

Clyde Dulin

From: Manning, Terese <tmanning@sfwmd.gov>
Sent: Thursday, May 31, 2018 2:05 PM
To: Don Donaldson
Cc: Mike Busha AICP (mbusha@tcrpc.org); Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); James Stansbury (james.stansbury@deo.myflorida.com); Nicki vanVonno
Subject: Martin County, DEO #18-3DRI Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Donaldson:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Martin County (County). The package includes map and text amendments changing the land use designation from Industrial and Agricultural Ranchette to Mixed-Use Village on approximately 3,411 acres. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; However, the District offers the following technical guidance for your consideration:

- The property's north boundary abuts the District's C-23 Canal right of way. No use of the C-23 Canal right of way should be relied upon by the applicant to meet any project demands, needs or requirements, including use of the right of way for recreational purposes or as a utility corridor. In particular, the applicant should be required to accommodate required utility corridors (electric, water, sewer, etc.) on its own property.
- The C-23 Canal is a Restricted Allocation Area (RAA). No additional withdrawals are allowed. There may not be available storage for additional water in the C-23 during the wet season. The development will need to take this information into consideration.
- Current consumptive use permits (CUP) are classified as agricultural within the footprint of the proposed land use change. The current CUP classification will need to be modified to reflect different use other than agriculture.
- The subject property is currently outside the service area for the identified water supplier, Martin County Utilities. The Martin County CUP will need to be modified to include the subject area into the Service Area.
- The Public Facilities Analysis for potable water services indicates, based on the population growth rate established in the most recent water use permit application, the build-out demand is expected to be reached by 2045. Please note the current Martin County CUP has Future Raw Water Use projected to 2035.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact Deb Oblaczynski at (561) 682-2544 or doblaczy@sfwmd.gov if you need assistance or additional information.

Sincerely,

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