

MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM

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**TO:** Maria Jose, M.S.  
Planner

**DATE:** July 31, 2019

**FROM:** Jim Christ  
Planner



**SUBJECT:** Comprehensive Plan Amendment 2019-22 Publix

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After a review of the materials received July, 2019 the Utilities and Solid Waste Department have the following comments:

**BACKGROUND:**

Description: The parcel is on the SE corner of Pratt Whitney Rd. and Kanner Highway, a proposal to change the future land use of a property from Agricultural to General Commercial. The entire site is 16.72 acres. Out of this, 10.72 acres is already General Commercial. The remaining 6 acres is Agricultural. The proposal is to change this 6 acre portion to General Commercial too so that the entire property can have a single designation, General Commercial.

Existing Future Land Use: Agricultural and General Commercial

Proposed Future Land Use: General Commercial

Existing Development: Undeveloped.

Utilities: Water and wastewater services for the project will be provided by Martin County Utilities.

Project Coordinator: Maria Jose Planner

**Future Potential Development:**

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 466,963 sq. ft. commercial building 16.72 acres of Agricultural and General Commercial Land Use designation.

Projected Utilities for the Proposed Future Land Use:

There is a potential for approximately 623,779 sq. ft. commercial building on the 16.72 acres of General Commercial Land Use designation. 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)	-12.504 MGD
Projects With Service Agreements	<u>-.437MGD</u>
Available Capacity	5.859 MGD

Sanitary sewer service is to be provided by the Martin County North Wastewater Treatment Plant. The service provider is Martin County. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:	
Permitted Capacity	2.760 MGD
Maximum Month Average Daily Flow	-1.404MGD
Projects With Service Agreements	<u>-0.139MGD</u>
Available Capacity	1.217 MGD

Sanitary sewer Treatment Plant Capacity is in place to service the proposed development. Sanitary sewer service capacity must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County and the payment of applicable fees. 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) 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

