



Martin County, Florida
 Growth Management Department
 DEVELOPMENT REVIEW DIVISION
 2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application:

Name or Title of Proposed Project: _____

Brief Project Description:

Was a Pre-Application Held? YES/NO **Pre-Application Meeting Date:** _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.



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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, WGI, Inc. (Matthew Barnes), am the copyright owner of the following materials: Chancey Bay Ranch PUD Application Materials (“Copyright Materials”). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida’s Public Records Laws.

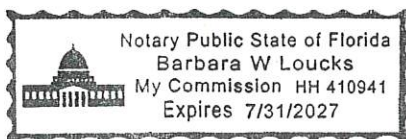
I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Matthew Barnes

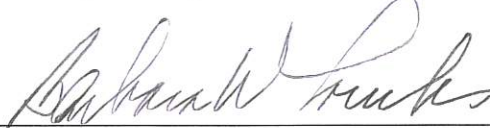
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 11th day of JUNE, 2021, by Matthew Barnes, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


 (Printed, Typed or Stamped Name of Notary Public)



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Digital Submittal Affidavit

I, Matthew Barnes (WGI, Inc.), attest that the electronic version included for the project Chancey Bay Ranch PUD is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

Matthew Barnes

Applicant Signature

6/18/2024

Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 18th day of June, 2024 by Matthew Barnes, who is personally known to me, or produced the following type of identification NIA.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Daryl Ellison
 Comm. #HH084074
 Expires: Apr. 3, 2025
 Bonded Thru Aeron Notary

Daryl Ellison

(Printed, Typed or Stamped Name of Notary Public)



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I warrant that I have the authority to grant the permission requested by Martin County.


 Printed Name: Matthew Barnes

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 18th day of June, 2024, by Matthew Barnes, who is personally known to me, or produced the following type of identification N/A.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Daryl Ellison
 Comm. #HH084074
 Expires: Apr. 3, 2025
 Bonded Thru Aaron Notary

Daryl Ellison
 (Printed, Typed or Stamped Name of Notary Public)



Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

June 28, 2024

Re: Chancey Bay Ranch PUD Zoning Master/Final Site Plan Resubmittal

Dear Paul Schilling,

Enclosed please find the application and one set of documents for the above referenced project for the PUD Master/Final Site Plan Resubmittal. On behalf of the applicant as property owner, CBR Investors, LLC we are pleased to resubmit the Chancey Bay Ranch residential PUD master/final site plan development application.

Our client owns the existing property identified as PCN: 20-39-37-000-000-00011-0. The property is located approximately 900 feet south of the intersection of SW Selma Street and SW Connors Highway, and directly east of Lake Okeechobee in western Martin County. The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Rural Density. A mandatory zoning district change was approved July 24, 2018, to designate RE-2A, Rural Estate District on the property. The previous project number was C167-001, DEV2018030016 with the same property owner CBR Investors, LLC.

The applicant is requesting approval of a residential PUD development site plan to accommodate a 9-lot, single family subdivision on an approximately 18.20- acre subject site. Each lot is proposed to be 2 acres (MOL). The subject property is located in far western Martin County on a Major Arterial roadway. It is adjacent to agricultural land and located south of areas containing single family residential use in addition to agricultural use. The site is designated as Rural Density and is adjacent to lands to the east with the same future land use designation.

A PUD designation is requested on the property to achieve the height afforded to a property with a Rural Density future land use designation of 40 ft. whereby the RE-2A makes provision for a maximum height of only 30 ft. A proposed height for the proposed single-family residential dwellings is required to accommodate views of Lake Okeechobee. Such heights would not negatively impact the surrounding area. The design and scale of the proposed residential units is considered acceptable and consistent with the design provisions included for properties with a Rural Density designation.

As part of the PUD zoning agreement approval, the applicant also requests County staff consider a request to allow individual driveways as per details included on the PUD master/final site plan, with individual driveways, and curb cuts to achieve separate access to each of the proposed 9 single-family lots. The site plan shows the lot depths are shallow due to the location between Connors Highway and the rim canal, making the lot frontage on Connors Highway much longer. The driveways have been designed to achieve a minimum 660' separation as required by FDOT



and Martin County while taking into consideration the shallowness of the lots. Individual driveways will then be constructed by each lot owner and processed by FDOT driveway permit applications through its Maintenance Office as a Category 'A' Residential Driveway, in accordance with FDOT standards.

Please find the following updated materials enclosed in support of the PUD Master/Final Resubmittal, numbered according to the County's checklist:

0. Application checklist.

1. Application form.

2. Affidavit of digital submittal.

3. Copyright permission (new for WGI only)

4. Narrative

5. Power of attorney – authorization letter.

6. Disclosure of interest affidavit (not submitted because it is unchanged)

7. Recorded deed (updated, wrong deed was submitted previously)

8. Letter confirming no property transfer has occurred.

9. Legal description (not submitted because it is unchanged)

10. Draft PUD zoning agreement.

11. Statement of PUD benefits

12. Site Location Map (not submitted because it is unchanged)

16. Wildfire risk scoresheet (not submitted because it is unchanged)

17. School impact worksheet (only updated to reflect new contact information)

18. Excavation fill and hauling

19. Stormwater management report

21. Stormwater maintenance plan

22. Traffic impact analysis

23. Environmental assessment

26. Proposed water sources

28. Utilities Water & Wastewater Service Agreement (not submitted because it is unchanged)

29. Utility Certification (not submitted because it is unchanged)

30. Utility Related Calculations (not submitted because it is unchanged)

32. Master and Final Site Plan



- 34. Architectural Drawing
- 37. Boundary Survey (not submitted because it is unchanged)
- 38. Topographic Survey (not submitted because it is unchanged)
- 39. Construction Plans
- 40. Landscape Plans
- 41. Tree Survey/Tree Disposition Plan

Thank you in advance for confirming the project is complete. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Barnes".

Matthew Barnes, AICP (WGI, Inc.)
Senior Project Manager

Martin County
Consent Form

TO: Martin County Growth Management Department
Martin County Board of County Commissioners

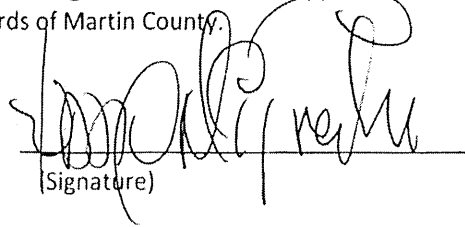
Project Name: Chancey Bay Ranch PUD Date: 5/24/2024

I hereby give CONSENT to Matthew Barnes (WGI, Inc.) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of: Residential PUD

I hereby certify I have full knowledge that the property I have ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of Martin County.

Owner (Applicant) Information:

CBR Investors, LLC (Tunny Mizrachi)
(Name)


(Signature)

1 SE 3rd Avenue Suite 1210
(Address)

Miami, FL, 33131
(City, State, Zip)

Agent Information:

Matthew Barnes (WGI, Inc.)
(Name - type clearly)


WGI, Inc.
(Name of Firm)

2035 Vista Parkway
(Address)

West Palm Beach, FL, 33411
(City, State, Zip)

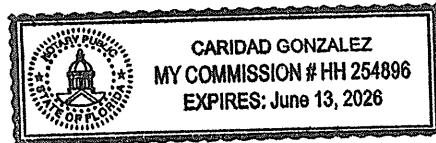
Notary Public Information

The foregoing instrument was acknowledged before me this 28 day of May 2024 by Tunny Mizrachi (name of person acknowledging). They are personally known to me or have produced (type of identification) _____ as identification and did/did not take an oath (circle correct response).

Name (Printed): Caridad Gonzalez Name (Signature): 

My Commission Expires on: _____

Notary's Seal or Stamp



This instrument prepared by:
David A Miller, Esq.
PETERSON & MYERS, P.A.
Post Office Box 24628
Lakeland, Florida 33802-4628

PARCEL I.D. NO:

WARRANTY DEED

THIS INDENTURE,

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made effective the 18th day of July, 2013, between **734 LMC GROVES, LLC, a Florida limited liability company**, Grantor, the mailing address of which is 181 Highway 630 East, Frostproof, Florida 33843, and **CBR Investors, LLC, a Florida limited liability company**, whose mailing address is 777 Brickell Avenue, Suite 1110, Miami, Florida 33131, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Collier County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2014 and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

734 LMC GROVES, LLC
a Florida limited liability company

David A. Miller
Print name: David A. Miller

By: *Thomas B. Powers*
Thomas B. Powers, as its Manager

Clayton G. Miller
Print name: Clayton G. Miller

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me on this 17 day of July, 2014, by Thomas B. Powers, as Manager of 734 LMC GROVES, LLC, a Florida limited liability company, for and on behalf of the company, who is personally known to me or has produced _____ as identification.

David A. Miller
Notary Public
My commission expires:



DAVID A. MILLER
Notary Public, State of Florida
My Comm. Expires 06/04/17
Commission No. FF 18246

EXHIBIT "A"

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 8, 9, 16, 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89° 27' 45" WEST ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 778.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 32' 15" EAST DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 34.63 FEET; THENCE NORTH 89° 24' 48" EAST, 126.68 FEET; THENCE SOUTH 06° 49' 18" WEST, 533.82 FEET; THENCE SOUTH 29° 13' 57" EAST, 2457.83 FEET; THENCE SOUTH 55° 41' 35" EAST, 48.50 FEET; THENCE SOUTH 28° 56' 15" EAST, 985.01 FEET; THENCE SOUTH 28° 23' 48" EAST, 1860.55 FEET; THENCE SOUTH 08° 10' 01" WEST, 18.50 FEET; THENCE SOUTH 23° 06' 33" EAST, 1747.17 FEET; THENCE SOUTH 25° 48' 23" EAST, 1517.94 FEET; THENCE SOUTH 32° 33' 51" EAST, 2634.83 FEET; THENCE SOUTH 00° 34' 49" WEST, 148.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89° 25' 11" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 4587.99 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 23' 06" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2641.34 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 20; THENCE SOUTH 89° 32' 34" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 20, A DISTANCE OF 1840.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CONNER'S HIGHWAY (US 441); THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY THE FOLLOWING SIX (6) COURSES; THENCE NORTH 23° 55' 58" WEST, 3265.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2831.93 FEET AND A CENTRAL ANGLE OF 10° 27' 36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 517.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13° 28' 22" WEST, 1606.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2831.93 FEET AND A CENTRAL ANGLE OF 10° 56' 31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 540.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02° 31' 51" WEST, 3841.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5696.65 FEET AND A CENTRAL ANGLE OF 04° 57' 51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 493.56 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY AND THE 17 FOOT CONTOUR LINE WHICH ESTABLISHES THE OLD LAKE BOTTOM LANDS PER THE "PLAT OF MEANDER EXTENSION, EAST SHORE LAKE" DATED JULY 1925 BY THE EVERGLADES DRAINAGE DISTRICT; THENCE ALONG SAID 17 FOOT CONTOUR LINE THE FOLLOWING FOUR (4) COURSES; THENCE SOUTH 15° 36' 33" EAST, 610.24 FEET; THENCE SOUTH 03° 54' 53" EAST, 500.00 FEET; THENCE SOUTH 06° 27' 57" WEST, 906.80 FEET; THENCE SOUTH 08° 34' 13" EAST, 1.17 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH

89° 38' 59" EAST ALONG SAID SOUTH LINE OF SECTION 8, A DISTANCE OF 983.47 FEET TO A POINT OF INTERSECTION OF SAID SECTION LINE AND SAID 17 FOOT CONTOUR LINE; THENCE CONTINUE ALONG SAID CONTOUR LINE THE FOLLOWING THREE (3) COURSES; THENCE NORTH 26° 12' 43" WEST, 749.42 FEET; THENCE NORTH 11° 36' 53" WEST, 3100.00 FEET; THENCE NORTH 45° 32' 22" WEST 45.45 FEET TO A POINT ON A NON TANGENT CURVE AND THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 1179.28 FEET, A CENTRAL ANGLE OF 21° 33' 32" AND A CHORD BEARING OF NORTH 16° 44' 44" WEST; THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY 443.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27° 31' 26" WEST ALONG SAID EASTERLY RIGHT OF WAY, 1226.14 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 8; THENCE NORTH 89° 27' 45" EAST ALONG SAID NORTH LINE 3696.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 1456.83 ACRES MORE OR LESS

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.



Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Re: Chancey Bay Ranch PUD Zoning Master/Final Site Plan

Dear Paul Schilling,

Please accept this letter as confirmation that there has been no property transfer since the property was deeded to current owner/applicant.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Barnes". The signature is written in a cursive, flowing style.

Matthew Barnes (WGI, Inc.)