

# CHANCEY BAY RANCH PUD

## PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN

### C167-005

**Local Planning Agency**

**Public Hearing**

**February 20, 2025**

**Owner:** CBR Investors, LLC., – Tunny Mizrachi

**Applicant:** CBR Investors, LLC., – Tunny Mizrachi

**Requested by:** WGI, Inc., – Matthew Barnes

**Project Coordinator:** Brian Elam, PMP, Principal Planner

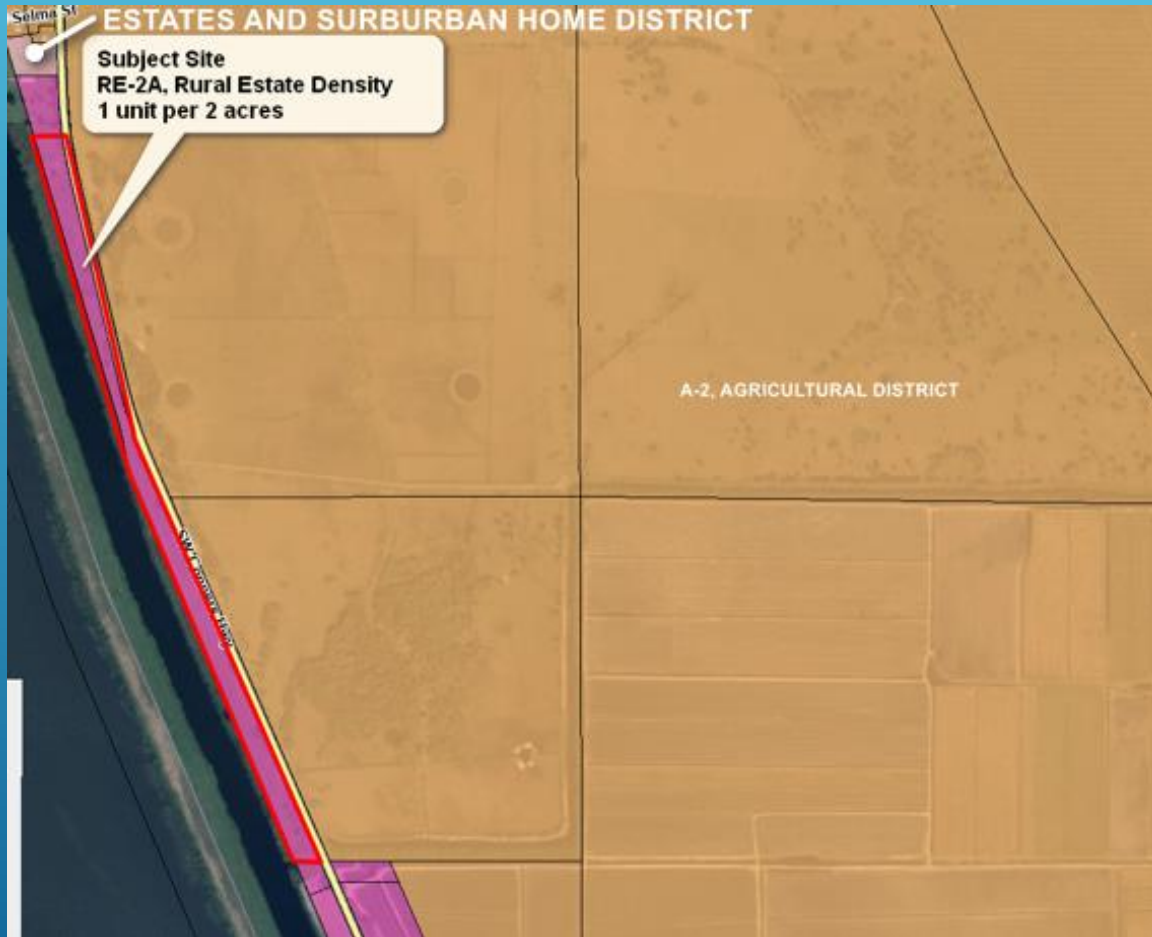




Subject Site



# Zoning Atlas



# Future Land Use



# RURAL DENSITY FUTURE LAND USE

The site has a designated future land use of rural density which allows no more than one dwelling unit per two gross acres, 0.50 units per acre. Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space pursuant Section 4.4, Goals, Objectives and Policies, Comprehensive Growth Management Plan (CGMP), Martin County Code.

Policy 4.13A.5. Secondary Urban Service District development



# RE-2A, RURAL ESTATE DISTRICT

## Structure Setbacks

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	RE-2A	30	30	30	30	30	30	30	30	30	30	30	30
A	PUD-CBR	32 feet minimum				30 feet minimum				60 feet minimum			

## Development Standards

Category	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories )	Min. Open Space (%)	Other Req. (footnote)
A	RE-2A	2 ac.	175	0.50	--	--	30	50	--
A	PUD-CBR	2 ac.	> 400	0.49	n/a	n/a	40	75	--



# CHANCEY BAY RANCH PUD PROPOSAL

The applicant is requesting a PUD Zoning Agreement, which is the only zoning available for properties with the rural density future land use, that allows the maximum building height of 40 feet permitted in the Comprehensive Growth Management Plan.

The applicant's proposal meets or exceeds all other standard development regulations with lot sizes equal to or greater than 2 acres, a minimum of 75 percent open space, lot widths exceeding minimum, and structure setbacks equal to or exceeding minimum requirements.

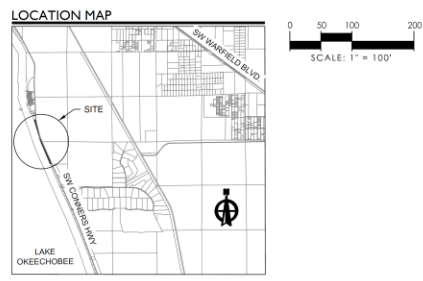
As a condition of the PUD agreement the owner shall make a one-time public benefits contribution to the County in the amount of \$6,000 (Six Thousand and 00/100 Dollars), for use by Martin County Fire Rescue to purchase on fire preemption device.





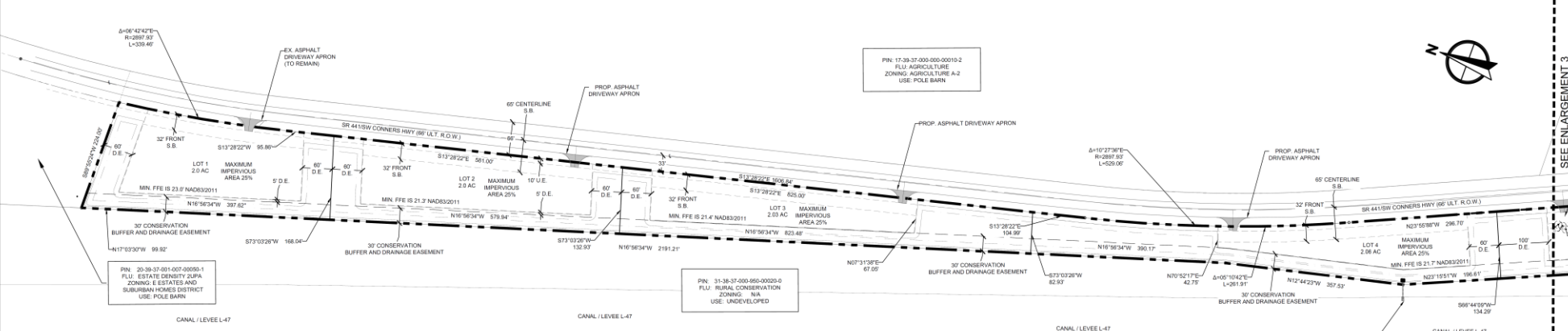
<b>SITE DATA</b>	
EXISTING FUTURE LAND USE	RURAL DENSITY
EXISTING ZONING	RE-3A
PROPOSED FUTURE LAND USE	RURAL DENSITY
PROPOSED ZONING	FUD
PARCEL ID #	20-39-37-000-00011-0

- LEGEND**
- AC. = ACRES
  - BL=BASE BUILDING LINE
  - D.U. = DWELLING UNITS
  - EX = EXISTING
  - FF= FINISHED FLOOR ELEVATION
  - FLU = FUTURE LAND USE
  - PDR = PROPERTY DEVELOPMENT REGULATIONS
  - R = RADIUS
  - R.O.W. = RIGHT-OF-WAY
  - S.F. = SQUARE FEET
  - S-B= SETBACK
  - U.E. = UTILITY EASEMENT
  - T.B.A.= TO BE ABANDONED
  - TYP.= TYPICAL

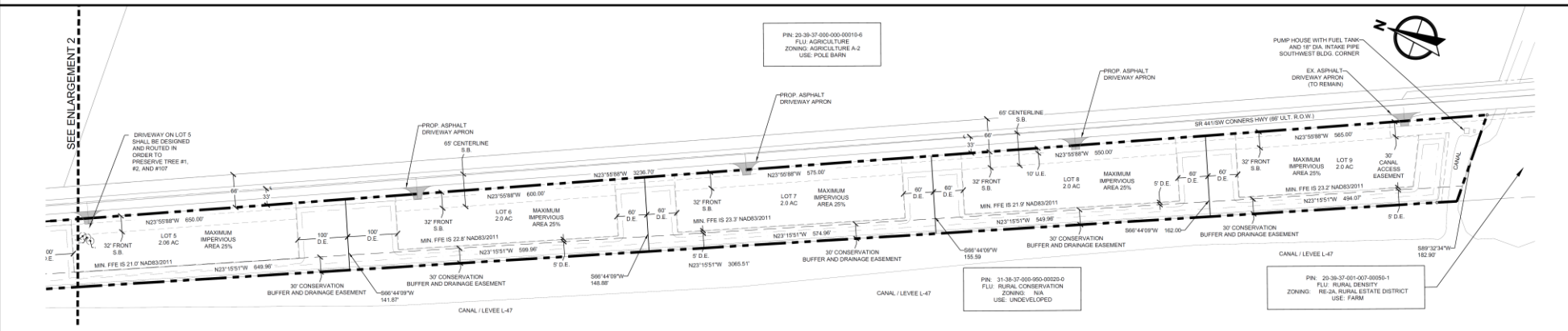


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SP ENLARGEMENT 2



SP ENLARGEMENT 3



PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-06-11

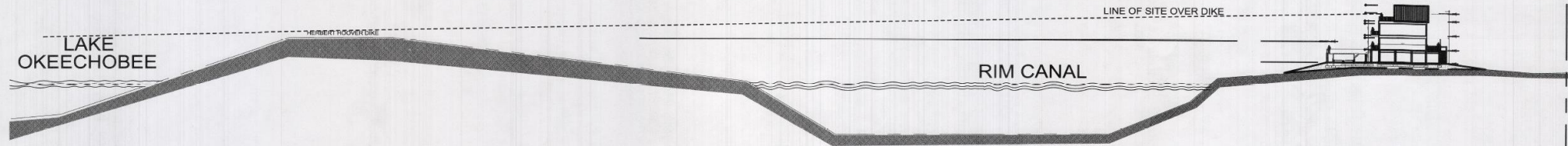
CHANCEY BAY RANCH PUD

MARTIN COUNTY, FLORIDA

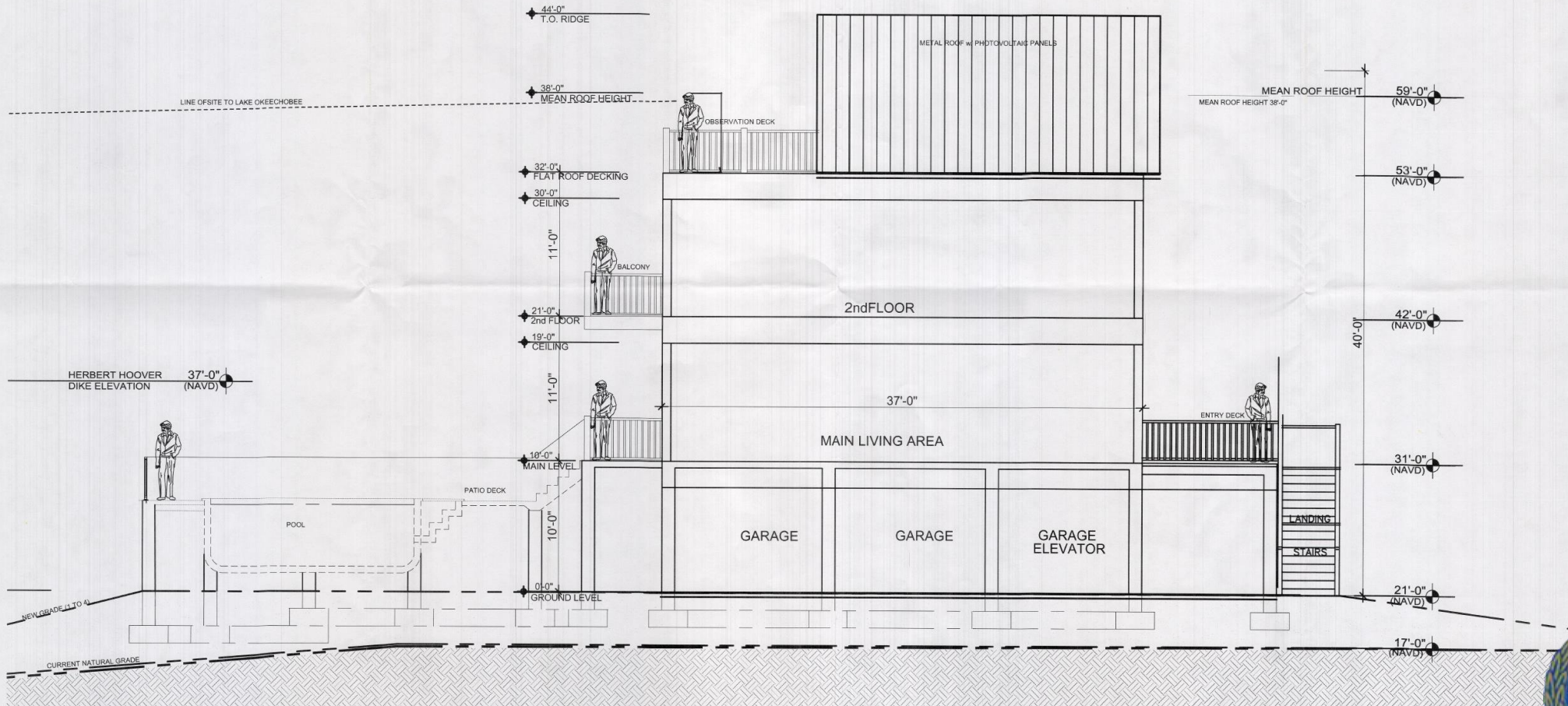
MASTER AND FINAL SITE PLAN







**SITE TRANSVERSE SECTION**  
SCALE: 1" = 40'-0"



BUILDING SECTION

**SITE VERTICAL ELEVATION DATA SECTION**  
SCALE: 1/4" = 1'-0"

NOTE:  
THESE ARCHITECTURAL ELEVATIONS ARE CONCEPTUAL ONLY.  
ANY FUTURE ARCHITECTURAL DRAWINGS FOR THIS  
DEVELOPMENT WILL BE SUBMITTED TO THE AUTHORITIES  
HAVING JURISDICTION FOR ANY INDIVIDUAL RESIDENTIAL  
PERMITS.



RECEIVED

# REVIEW OF APPLICATION

## C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	Comply
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

Development review staff have found the CBR Investors, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# STAFF RECOMMENDATION

Staff recommends approval of the CBR Investors, LLC application to adopt a resolution approving rezoning from RE-2A, Rural Estate District to Planned Unit Development and approve the Chancey Bay Ranch PUD Zoning Agreement including the Master and Final Site plan.

THAT CONCLUDES THE PRESENTATION  
QUESTIONS?

