



ENGINEERS SURVEYORS ENVIRONMENTAL

TECHNICAL MEMORANDUM

TO: MARTIN COUNTY GROWTH MANAGEMENT
CC: JOE FASULO
ROBERT RAYNES, ESQ
FROM: TOBY OVERDORF
SUBJECT: **Martin County Utility Waiver Per Comprehensive Plan**
DATE: MAY 1, 2020

The following is a request for a Waiver from the Martin County

EXISTING PROPERTY CHARACTERISTICS

The South Florida Shooting Club property is approximately 626.64 acres and is located at 500 SW Long Drive in Palm City, Florida. The site is dominated by former and current agriculture as well as a private shooting club. The parcel is identified by Martin County Parcel ID 04-38-39-000-000-00010-8. Access to the parcel is via the private road known as Long Drive which is located north of SR 714, west of Interstate 95 in western Palm City. The parcel is not located within the Primary or Secondary Urban Service Boundary.

The property has been utilized for potato, corn and other agricultural production for several decades and the parcel does maintain some jurisdictional wetlands and minor associations of native and exotic dominated upland habitat. The sporting clay facility meanders through roughly 240 acres while the clubhouse and skeet/trap facility are within 45 acres. The rest of the parcel is still utilized in varying states of agriculture.

The property has a future land use of Agricultural and is zoned AG-20A (General Agricultural District) (Outdoor Shooting Range).

SURROUNDING PROPERTY CHARACTERISTICS

The property to the north of the subject property is the SFWMD C-23 Canal followed to the north by the City of Port St. Lucie. To the west and south, the parcel is bordered by Allapattah Flats Wildlife Management Area and to the east by active row crop agricultural production.

PROJECT DESCRIPTION

The proposed project consists of the expansion of dining options and the expansion of the kitchen to serve an increasing membership base and an increasing statewide and national presence. The facility has hosted state, national and international tournaments and thus is being recognized as one of the premier facilities in the Southeast United States. The facility has also been a regional and community partner in hosting multiple events to benefit charities and non-

profits. The expanded septic will allow the facility to accommodate the growing regional and statewide need.

WATER AND WASTEWATER TREATMENT FACILITIES

Water and wastewater treatment will be provided by way of an individual well and septic tank system for the clubhouse building and an individual well and septic tank system for the existing maintenance building. These facilities will be permitted in accordance with the Florida Department of Health regulations and Martin County's Comprehensive Plan policies for on-site sewage treatment and disposal facilities as analyzed below and attached.

COMPREHENSIVE PLAN COMPLIANCE ANALYSIS

Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan provides the following policy language:

Policy J0.2A.8.J. No onsite sewage treatment and disposal system shall exceed a total site build outflow of 2,000 gpd, except as described below and in Policy 4.13A.8(5). Total site buildout shall be as determined by the Florida Department of Health

Policy J0.2A.8.9. For on-site sewage treatment and disposal systems outside the Primary Urban Service District, the BCC may waive the 2,000 gpd limitation set forth in Policy 10.2A.8.J. above, to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5,000 gpd.

a. In order to obtain a waiver of Policy J0.2A.8.J, a person must submit an application in a form prescribed by the County Administrator. The application must contain a concise statement by the applicant that justify a waiver of the 2,000 gpd flow limitation. The application must also contain written concurrence from the Florida Department of Health that the use to be served requires a system greater than 2,000 gpd total site buildout flow, but the system does not exceed 5,000 gpd total site buildout flow.

b. The waiver shall not be granted unless the Board determines that:

- 1. The proposed system meets all criteria required by the Florida Department of Health.*
- 2. The system has been located to protect wetlands, wellfields, water bodies, drainage facilities or other surface waters, to the maximum extent practicable. For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided.*

c. In granting the waiver, the Board may prescribe any appropriate maintenance conditions.

d. In granting the waiver, the Board's decision shall be based upon the particular circumstances of the application and shall not constitute a precedent for other waiver applications.

Florida Department of Health Determination

As per the attached written memorandum from the Florida Department of Health dated November 20, 2019, "The department issued the septic system permit for the subject site for a commercial waste water flow of 4677gpd." Although the Department issued the permit, it recognizes that Martin County will need to pursue a Waiver.

Justification Statement

As documented in the final site plan application and confirmed in the staff report, the South Florida Shooting Club is consistent with all elements of the Martin County Comprehensive Plan and the requirements of the Land Development Regulations. Based on this analysis and compliance with Florida Department of Health regulations, the facility qualifies for the waiver provision in Policy I 0.2A.8.9. By all accounts, the project provides the best approach to protect and restore water quality in furtherance of the goals and objectives of Chapter 10, which is to eliminate and/or minimize the potential negative impacts caused by septic tank systems.

Mission:
To protect, promote & improve the health
of all people in Florida through integrated
state, county & community efforts.



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision: To be the Healthiest State in the Nation

EMAIL ONLY – RETURN RECEIPT REQUESTED

TO: Nicki VanVonno (nikkiv@martin.fl.us)
Martin County Growth Management

Larry Massing (lmassing@martin.fl.us)
Martin County Building Department

CC: Engineering Design and Construction Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

FROM: Nicholas Clifton (Nicholas.Clifton@FLHealth.Gov)
Environmental Supervisor
Florida Department of Health - Martin County

DATE: November 20, 2019

SUBJECT: Notice of Non-Comply with DIVISION 7, SUBDIVISION 1, SECTION 4.307.A.6., LAND DEVELOPMENT REGULATION (LDR)
Permit # 43-SS-1930476, 500 SW Long Dr. Palm City, FL 34990 ID#04-38-39-000-000-00010-8

This memo is to serve as official notice from the Florida Department of Health - Martin County that the department issued a septic system permit on 11/14/2019 for the above referenced subject property. The permit meets all applicable state standards in Chapter 381.0065, Florida Statutes (FS) and Rule 64E-6, Florida Administrative Code (FAC), however it does not meet the county code requirements.

The department issued the septic system permit for the subject site for a commercial waste water flow of 4677gpd. This does not comply with DIVISION 7, SUBDIVISION 1, SECTION 4.307.A.6., LAND DEVELOPMENT REGULATION (LDR). The applicant will need to pursue the waiver process pursuant to Policy 10.2A.8.9 of the Comprehensive Plan. The application was advised to contact the county for any applicable requirements or waivers.

This notice will be added to Permit 43-SS-1930476.

cc: Permit # 43-SS-1930476