

CPA 22-06,
Calusa Creek Ranch Text
Amendment

Staff Review

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** July 25, 2022
Comprehensive Planning Administrator

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment 2022 22-06 Calusa Creek Ranch

After a review of the materials received July 29, 2022 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The project proposes clustering of residential units within the Agricultural future land use designation and allow either septic systems or (future) centralized water and sewer service to serve residential units and amenities. Amenities listed include: golf courses, golf cottages, pro shops, administrative offices, club and range houses, event facilities, marinas, restaurants and other similar food and beverage service, maintenance/utility facilities, storage areas, restrooms, driving ranges, spa and racquet clubs, general store, gym and recreational facilities.

The proposed sub-area policy would serve to ensure a substantial portion of the Subject Property is preserved as natural open space by allowing for the clustering of residential units without increasing the maximum number of units permitted the existing Future Land Use designation of 1 unit per 20 acres for the gross site area. The applicant furthers their commitment to preserving natural resources by including a requirement that a minimum of seventy percent (70%) of the Subject Property is to be maintained as open space. Clustering a maximum of 195 homes on over 3,900 acres will allow for the preservation of substantial natural systems throughout the property.

The entire site is 3,902.64 acres.

Existing Future Land Use: Agricultural (one unit per 20 acres).

Proposed Future Land Use: Agricultural (one unit per 20 acres).

Existing Zoning: A-2

Proposed Zoning: PUD

Existing Development: Agricultural land

Utilities: Current review is for water & sewer service sources/uses as Well and Septic to include irrigation for single family lots. Future possible connection to public water and sewer services. (see future connections section in comments)

Project Coordinator: Clyde Dulin Comprehensive Planning Administrator

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential 195 single family residential units on 1 acre lots

Projected Utilities for the Proposed text change Use:

There is a proposed 195 clustered (home) unit development on the 3,902.64 acres.

COMMENTS:

Utilities Comments:

This project proposes the use of individual wells as the source for potable water and irrigation. The applicant must evaluate the impacts of the proposed individual wells on the surrounding systems and uses in accordance with the Groundwater Protection Ordinance. The following requirements must be addressed in this project prior to master site plan approval:

The cumulative impact on the existing surficial aquifer and wetlands is unknown. The applicant must indicate the demand generated by the individual wells for residential and non-residential uses, including irrigation, for the entire project. The applicant must submit a computer model analysis of the groundwater and the relevant surficial aquifer, in accordance with Section 159.166, General Ordinances, Martin County Code. The model must include all residential and non-residential uses. [Ref. Code, CODE, 159.166. Art. 6].

The groundwater model for the Calusa Creek Ranch project must include the following items:

- Provide a site location map.
- Identify permitted area users and allocations. Describe whether withdrawals are from surface water or wells. If wells are used describe the depth of each.
- Identify area wetlands and surface water features.

- Provide the number and location of proposed wells or surface water withdrawals. Include the total number of lots and proposed irrigated acreage.
- Provide data used as the basis for proposed irrigation volume.
- Provide copies of any permits received and application materials for South Florida Water Management District (SFWMD) water use and environmental resource permitting purposes.
- Provide impact analysis in accordance with the SFWMD Water Use Basis of Review, September 2007. Include modeling output for 90-day no recharge and closed drawdown contours.
- Include proposed operational plan for irrigation on the entire project to include residential lots.

Future connections to public water and sewer services:

At the time regional water service is available to the project by the Martin County Consolidated Wastewater System. [ref. Code, LDR, s.5.32.D.3.a.(1)(a) and (3)(a)Code, LDR, Art.5, Div.2]. Section 4.306.A., Land Development Regulations, Martin County Code, Article 4, Division 7, Sub Division 2 states: "All new developments within the primary urban service district requiring site planning or platting shall connect to a regional water system if a water collection or transmission line with sufficient available capacity exists within one quarter (¼) mile of the development as accessed via public easements or rights-of-way, and the regional water system has available capacity". This project is required to connect to the Martin County Consolidated regional water system.

At the time regional wastewater service is available to the project by the Martin County Tropical Farms Wastewater System. [ref. Code, LDR, s.5.32.D.3.b.(1)(a) and (3)(a)Code, LDR, Art.5, Div.2]. Section 4.306.A., Land Development Regulations, Martin County Code, Article 4, Division 7, Sub Division 2 states: "All new developments within the primary urban service district requiring site planning or platting shall connect to a regional wastewater system if a wastewater collection or transmission line with sufficient available capacity exists within one quarter (¼) mile of the development as accessed via public easements or rights-of-way, and the regional wastewater system has available capacity". This project is required to connect to the Martin County Tropical Farms regional wastewater system.

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 a groundwater computer model.

JC/jc