

MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM

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**TO:** Clyde Dulin, AICP                      **DATE:** October 15, 2023  
Comprehensive Planning Administrator

**FROM:** Jim Christ  
Planner



**SUBJECT:** Comprehensive Plan Amendment 2022 CPA 22-11, Three Lakes Golf Club

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After a review of the materials received September 15, 2023 the Utilities and Solid Waste Department have the following comments:

**BACKGROUND:**

Description:

This request is for an amendment to the Future Land Use Map (FLUM) on a ±1,216-acre parcel. The request proposes to change ±1,216-acres from Agricultural to Rural Lifestyle (with a maximum of 1 unit per 20 acres for density). Development of the parcel will require a rezoning to a Planned Unit Development (PUD) Agreement as it is required by the future land use. The Three Lakes agreement, site plan and rezoning change are being reviewed with a separate staff report.

The entire site is 1,216-acres.

Existing Future Land Use: Agricultural (one unit per 5 acres).

Proposed Future Land Use: Rural Lifestyle  
(one unit per 5 acres to be developed at one unit per 20 acres).

Existing Zoning: Three Lakes Planned Unit Development Agreement, site plan and rezoning change are being reviewed with a separate staff report.

Proposed Zoning: PUD

Existing Development: Agricultural land

Utilities: Well and Septic.

Project Coordinator: Clyde Dulin Comprehensive Planning Administrator

## **Future Potential Development:**

### **Projected Utilities for the Existing Future Land Use:**

There is a potential 60 single family residential units golf cottages and accessory uses served by private wells and septic systems.

### **Projected Utilities for the Proposed text change Use:**

There is a potential for approximately 54 cottage units and 60 single family units on the 1,216 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	-3.492 MGD
Projects With Service Agreements	<u>-0.224 MGD</u>
Available Capacity	2.091 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