

CPA 22-12,
South Florida Gateway PUD
FLUM Amendment

Staff Review

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM


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2401 SE Monterey Road, Stuart, Florida 34996

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TO: Samantha Lovelady, AICP
Principal Planner

DATE: October 26, 2023

FROM: Luke Lambert, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 22-12: South Florida Gateway PUD Parcel 1

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Agricultural to Industrial on 32.26-acres, located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal.

Staff finds that the proposed Future Land Use Map designation would result in a net increase of 279 peak hour trips. Staff finds that SW Kanner Highway is the recipient of a majority of the generated trips and may negatively impact the level of service on SW Kanner Highway between SW Bridge Road and SW 96th Street/SW Pratt Whitney Road and between SW Jack James Drive and SE Cove Road.

For the purpose of this proposed amendment, staff cannot provide a "positive evaluation", meaning there is not sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

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MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** October 11, 2023
Comprehensive Planning Administrator

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment 2023 22-12 South Florida Gateway PUD

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

BACKGROUND:

Description:

This application proposes to relocate 32.26 acres of Industrial on the west side of the South Florida Gateway PUD to the north side of the property (Parcel 1). A second application, CPA23-14 the South Florida Gateway PUD would add 32.26 acres of Agricultural to the west side of the property (Parcel 2). This is a no-net change in urban acreage and a no net change in Agricultural acreage.

There are companion text amendments to Chapter 4, Future Land Use Element. The application also includes amendments to Figure 4-2 Urban Service Districts retracting and expanding the Freestanding Urban Service District; and changes to Figures 11-1, Areas Currently Served by Regional Utilities and 11-2, Potential Service Areas. The changes to Figures 11-1 and 11-2 are considered text amendments to Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan.

The entire site is 32.26 acres.

Utilities: Martin County Utilities.

Project Coordinator: Clyde Dulin Comprehensive Planning Administrator

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.