

# Attachment 1

MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM

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**TO:** Maria Jose, M.S.  
Planner

**DATE:** May 1, 2019

**FROM:** Jim Christ  
Planner



**SUBJECT:** Comprehensive Plan Amendment 2019-11 Cove Salerno

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After a review of the materials received on April, 2018 the Utilities and Solid Waste Department has the following comments:

**BACKGROUND:**

**Description:** The subject property is 47.1 acres, west of Dixie Highway. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available.

**Location:** The 47.1 acre parcel is located just east of Kanner Highway between Salerno Road and Cove Road.

**Existing Future Land Use:** Estate Density Residential (2 units per acre)

**Proposed Future Land Use:** Low Density Residential (5 units per acre)

**Existing Development:** The subject property has a house on it.

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

**Project Coordinator:** Maria Jose, M.S., Planner

**Future Potential Development:**

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

There is a potential for approximately 94 houses on the 47.1 acres of Estate Density Residential (2 units per acre) Land Use designation.

**Projected Utilities for the Proposed Future Land Use:**

The proposed change Commercial Office/Residential Use is a more intense use as maximum of approximately 235 Dwelling units of Low Density Residential (5

units per acre) development could be created. 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)	-12.504 MGD
Projects With Service Agreements	<u>-.437MGD</u>
Available Capacity	5.859 MGD

Sanitary sewer service is to be provided by the Martin County North Wastewater Treatment Plant. The service provider is Martin County. [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	-3.038 MGD
Projects With Service Agreements	<u>-0.297 MGD</u>
Available Capacity	2.565 MGD

**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