; and
- 3) To create a new Agri-community land use.

They propose to create a network of hiking trails that would be available to community residents and the public. These trails would connect to conservation lands owned and managed by Martin County, that abut the property to the north.

The project is within the school districts for Crystal Lake Elementary, David L Anderson Middle School and South Fork High School.

They propose to designate 28 acres in the southerly part of the property as a community park, and to provide community gardens.

Regarding schedule, they have met with Martin County to discuss the project and anticipate transmitting their request for a Comp Plan Amendment in the not-too-distant future.

One issue that the Guardians need to keep in mind is Martin County's Residential Capacity Study. The approval of the Pineland Prairie project has allocated enough housing units to take care of projected growth in the County in the near future. The 2018 Residential Capacity and Vacant Land Analysis indicates that Martin County has met 663% of the needed residential capacity in the Eastern Secondary Urban Services Districts in the next 10-year planning period, and 442% of the need in the Eastern Secondary Urban Services Districts during the next 15-year planning period.

The project team offered to meet with Guardians Board (or a subset of the Board) in the fall. Future opportunities for public comment will arise when the project comes before the Local Planning Agency and the Board of County Commissioners. More information about the project is available at: <https://www.winemillerfarms.com/>

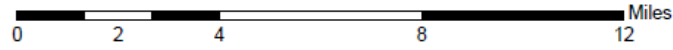
The location of the project in relation to Martin County's Urban Services Districts (my creation), and figures showing different aspects of the development follow.



Martin County

Urban Service District - Figure 4-2

Plot Name: UrbanServiceDistrict.mxd
Created By: Emily Kohler (GMD)
Plot Date: Aug 21, 2014

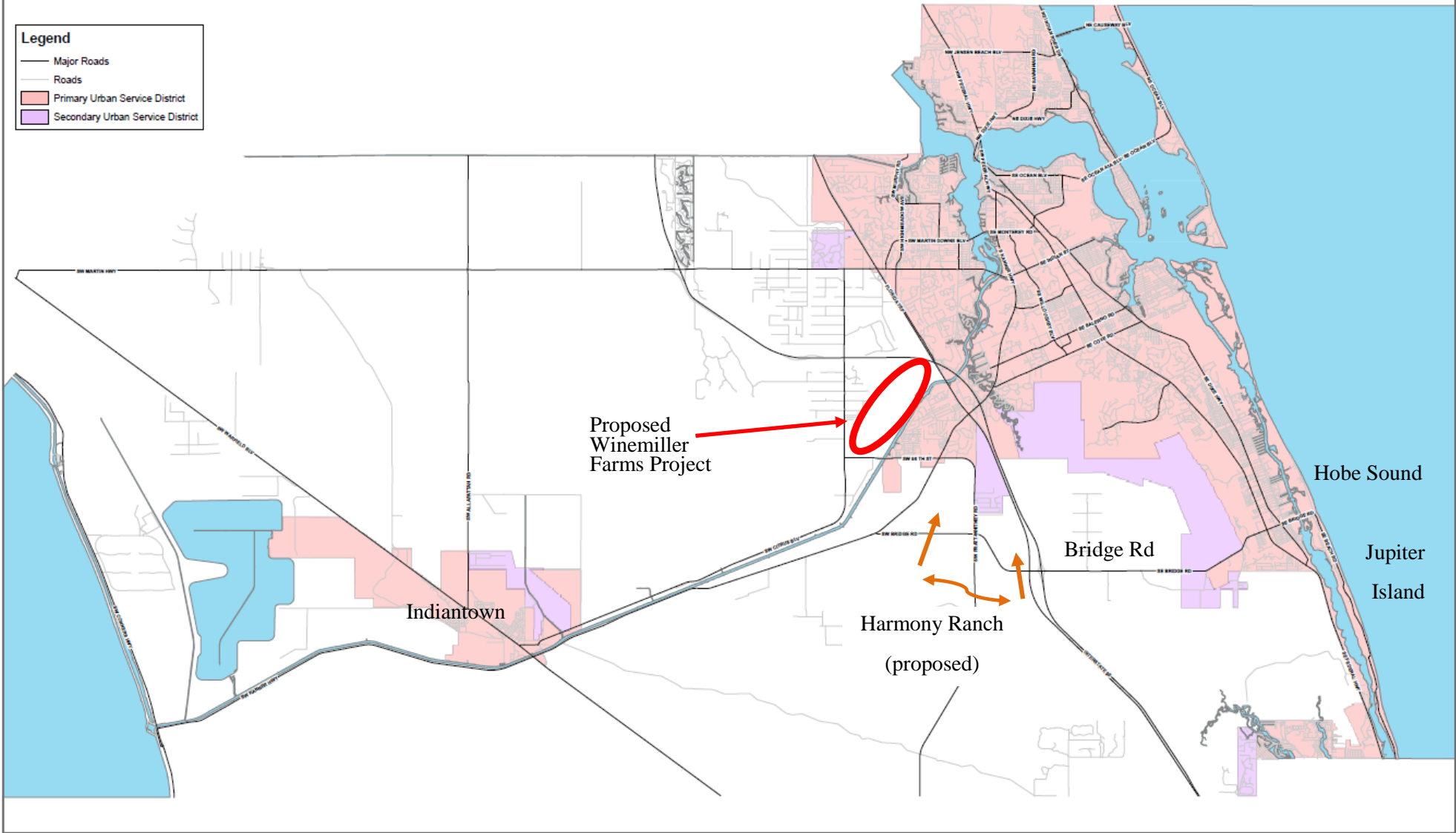


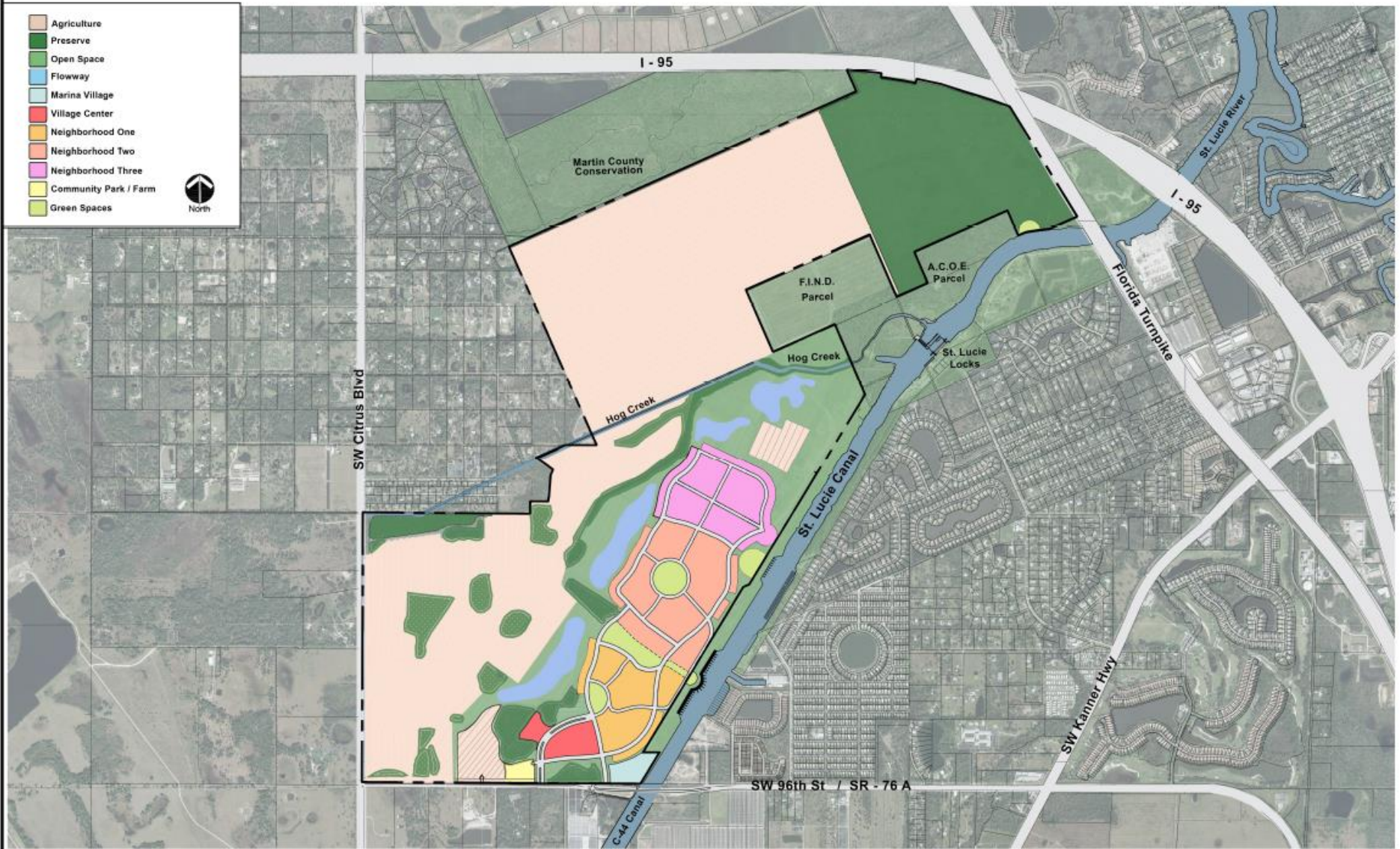
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Legend

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District





Winemiller Farms
A New Agri- Community

PUD Master Plan

Martin County, Florida





Winemiller Farms

A New Agri-Community

Detail Master Plan

Martin County, Florida





Winemiller Farms
A New Agri- Community

Remaining Farmland

Martin County, Florida





Winemiller Farms
A New Agri-Community

Blueway - Greenway - Trail Plan

Martin County, Florida

