

Attachment 1

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: July 22, 2019

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment 2019-19 Pulte at Christ Fellowship

After a review of the materials received on May, 2019 the Utilities and Solid Waste Department has the following comments:

BACKGROUND:

Description: The subject property is 321 acre parcel is located at 10205 Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way. The property is located within the Secondary Urban Services District and Martin County water and wastewater services are available.

Existing Future Land Use: Rural Density Residential

Proposed Future Land Use: Estate Density Residential (up to 1 unit per acre)

Existing Development: The subject property is the location of Christ Fellowship Church.

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 160 houses on the 321 acres of Rural Density Residential Land Use designation.

Projected Utilities for the Proposed Future Land Use:

There is a potential for approximately 321 houses on the 321 acres of Estate Density Residential (1 unit per acre) Land Use designation. 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>-0.437MGD</u>
Available Capacity	5.859 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	-3.038 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