

CHANCEY BAY RANCH

Project application and timeline of development review

Project Scope

Timeline of application

Conclusion

Requested by the BCC on December 2, 2025

Presented by Peter Walden, AICP, CNU-A



PROJECT SCOPE

C167-004, Florida Grassfed Animal Processing Facility

Request for major final site plan approval

56,784 Sq. Ft. facility on 26.06 acres

Within an approximately 2,046-acre cattle ranch in western Martin County, at 8401 SW Conners Highway

Land use, Agricultural

Zoning District, A-2 Agricultural District





SW Martin Hwy

SW Martin Hwy

SW

Proposed Facility

Chancey Bay Ranch

FPL

Lake Okeechobee

Village of Indiantown Urban Service District

SW Warfield Blv

SW Fox Brown Rd

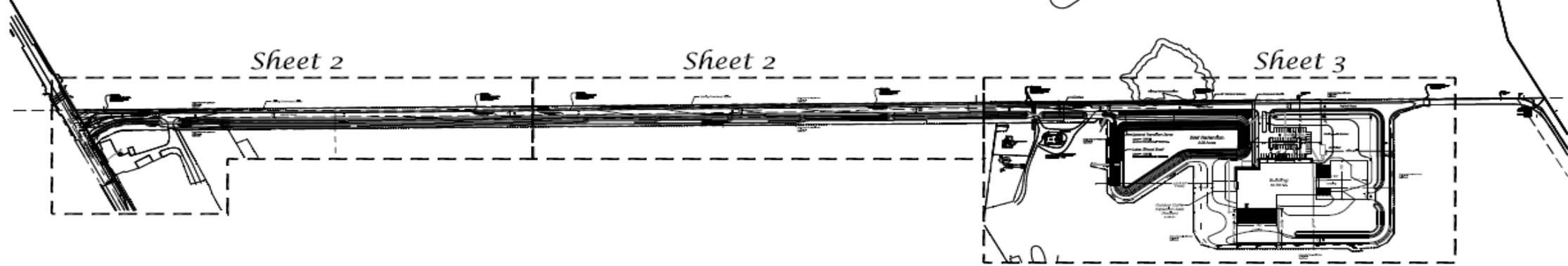
SW Allapattah Rd

SW Corners Hwy

SW Fox Ln

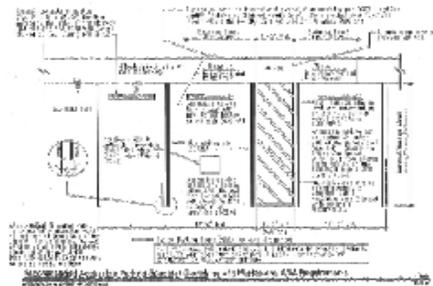
SW Farm Rd

SW Citrus Blv
SW Kanner Hwy



Handicap Parking Detail

Not to Scale



Legend

- Concrete
- Upland Transition Zone
- Lake Littoral

Site Data

	Square Feet	Acres	%
Total Site Area:	1,135,487.55	26.08	100%
Parcel Control Numbers:	06-39-07-000-000-00012-0, 04-09-37-000-000-00011-0, 06-39-07-000-000-00015-1, 06-39-07-000-000-00032-6		
Proposed Use:	Animal Processing Facility		
Future Land Use:	Agricultural		
Existing Zoning:	A-2 Agricultural		
Setbacks:	Required:	Proposed:	
Front:	25'	281.2'	
Side / Side:	25'	80.09' / 321.12'	
Rear:	25'	185.07'	
Centerline:	50 ft centerline right of way	4,318.92'	

	Square Feet	Acres	%
Open Space:			
Minimum Open Space:	567,743.78	13.03	50%
Proposed Open Space:	671,082.47	15.4	60.75%
Open Areas:	671,082.47	15.4	60.75%

	Square Feet	Acres	%
Total Site Area:	1,135,487.55	26.08	100%
PerVIOUS Area:	671,082.47	15.4	60.75%
Open Areas:	671,082.47	15.4	60.75%

	Square Feet	Acres	%
ImperVIOUS Area:	464,405.08	10.66	39.25%
Buildings (56,784 + 4,745)	61,529	1.41	5%
Pavilion, Walkways, Etc. Area:	265,071.58	6.10	23%
Stairwells, Bike Rack, Etc. Area:	2,638.70	.07	.25%
Wet Retention Areas (Lake)	134,164.8	3.08	11%

	Square Feet	Acres	%
Building Area:	61,529	1.41	5%
Office (56,784 + 4,745)	633,001	.21	.5%
Building:	56,961	1.29	4%
Pavilion (Outdoor Inspection Area)	4,745	.11	.3%
Maximum Building Height:			40'
Proposed Building Height:			39'

Parking Calculations:

Parking Required	
★ Employees - (1 Space / 2 Employees) - 20 Employees	10
★ Building - (1 Space / 1,000 s.f.) - 56,784 s.f. / 1,000	57
Company Vehicle	1
★ Greater of two numbers utilized	

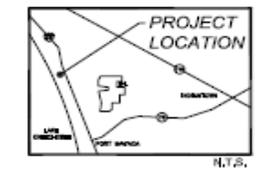
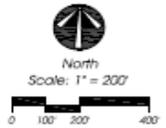
Parking Provided:

Building - (1 Space / 1,000 s.f.) - 56,784 s.f. / 1,000	57
Company Vehicle	1

Preserve Areas:

	Existing Wetlands	Existing Uplands	0	0	0%
Existing Wetlands	0	0	0	0%	
Existing Uplands	0	0	0	0%	

Major Final Site Plan



Construction Sign Detail Not to Scale

General Notes

- All signs shall be subject to review with the applicable jurisdiction of the local jurisdiction.
- All prohibited vegetation species shall be removed from the project area prior to the issuance of any Certificate of Occupancy.
- There shall be an irrigation system installed to ensure continued growth of all planting areas or landscape materials to be installed and maintained by hand and automatic.
- The applicant shall notify the Ocean Management Department for all fill from the site to determine if there have been any previously placed prior to any land clearing.
- No Preserve areas shall be disturbed.
- All proposed roads shall be paved and maintained by the Project Owner.
- All proposed roads shall be constructed in one phase.
- The location of proposed utility lines shall be marked where applicable at regular intervals, including overhead power lines. Lines shall be marked at a minimum of every 100 feet and shall be marked no closer than a minimum distance of 10 feet from the nearest overhead power line. Medium voltage lines (60kV or more) shall be marked every 200 feet and shall be marked at least every 50 feet and shall be marked at intervals of less than 100 feet in the no offset.
- No new, single, hedges or fences shall be placed within the 50 feet of any existing or proposed utility poles, poles or overhead power lines. Fences shall be placed at a distance equal to or greater than the average pole length (plus two (2) feet from power lines).
- Water and sewer to be provided by city and state.
- The issuance of building for this site shall require Master Plan approval shall be one (1) year. The issuance of development for this site shall require approval to be obtained within one (1) year of approval and require all construction to be completed within 18 months of approval.
- Grading construction shall include water retention to be preserved. If any shall be required to cut or buffer between adjacent land uses, and an adjacent surface that, water and all pollutants, shall be used on site to preserve the vegetation to be preserved.
- Local adoption of the Florida Flood Insurance Rate Map (FIRM) Section in the locally managed Martin County Flood District of rate (MCD) in the future. The building addition of the new mass building permit application will be required to be prepared by the local MCD. It is possible that a new mass flood elevation has been established on the new flood district that may impact the building permit application. It is possible that a new mass flood elevation has been established on the new flood district that may impact the building permit application. It is possible that a new mass flood elevation has been established on the new flood district that may impact the building permit application.
- On-site sewage treatment and disposal system shall be installed at least 75 feet from wetland or other surface waters that would be in the same watershed as the proposed facility.
- Use of on-site sewage disposal systems to provide sanitary sewer service shall be limited to the following:
 - Nonresidential use include the primary urban services except on a lot of a minimum one acre of undeveloped area per unit provided that such use generates a potable water demand at total site build out of no more than 2,000 gallons per day. For nonresidential or agricultural uses permitted by the future land use designations and zoning districts, the ICC may waive the 2,000-gallon limitation pursuant to Policy 10.2A.8.9 of the Comprehensive Growth Management Plan.
 - A waiver that is approved by the Board of County Commissioners is required for systems that are above 2,000 gpd and not exceeding 4,000 gpd. Systems greater than 4,000 gpd are not allowed.

Septic System Notes

- Setbacks
- For on-site sewage treatment and disposal systems adjacent to wetlands, wetlands, water bodies, drainage facilities and other surface waters, a minimum setback of 300 feet has been provided Martin County, Fla., Code, Policy 10.2A.8.3.2. This setback applies to a 5,000-gal system that is approved by an ICC waiver.
 - Septic systems shall be set back a minimum of 10 feet from the design high water level of a wetland or other surface water to contain standing or flowing water for less than 72 hours after a rainfall, or the design high water level of normally dry drainage ditches or normally dry wetlands, or stormwater retention areas Martin County, Fla., Code, §4.307.8.4 (2017).
 - On-site sewage disposal systems (including the drain field) shall be located within 10 feet of designated upland preserve areas Martin County, Fla., Code, §4.307.8.4 (2017).
 - When a parcel of land contains wetlands or other surface waters an on-site sewage treatment and disposal system shall be placed on the side of the parcel furthest from and at least 75 feet from the surface water or wetland Martin County, Fla., Code, §4.307.8.4 (2017).
 - An on-site sewage treatment and disposal system shall be located at least 75 feet from wetland or other surface waters that would be in the same watershed as the proposed facility. This applies to all on-site sewage disposal system installations.
- The use of on-site sewage disposal systems to provide sanitary sewer service shall be limited to the following:
- Nonresidential use include the primary urban services except on a lot of a minimum one acre of undeveloped area per unit provided that such use generates a potable water demand at total site build out of no more than 2,000 gallons per day. For nonresidential or agricultural uses permitted by the future land use designations and zoning districts, the ICC may waive the 2,000-gallon limitation pursuant to Policy 10.2A.8.9 of the Comprehensive Growth Management Plan.
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Job No. 20-1101
 Drawn By: JMS
 Submittal Date: 6-10-2025
 Revision Date: 7-13-2025

Drawn/Checked/Comments #1: JMS/003

These drawings are the property of the drafter and shall not be used for other projects except by written permission from the drafter. The drafter shall not be held responsible for any errors or omissions in the drawings or for any consequences thereof.

Sheet 1 of 3

TIMELINE

Pre-application Meeting- Chancey Bay
Kosher Processing facility- April 3, 2020

Request for Major Final Site Plan Approval-
August 18, 2022

Florida Department of Agriculture and
Consumer Services General Counsel letter-
Received March, 2025

Application withdrawn- April 4, 2025



CONCLUSION

General Counsel for FDACSc has determined that the Proposed facility is “Bonafide Ag” as outlined in the letter received.

