

Utility Waiver per
Comprehensive Growth Management Policy 10.2A.8.9

American Humane Association, Inc.

Location:
Martin County, Florida
PCN: 27-38-40-002-000-00320-0,
27-38-40-002-000-00310-2

Prepared by:

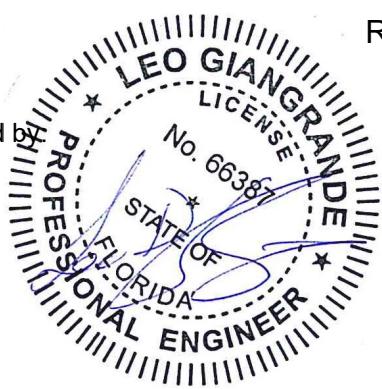


GIANGRANDE
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Date: October 2025
Revised: December 2025

Signed by



Leo D. Giangrande, PE
PE Reg #66387

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DESIGN CERTIFICATION

I, Leo D. Giangrande, do certify to Martin County that the application for the American Humane Association, Inc. project has been designed in full compliance with Division 9 and 10 of Article 4 of the Martin County Land Development Regulation (LDR). I acknowledge that Martin County's LDR may and do include requirements that are more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District(SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA), and the Florida Department of Environmental Protection (FDEP). Any plans, calculations, reports, or other documents submitted to Martin County or any regulatory agency in support of the application have been prepared in full recognition of and compliance with Martin County LDR.

Leo D. Giangrande, PE
PE Reg #88512

1. Existing Property Characteristics

The ± 13.5-acre subject property is located at 4903 SW Quail Hollow Trail, Palm City, Florida. The parcel numbers are 27-38-40-002-000-00310-2 and 27-38-40-002-000-00320-0, owned by American Humane Association, Inc. The site has one existing driveway connection SW Quail Hollow Trail. The site has multiple existing buildings including an existing kennel and barn which serve as housing for animals. The existing kennel is approximately 2016 SF and the barn ± 17,800 SF.

The existing land use is an animal shelter and office for American Humane Association, Inc. The east edge of the property contains an upland preserve of approximately 0.7 acres. The west side of the property has two wetlands, totaling 1.61 acres of wetland preserve as well as an additional 1.44 acres of upland preserve. The subject property is zoned A-2 Agricultural District and designated for AG. Ranchette future land use, also consistent with the adjacent properties to the east, west, and south.

2. Project Description

The project proposes site development to the eastern half of the property for upgrades to the existing kennel and barn as well as an asphalt driveway with parking to serve as improvements to the property. The proposed kennel will be 3,333 SF and the proposed ark barn will be 19,323 SF. All proposed uses are permitted within the existing A-2 Agricultural District zoning district. 11 parking spaces are proposed along with supporting infrastructure improvements. Necessary drainage improvements are also proposed in order to offset any additional stormwater accumulation.

3. Water & Wastewater Treatment Facilities

Water and wastewater treatment will be provided by way of an individual well and septic tank system for the ark barn, and an individual well and septic tank system for the kennel. 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.

4. Comprehensive Plan Compliance Analysis

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

Policy 10.2A.8.1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow 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 10.2A.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 Policies 10.2A.8.1, 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 10.2A.8.1, a person must submit an application in a form prescribed by the County Administrator. The application must contain a concise statement by the applicant detailing the circumstances 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.

5. Justification Statement

The proposed flows of the proposed ark barn and kennel come out to 2,430 gpd and 684 gpd, respectively. These proposed flows, in addition to the existing use's 300 gpd amounts to a total of 3,414 gpd. In order to lower the daily flow below the threshold of 2,000 gpd, the site must forfeit its function as a rescue barn for farm animals, which would ultimately defeat the purpose of the site.

The site is situated on 2 parcels, which if used for separate uses, would be allotted 2,000 gpd of septic flow each, or 4,000 gpd total. The proposed fall within the threshold of two parcels and 4,000 gpd, not exceeding the buildup flow between what could otherwise be two separate sites. These calculated flows have been accepted by the FDOH for the anticipated flows from this proposed work.

Furthermore, the total property alternatively may be separated into three single-family parcels according to the future land use code. This would result in an allowed 6,000 gpd of combined flow among this alternate option.

6. Proposed Site

The estimated sewage flow for the proposed ark barn is based on the standard estimated flow rates provided in Table I, Section 62-6 of the Florida Administrative Code (FAC), which suggests a flow rate of 15 gpd per 100 SF, 25 gpd per employee, 20 gpd per animal, and a fixed amount of 750 gpd for a washing machine. In addition, visitors are included for the peak day flow. It provides 10 gpd per person for rescue training (30), 15 gpd per person for Board of Directors and guests (10), 15 gpd per person for veteran retreats (5), 15 gpd per person for veteran training sessions (1), and 15 gpd per visiting animal care farriers (1). For events, portable toilets will be provided, not affecting the flow totals.

In summary, the ark barn is expected to reach peak hour flow with the following conditions: 5,367 SF in floor space, 5 employees, 10 animals, 30 rescue training guests, 10 board of directors and guests, 5 veteran retreat guests, 1 veteran training visitor, and 1 visiting animal caretaker. Based on the maximum conditions, this individual septic tank is sized for 2,430 gpd.

The estimated sewage flow for the proposed kennel is found using the same standard estimated flow rates above. The kennel demands 15 gpd per employee (5), 20 gpd per kennel stall/cage (25), and 15 gpd per 100 SF of office and bathroom space (729 SF). Based on the maximum conditions, this individual septic tank for the kennel is sized for 684 gpd.

The estimated sewage flow for the existing structures, both listed as single family residential, demand 100 gpd per dwelling unit. Between the two structures, there is a total of 3 dwelling units. The septic system for the existing structures is sized for 300 gpd.

7. Florida Department of Health Determination

In the preliminary meetings with the staff at the Florida Health Department of Martin County, confirming these rates, flows, and totals. We have no objections based on the information provided and the proposed calculation of 3414 gallons per day of total sewage flow. The proposed sizing is consistent with Chapter 62-6 F.A.C and F.S. 381 requirements." Written confirmation will be provided from the Health Department prior to Martin County Board of County Commission approval.

8. Required Setbacks from Surface Waters or Wells

The proposed septic systems are designed in order to maximize the distance from surface water, wells, and wetlands. The Martin County Comprehensive Plan requires a setback of 200 feet from surface waters and private potable wells, 15 feet from a drainage system, and 5 feet from building foundations and property lines.

The ark barn is situated between the uplands to the east and the pond to the west. The septic system is approximately 218 feet from the pond, 79 feet from the property line, 42 feet from the building, and 15 feet from the drainage system.

The kennel is situated north of the pond and proposed driveway. The septic system has a setback of approximately 220 feet from the pond, 24 feet from the property line, 110 feet from the building, and 15 feet from the drainage system.

All setbacks are within compliance of the Martin County Comprehensive Plan.

9. Compliance with the Comprehensive Growth Management Plan

As documented in the final site plan application and confirmed in the staff report, the proposed project "American Humane Association, Inc." 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 proposed kennel and ark barn qualify for the waiver provision. 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, minimizing the potential negative impacts caused by septic tank systems.

Appendix A
Florida Department of Health Inter-County
Memorandum

Mission:

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

**Ron DeSantis**

Governor

Joseph A. Ladapo, MD, PhD

State Surgeon General

Vision: To be the Healthiest State in the Nation

INTER-COUNTY MEMORANDUM

To: Growth Management**Date:** October 3, 2025**From:** Paul Stemle
Environmental Supervisor**Subject:** Proposed American Humane Society Project
4903 SW Quail Hollow Trail, Palm City, FL 34990

We have no objections based on the information provided and the proposed calculation of 3414 gallons per day of total sewage flow. The proposed sizing is consistent with Chapter 62-6 F.A.C and F.S. 381 requirements. Please let us know if any additional information is required.

If you have any questions, please contact me at your earliest convenience at (772) 221-4090.

Appendix B

Approved Septic Flow Calculations

ARK BARN - Building Area Breakdown		Square Footage
Employee Break Room, Supply Closet, Laundry, Men's & Womens Toilets/Showers		1,427
Multi-purpose Training Room		2,134
Office, Animal Welfare, Animal Food Storage, and Fire Riser Room		815
Storage		622
Animal Quarantine Room		369
TOTAL SQUARE FOOTAGE		5,367

FLOW CALCULATIONS

Use Type	Code Factor	Calculation	Flow (gpd)
ARK BARN - Office Building (PROPOSED)			
Per 100 SF floor space	15 gpd/100 SF	$(5,367 \div 100) \times 15$	805
Employee showers	25 gpd/employee	5 employees \times 25	125
ARK BARN			
Animals	20 gpd/per animal	10 animals \times 20	200
Washing Machine	Fixed	Per code requirement	750
ARK BARN Visitors (Peak Day):			
Rescue Trainings		30 people \times 10 gpd	300
Board of Directors & Guests		10 people \times 15 gpd	150
Veteran Retreats		5 people \times 15 gpd	75
Veteran Training Sessions		1 person \times 10 gpd	10
Visiting Animal Care (FARRIER)		1 person \times 15 gpd	15
Events		50 people (portable toilets & catered food/drinks)	0
TOTAL ARK BARN FLOW:			2430
Dog Kennel (PROPOSED)			
Employees (8 hour shift)	15 gpd/employee	5 employees \times 15	75
Add per kennel, stall or cage	20 gpd/cage	25 cages \times 20	500
East Office Building and Bathrooms	15 gpd/100 SF	$(603 \text{ SF} + 126 \text{ SF} = 729) \div 100 \times 15$	109
TOTAL KENNEL FLOW:			684
EXISTING STRUCTURES			
West Building - Single Family Residence (1 bedroom, 603 SF)	Per dwelling unit or SF	Per code requirement	100
Single Family Home (2 BR, 1,200 SF)	Per dwelling unit or SF	Per code requirement	200
Existing Structures Flow:			300
TOTAL LOT FLOW:			3414