

Staff Correspondence

CPA 22-01 Willis Custom Yachts

Future Land Use Map Amendment

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Glenn Rosado, M.S.
Planner

DATE: February 15, 2022

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment CPA 22-01 Willis Custom Yachts

After a review of the materials received February 15, 2022 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The parcel is located on SW Jack James Drive, west of I-95, in Palm City. The application includes comprehensive plan amendment to the Future Land Use Map (FLUM) to extend the current Commercial Waterfront Future Land Use designation to the abandoned rights of way on North and South parcels, along with a concurrent separate application to rezone abandoned rights of way on the North and South parcels to Waterfront General Commercial District (WGC) and rezoning a portion of South parcel from Limited Industrial (LI) to General Industrial (GI).

The entire site is 66.2 acres.

Existing Future Land Use: Industrial

Proposed Future Land Use: Industrial (A portion of the property is currently Comm.
Waterfront)

Existing Zoning: LI existing southern property

Proposed Zoning: GI on the existing southern LI portion

Existing Development: Existing boat building business.

Utilities: Water and wastewater services for the project are currently provided by Martin County Utilities.

Project Coordinator: Glenn Rosado Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for 296,180 sq. ft. of Limited Industrial on the 13.6 acre site.

Projected Utilities for the Proposed text change Use:

There is a potential for 355,416 sq. ft. of General Industrial on the 13.6 acres of proposed General Industrial. Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

COMMENTS:

Utilities Comments:

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

Determination of available capacity:	
Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-13.628 MGD
Projects With Service Agreements	<u>-0.372MGD</u>
Available Capacity	4.800 MGD

Sanitary Sewer Service is to be provided by the Consolidated System. The Service provider is Martin County. The interconnected systems of Dixie Park, Martin Downs and Tropical Farms, known as the Consolidated Wastewater System, provides wastewater disposal service to the Martin Downs, Port Salerno and Tropical Farms service areas. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:	
Permitted Capacity	5.900 MGD
Contiguous Three Month Average Daily Flow	-2.916 MGD
Projects With Service Agreements	<u>-0.224 MGD</u>
Available Capacity	2.760 MGD

Sanitary sewer service capacity reservation for this development must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County Utilities. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c), 3.b.(1)(b) and (2) Code, LDR, Art.5, Div.2].

Wastewater lines of adequate capacity to service the subject development site are in place. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.3.b.(3) and (4) Code, LDR, Art.5, Div.2].

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc