

Prepared By:  
Martin County Growth Management Department  
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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 25-\_\_**

**[REGARDING DENIAL OF THE PUD ZONING AGREEMENT AND MASTER/FINAL SITE  
PLAN FOR THE CHANCEY BAY RANCH PROJECT]**

**WHEREAS**, this Board has made the following determinations of fact:

1. CBR Investors, LLC submitted an application for PUD Zoning agreement and master/final site plan approval for the Chancey Bay Ranch project, located on lands legally described in attached Exhibit A.
2. Upon proper notice, this Board considered approval at a public hearing on the application on February 25, 2025.
3. At the public hearing, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT  
OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The request for the PUD Zoning agreement and Master/Final Site Plan approval for the Chancey Bay Ranch project is hereby denied, for the following XXXX.
- B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description