

Staff Correspondence
CPA 21-15 West Jensen PUD
Future Land Use Map
Amendment

Martin County School District CIP

School Concurrency Determination

Project: West Jensen PUD, Parcels 6.1 – 6.4
Date Received: 9/10/2021
Project #: W038-102 – Revised Master Plan
Owner/Applicant: Jensen Bch., Land Company, Ltd. / Lucido & Assoc.
Location: North of Jensen Bch., Blvd., between US1 east side, and NW Goldenrod Rd. Jensen Beach

Planned Project Units: 169 Townhomes

Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.0997	17
Middle School:	.0510	8
High School:	.0709	12
SGR =	.2216	37

Concurrency Service Area Analysis:

CSA ANALYSIS	A	B	C	D	E	F	G	H
<i>NORTH CSA SCHOOLS</i>	LOS CAPACITY	3 YR. ADDED CAPACITY	TOTAL LOS CAPACITY (A+B)	CURRENT ENROLLED as of 8.25.21	PROJECTS w/RESERVED CAPACITY	THIS PROJECT DEMAND	TOTAL DEMAND (D+E+F)	AVAILABLE LOS CAPACITY (C - G)
Elementary								
Felix Williams Elem	710	0	710	549	69	0	618	92
Jensen Beach Elem (Z)	743	82	825	556	73	17	646	179
Total	1453	82	1535	1105	142	17	1264	271
Middle								
Stuart Middle	1314	0	1314	815	103	8	926	388
High								
Jensen Beach High	1914	0	1914	1429	185	12	1626	288

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity does exist at all grade levels to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

Letter of No Objection w/Conditions: At this time we can provide a **letter of no objection** with the following conditions:

1. None.

School District Contact: Kimberly Everman, Capital Planner/Project Specialist

Date Issued: 10/13/2021

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MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Glen Rosado
Planner

DATE: December 21, 2021

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment CPA 21-15 West Jensen

After a review of the materials received December 21, 2021 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The 25.9 acre parcel on NW Goldenrod Rd, east of US-1 in Jensen Beach.

APPLICANT REQUEST: The request is from General Commercial and Industrial to Medium Density Residential (allowing eight units per acre). The effect of the change will be to go from allowing no residential units to 169 residential units consisting of 105 townhomes and 64 duplex units.

The entire site is 25.90 -acres.

Existing Future Land Use: General Commercial and Industrial

Proposed Future Land Use: Medium Density Residential (allowing eight units per acre)

Existing Development: N/A

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

Project Coordinator: Glen Rosado Planner

COMMENTS:

Utilities Comments:

The review of the proposed land use change indicates General Commercial (19% coverage of 25.90 acres = 21,250 gpd) and Industrial to Medium Density Residential (169 multifamily 21,125 gpd) minimal change in the intensity of use on the parcel for water and wastewater level of service. Any proposed Development will be required to submit an application for Development Review. At that time the level of service for water and wastewater will be determined. The Utility Provider Martin County Utilities will provide service subject to development plan approval, execution of a service agreement, payment of appropriate fees and charges.

Wellfield/Groundwater Protection Comments:

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

The Ground Water Protection Ordinance requires the applicant to identify and evaluate ground water and surface water withdrawals as a part of all preliminary development plan and minor nonresidential site plan applications [Ref. Code, CODE, 159.163. Art. 6]

JC/jc