



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

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June 13, 2023

Wesley J. Hevia, Esquire
Ackerman
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

RE: Chancey Bay Ranch Cattle Processing Facility

Dear Mr. Hevia,

County staff has reviewed your letter regarding the proposed animal processing facility on the Chancey Bay Ranch.

The property has an agricultural land use designation and is Zoned A-2, Agricultural, and is accessed from SW Connors Highway via a private drive. The site is predominately improved pasture and citrus production.

On April 3, 2020, a pre-application meeting was held to discuss the proposed meat processing facility. The pre-application did not supply any site plan specifics and staff provided feedback from the brief narrative and from the discussion at the meeting. The pre-application summary noted that a processing center capable of processing cattle from anywhere other than those born and raised onsite would not be considered a bona fide agricultural operation.

On August 18, 2022, a major site plan application was filed by Cuozzo Planning Solutions on behalf of CBR Investors, LLC for a 56,784 sq. ft. processing facility and the associated infrastructure to be developed on 26 acres of the 2,000-acre ranch. The facility proposed to utilize wells for potable water and septic systems for onsite sewage and disposal systems.

Due to the size of the proposed facility and subsequent conversations regarding the processing of cattle from the region, the County does not concur that the processing facility can be classified as a bona-fide agricultural use. Instead, animal slaughterhouses and processing plants are more akin to an industrial use.

Staff is available to discuss the land use and zoning provisions necessary to accommodate the facility.

Sincerely,



Don G. Donaldson, P.E.
County Administrator

cc: Paul Schilling, Growth Management Director
Sarah Woods, County Attorney
Don Cuzzo, Cuzzo Planning Solutions, Inc.