

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Daphne C. Schaub.
Senior Planner

DATE: May 25, 2022

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment 2022 22-02 95 Riverside PUD/Pulte I-95

After a review of the materials received May 25, 2022 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The proposed change located on the northwest side of SW Kanner Highway/SR 76, northeast of SW Lost River Road and the I-95 interchange. Access to the site is from SW Lost River Road. The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change 12.33 acres of General Commercial to Commercial Office – Residential (allowing 10 units per acre).

The entire site is 12.33 acres.

Existing Future Land Use: General Commercial

Proposed Future Land Use: Commercial Office - Residential.

Existing Zoning: PUD C

Proposed Zoning: PUD

Existing Development: Riverside PUD

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

Project Coordinator: Daphne Schaub, Senior Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for 214,838 sq. ft. of Commercial on the 12.33 acres of General Commercial.

Projected Utilities for the Proposed text change Use:

There is a potential for approximately 123 townhome units on the 12.33 acres. 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>-.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