

Correspondence

CPA #19-18

Tradewinds Hobe Sound

Martin County School District

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Tradewinds at Hobe Sound
Project#: CPA, 19-18

Date: 6/20/19

Applicant Request: Evaluation of FLUM Amendment

Student Generation Calculation:

Residential Units	189
Current Student Generation Rate	.229
Elementary	19
Middle	10
High	14
Total Forecasted	43

School Zone Enrollment & Permanent Capacity:

CSA	2019-2020 (as of 10/12/18) Enrollment	2022-2023 COFTE Projected Enrollment	2022-2023 Perm. FISH Capacity
South Zone – Elementary (Hobe Sound, Seawind, Crystal Lake Elem)	1810	1764	2151
South Zone – Middle (Anderson Middle, Murray Middle)	1784	1729	2251
South Zone – High School (South Fork)	1938	1807	1699

Note: Current Enrollment reported from FOCUS, Projections through School District CIP Application

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and middle schools currently are projected to have capacity, but the high school level is projected to exceed the permanent capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time a Final Concurrency Determination will be conducted. Mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied based on Final analysis.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**

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SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-3077

April 25, 2019

Ms. Melissa Corbett, P.E.
The MilCor Group, Inc.
10975 SE Federal Highway
Hobe Sound, FL 33455

RE: Tradewinds at Hobe Sound (Heron Cove)

Dear Ms. Corbett,

Thank you for completing the TJI/SMRU Developer Questionnaire for the above referenced project. South Martin Regional Utility (SMRU) is the regional utility for water and wastewater services for the proposed 189-unit multi-family residence project located at 9755 SE Federal Highway in Hobe Sound. Based upon the information provided to us, SMRU currently has adequate water capacity to serve this project; however, this letter is by no means a reservation of capacity.

Our initial review indicates that off-site utility construction improvements, at the developer's expense, will be required to serve the project. Upon submission of final plans, the final off-site improvement details will be determined.

In order to provide an estimate of pre-reservation fees and utility upgrades, we require that you provide us with concurrency calculations, demonstrating the projected wastewater demands of the property. Should you have any further questions or require additional information, please contact SMRU at (772) 546-6259.

Sincerely,

Monica Shaner, P.E.
Assistant Utility Director

pc: Linda Race, Customer Service Manager
File

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Samantha Lovelady, AICP
Principal Planner

DATE: July 9, 2019

FROM: Lisa A. Wichser, P.E., CFM
County Engineer



SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-18: Tradewinds Hobe Sound

Traffic Engineering staff has received the Traffic Analysis prepared by the Milcor Group, Inc. in April 2019 in support of a proposed amendment to the Future Land Use Map designation from Medium Density, Commercial/Office Residential (COR) and Limited Commercial (LC) to High Density Residential on three parcels approximately 13.6 acres in total, located two miles north of SE Bridge Road between SE Federal Highway and SE Dixie Highway.

Staff finds that the number of trips generated from the buildout of the proposed Future Land Use Map designation is predicted to be less than the number of trips from the existing Future Land Use Map designation when using the rates established in the ITE Trip Generation Manual, 10th Edition.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is 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.

LL/LAW:ll